



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 1.12 ACRES ON US 59

Lot 3 - Tulane Crossing | Lufkin, Texas 75901

OLD NAVY

ULTA
BEAUTY

PET SMART

THE HOME
DEPOT

ROSS
DRESS FOR LESS

Chick-fil-A

Tulane Drive

SITE

South First Street

Casa Ole
MEXICAN TOWN

LA QUINTA
INNS & SUITES

59

PROPERTY HIGHLIGHTS

- Prime commercial development opportunity along US 59 near US 287 (S John Redditt Drive)
- Approx. 193' of frontage on US 59
- Permitted shared TXDOT ingress/egress
- US 59 is primary route between Houston and East Texas and Louisiana
- Situated in major retail corridor near Lufkin Mall, Ross Dress for Less, Michaels, Chick-fil-A, Ulta, PetSmart, The Home Depot, Walmart, Sam's Club, McAlister's Deli, Raising Cane's, Outback Steakhouse, Starbucks, 7 Brew Coffee, Hobby Lobby, Whataburger, and Academy
- Centrally located within a regional business and medical hub
- Excellent exposure and visibility from major highway and regional connector road



SALES PRICE
\$530,000



PRICE/SF
\$10.83/SF



LAND SIZE
1.12 AC

DISCOUNT TIRE
HOBBY LOBBY
belk

