

# ±9.669 Acres of Land For Sale

Southwest Quadrant of Whitehouse Dr & Daniel McCall Dr, Lufkin, TX 75904

## **PROPERTY INFORMATION**

Land Area: ±9.669 Acres

**Easement:** Overhead Electrical,

Underground Pipeline and

Drainage Easements
Affect Portions of the

**Property** 

Flood Plain: Zone AE

**Utilities:** All City Utilities

**Zoning:** Commercial & Agricultural

**Price:** \$1,500,000.00

\$3.56 per SF

## **PROPERTY HIGHLIGHTS:**

- Adjacent to Walmart Supercenter and Sam's Club.
- Positioned just west of the intersection of South First Street (US Highway 59) and Whitehouse Drive.
- Offers frontage on two streets.

#### **LUFKIN HIGHLIGHTS:**

- Strategic Location: Lufkin offers easy access to regional markets and beyond.
- Diverse Economy: Lufkin's economy is diversified across various sectors, including healthcare, manufacturing, retail ,and services.
- Business-Friendly Environment: Lufkin fosters a supportive business environment with low business costs, competitive tax rates, and streamlined regulatory processes.
- Skilled Workforce: With access to a skilled and educated workforce, Lufkin offers businesses the talent they need to thrive.

# FOR MORE INFORMATION

**Brent Fredricks** 

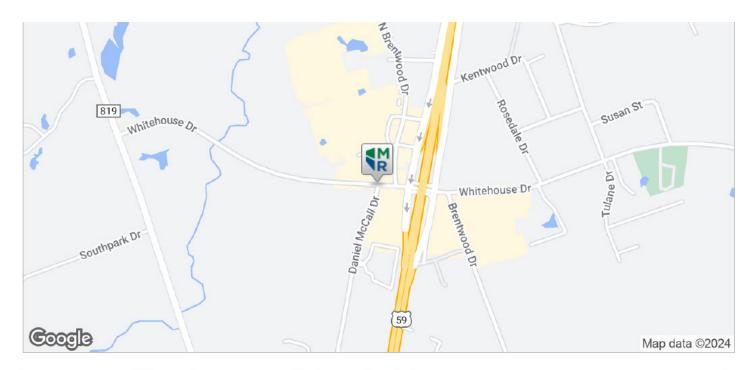
bfredricks@moodyrambin.com 713.572.3500

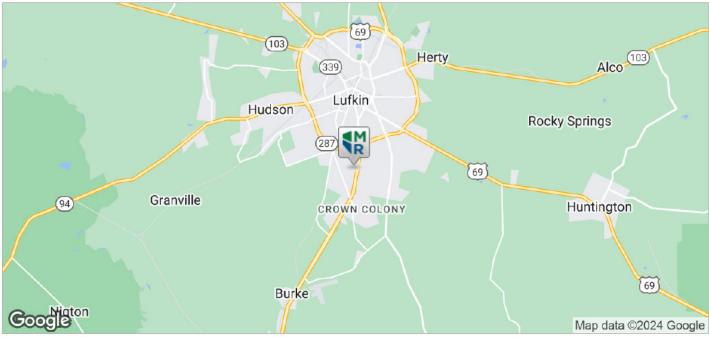
**J.W. "Jay" Wall III** jwall@moodyrambin.com 713.773.5578



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Redtown Ratcliff	Hudsøn Lufkin	Herty Alco Rocky Springs	Etoile 103
Nogalus Apple Springs Crecy  Google	Burke	Huntington 69	Zavalla Map data ©2024 Google
POPULATION	1 MILE	3 MILES	10 MILES
TOTAL POPULATION	2,473	22,946	71,326
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	38	39	39
MEDIAN AGE (FEMALE)	42	42	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	10 MILES
TOTAL HOUSEHOLDS	1,116	9,233	26,701
# OF PERSONS PER HH	2.2	2.5	2.7
AVERAGE HH INCOME	\$78,924	\$73,563	\$72,160
AVERAGE HOUSE VALUE	\$486,060	\$229,518	\$201,838
RACE	1 MILE	3 MILES	10 MILES
% WHITE	57.4%	57.1%	58.5%
% BLACK	19.7%	18.5%	16.8%
% ASIAN	3.6%	2.7%	1.3%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.2%	0.5%	0.7%
% OTHER	6.0%	9.3%	11.4%
ETHNICITY	1 MILE	3 MILES	10 MILES
% HISPANIC	18.9%	23.1%	26.1%

### **FOR MORE INFORMATION:**

**Brent Fredricks** 

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# **Information About Brokerage Services**

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### **TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

# A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

#### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH** - **INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

MRIO, Inc.	542512		713-773-5500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert O. Cromwell	385561	bcromwell@moodyrambin.com	713-773-5500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brent Fredricks	350464	bfredricks@moodyrambin.com	713-572-3500
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Ten	ant/Seller/Landlo	ord Initials Date	