

ANGELINA VILLAGE

LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901

AVAILABLE FOR LEASE:

- 44,000 SF (FORMER CONNS)
- 6,876 SF
- 1,500 SF



RYAN RIDGEWAY | 512.768.5200
ryan@bridgepointatx.com

PROPERTY DETAILS

- 244,564 SF Shopping Center
- Anchored by Ashley HomeStore, Conn'sHomePlus, and Burke's Outlet
- Project is situated near the intersection of HWY 59 & Loop 287 in Lufkin, TX with excellent visibility



ANGELINA VILLAGE
LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901

PROPERTY OVERVIEW

AREA DEMOGRAPHICS



2022
POPULATION

2 Mile	15,107
5 Mile	46,127
10 Mile	75,006



2022
HOUSEHOLDS

2 Mile	5,908
5 Mile	16,884
10 Mile	26,684



2022
HOUSEHOLD
INCOME

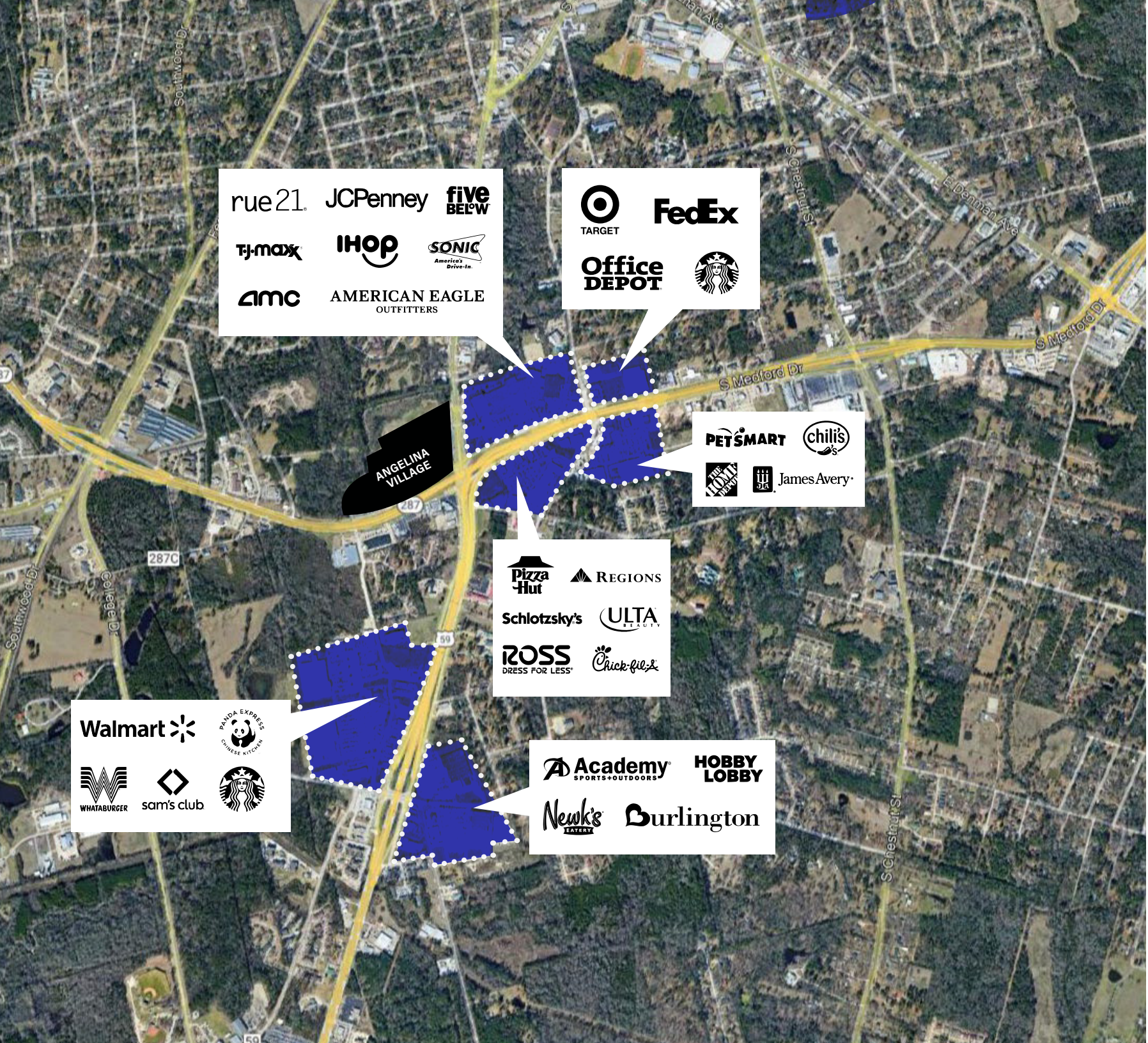
2 Mile	\$69,597
5 Mile	\$64,836
10 Mile	\$67,185



ANGELINA VILLAGE

LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901

TRADE AREA OVERVIEW



rue21 JCPenney five BELOW
T.J. maxx IHop SONIC America's Drive-In
amc AMERICAN EAGLE OUTFITTERS

TARGET FedEx
Office DEPOT Starbucks

PETSMART chili's
THE HOME DEPOT James Avery

Pizza Hut REGIONS
Schlotzsky's ULTA BEAUTY
ROSS DRESS FOR LESS Chick-fil-A

Walmart PANDA EXPRESS CHINESE KITCHEN
WHATABURGER sam's club Starbucks

Academy SPORTS+OUTDOORS HOBBY LOBBY
Newk's BAKERY Burlington

SITE PLAN



AVAILABLE FOR LEASE:

- 44,000 SF (FORMER CONNS)
- 6,876 SF
- 1,500 SF

RYAN RIDGEWAY | 512.768.5200
ryan@bridgepointatx.com

ANGELINA VILLAGE
LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901

SITE PLAN

ANGELINA VILLAGE

LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901

PROPERTY PHOTOS