Tulane Drive

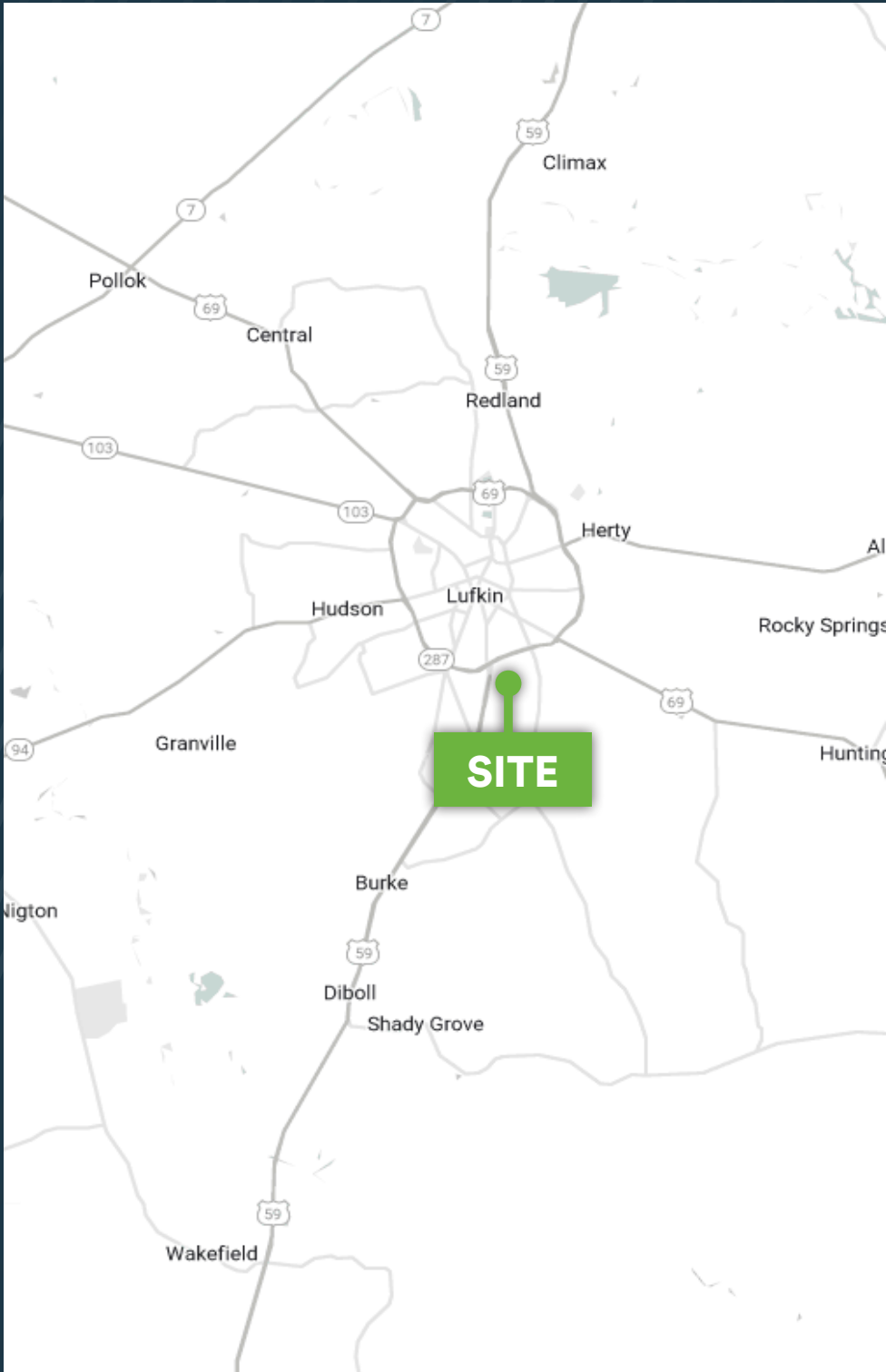
SITE

LA QUINTA
INNS & SUITES
Casa Ole
PRASE TONDO

South First Street

59





PROPERTY INFORMATION

Size	1.12 AC
Legal Description	3 A144 Tulane Crossing Subdivisions, Block 1, Lots 3
ID Number	Angelina CAD 144234
Access	Ingress/Egress via US 59 Frontage Road
Frontage	Approx. 193' on US 59 Frontage Road
Zoning	Commercial District
Flood Plain	None
Traffic Count	US 59 – 33,668 (AADT 2022) Tulane Drive – 4,957 (AADT 2018)
Utilities	Electric: Available Water: City of Lufkin Sewer: City of Lufkin Telephone: Various Gas: Available



TULANE CROSSING SUBDIVISION

A SUBDIVISION OF 8.036 ACRES OF LAND IN THE MCKINNEY AND WILLIAMS SURVEY, A-463 LUFKIN, ANGELINA COUNTY, TEXAS

FEBRUARY 2021

LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG



LOT 2
1.058 ACRES

LOT 3
1.124 ACRES

LOT 1
5.854 ACRES

LOT 4
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LOT 23

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



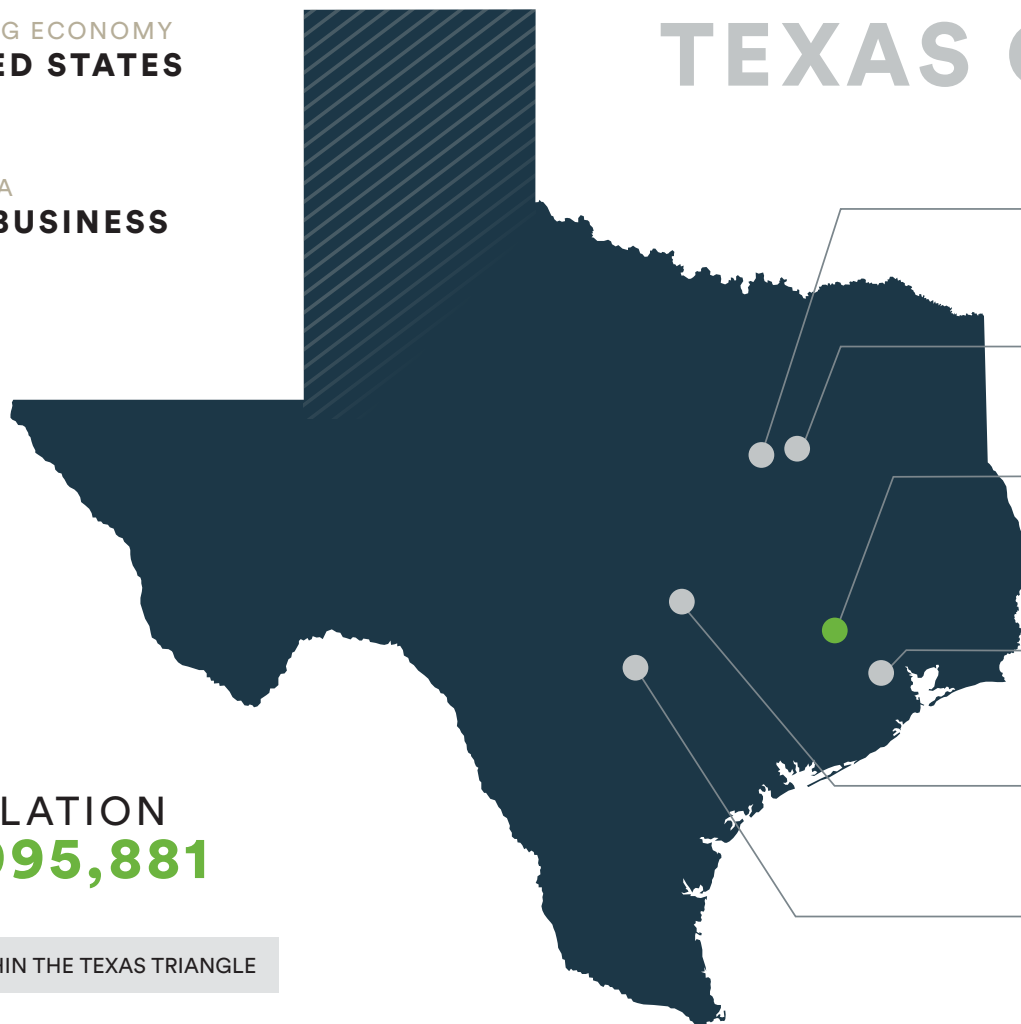
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

