



# ±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

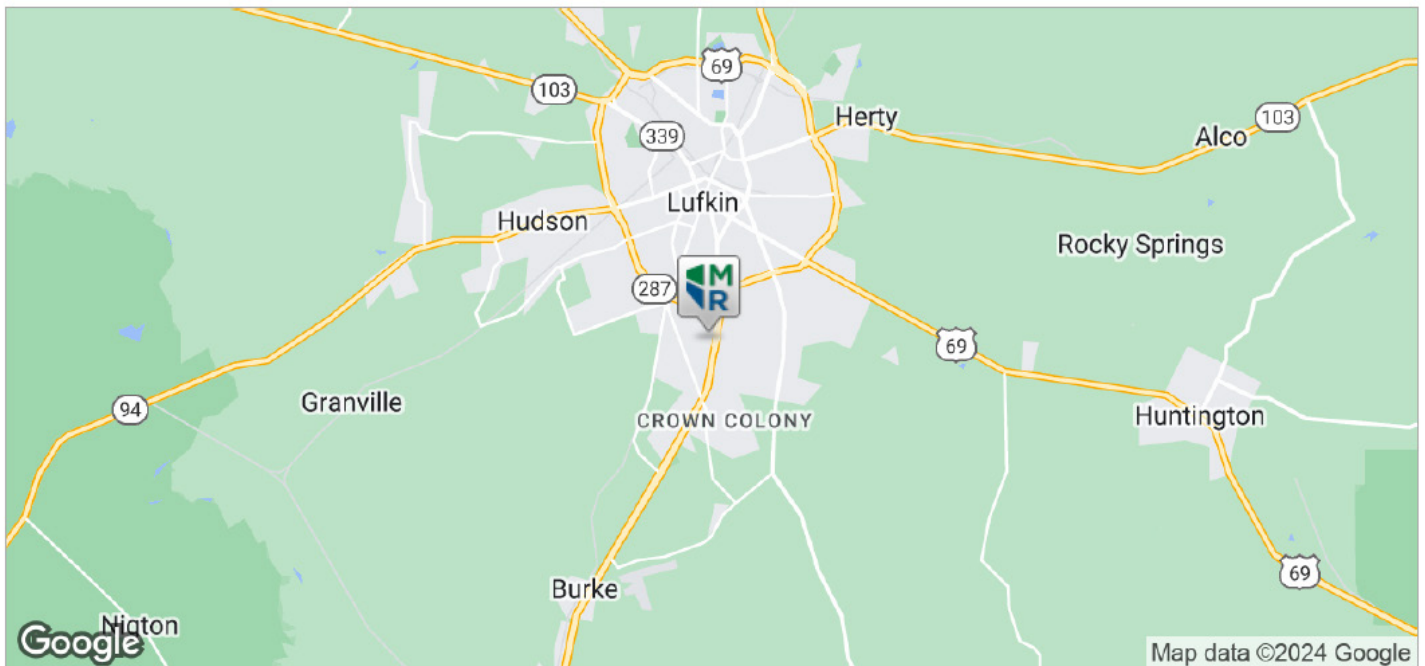
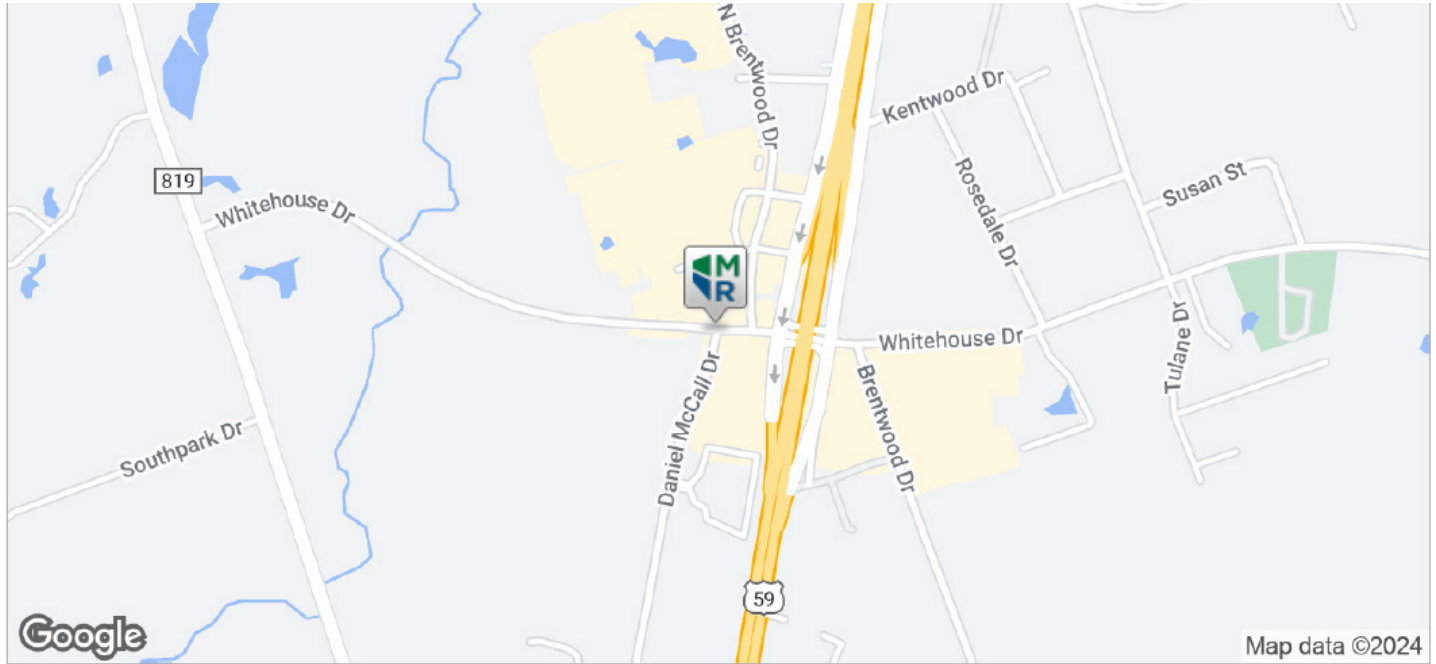
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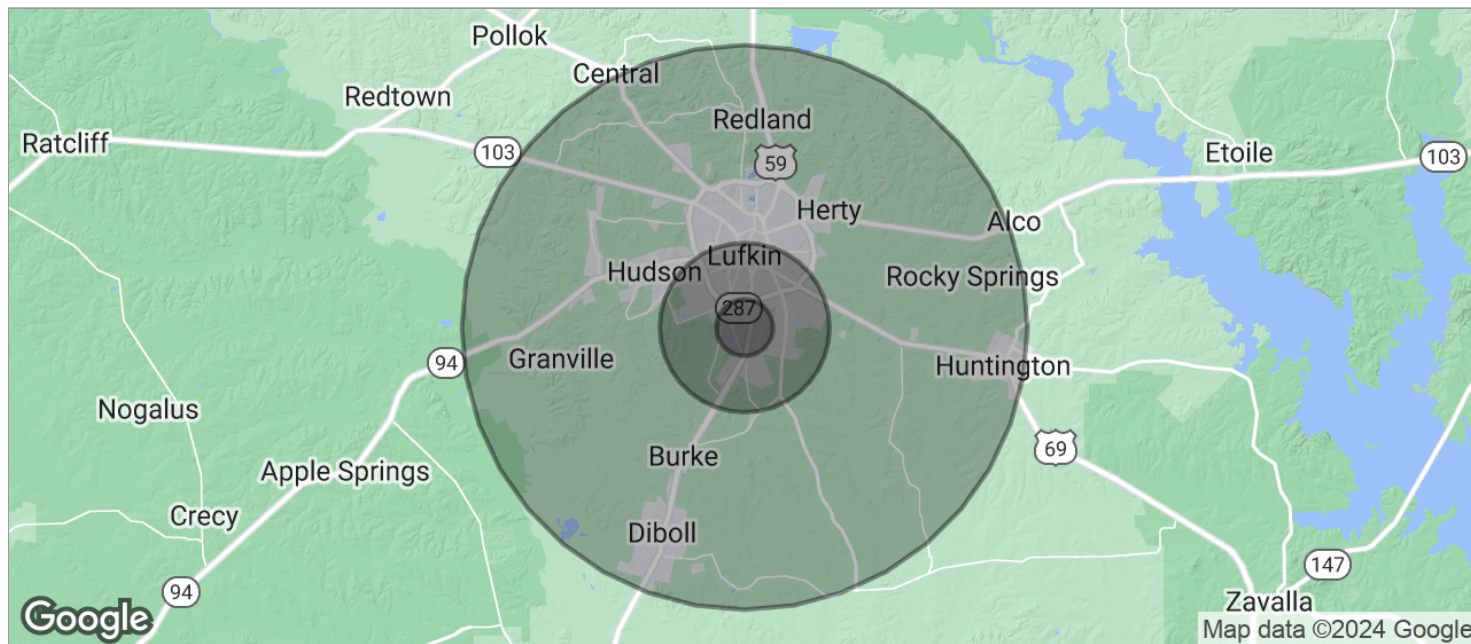
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	1 MILE	3 MILES	10 MILES
<b>POPULATION</b>			
TOTAL POPULATION	2,473	22,946	71,326
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	38	39	39
MEDIAN AGE (FEMALE)	42	42	41
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	1,116	9,233	26,701
# OF PERSONS PER HH	2.2	2.5	2.7
AVERAGE HH INCOME	\$78,924	\$73,563	\$72,160
AVERAGE HOUSE VALUE	\$486,060	\$229,518	\$201,838
<b>RACE</b>			
% 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%
<b>ETHNICITY</b>			
% HISPANIC	18.9%	23.1%	26.1%

\* Demographic data derived from 2020 ACS - US Census

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