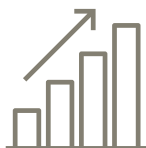
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$34K

3 MILE

ESTIMATED
POPULATION

27K

HOUSEHOLD
INCOME

\$66K

CONSUMER
SPENDING

\$265K

5 MILE

ESTIMATED
POPULATION

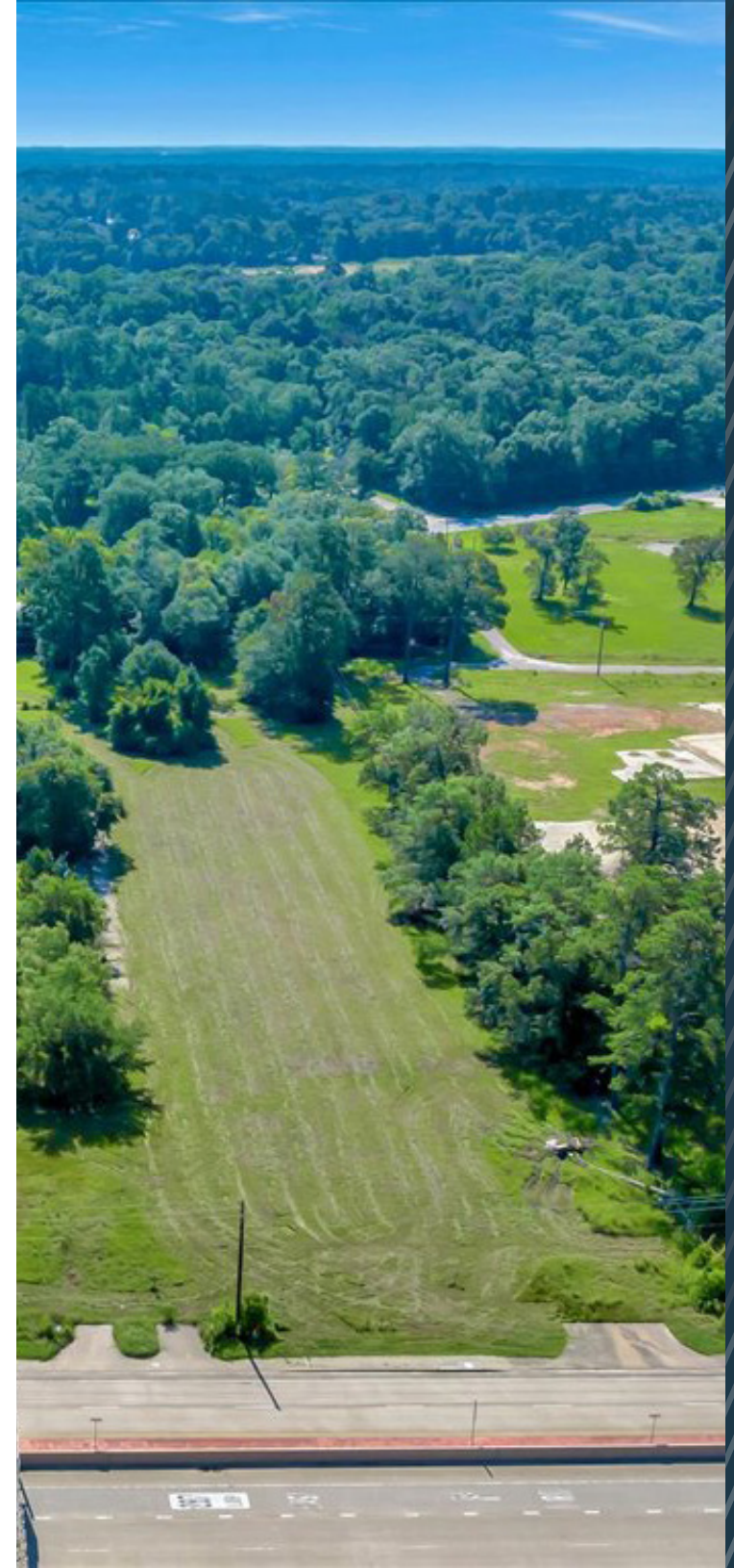
45K

HOUSEHOLD
INCOME

\$65K

CONSUMER
SPENDING

\$434K



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - » that the owner will accept a price less than the written asking price;
 - » that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - » 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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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Jeremy.Richmond@OldhamGoodwin.com

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O: 817.512.2000

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14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

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1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.