PROPERTY REPORT

2107 Martin Luther King Jr Blvd, Lufkin, TX 75904
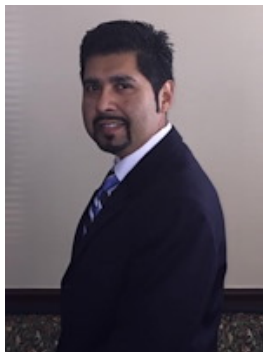
Presented by

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2107 Martin Luther King Jr Blvd, Lufkin, TX 75904

■ **Off Market**

▪ *Sold Date: 9/6/2017*
▪ *Public Record*

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	**Commercial**	–
Property Subtype	**Commercial (General)**	–
Number of Units	**0**	–
Lot Size	**6.79 acres**	–
Lot Dimensions	**6.790 AC**	–
Garage (spaces)	**0**	–

Extended Property Facts

Exterior Details

Lot Size - Square Feet	295,772 sq ft
Lot Size - Acres	6.79 acres
Neighborhood Code	SLU

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Public Facts

Owner Information

Owner Name (Public)	GUILLERMO HERNANDEZ
Owner Name 2 (Public)	LILIA PADILLA
Time Owned	7
Mailing Address	8433 Deborah St Houston TX 77064-6228
Contact Title	OWNER
Contact Name	GUILLERMO HERNANDEZ

Legal Description

Parcel Number	0049-380-056-000-00
Tax ID	22298
County	Angelina County
City/Municipality/Township	CITY OF LUFKIN
Census Tract	480050005.002058
Abbreviated Description	CITY/MUNI/TWP:CITY OF LUFKIN ABS 0049 BARELA ANASTACIO,TRACT 56,ACRES 6.79
FIPS Parcel Number	480050049-380-056-000-00
General Use	Commercial (General)
Overall Use	GENERAL COMMERCIAL
Current Use	Commercial (General)

Assessed Values

Date	Improvements	Land	Total	Tax
2024	–	$114,790	$114,790	–
2023	–	$114,790	$114,790	$2,281
2022	–	$114,790	$114,790	$2,615
2021	–	$114,790	$114,790	$2,738
2020	–	$114,790	$114,790	–
2019	–	$114,790	$114,790	–
2018	–	$114,790	$114,790	$1
2017	–	$44,370	$44,370	$1
2016	–	$44,370	$44,370	–
2015	–	$44,370	$44,370	–
2014	–	$44,370	$44,370	–
2013	–	$44,370	$44,370	–
2012	–	$44,370	$44,370	$1,041
2011	–	$44,366	$44,366	–
2010	–	$44,366	$44,366	–
2009	–	$44,366	$44,366	–
2008	–	$44,370	$44,370	–

Deed Records

Recording Date	**9/6/2017**
Document Type	Vendor's Lien
Buyer Name	GUILLERMO HERNANDEZ, LILIA PADILLA
Buyer ID	Individual(s)
Seller Name	R L LEHMAN JR, MAE LEHMAN
Seller ID	Individual(s)
Document #	2017-00356626
Contract Date	9/1/2017

Financial Details

Adjusted Prop. Value	$114,790
Est. Prop Change Current Owner	7%
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	119
Property Use Reliability Score	119
Property Use Risk Score	C
Financial Risk Score	119
Local Area Credit Risk Score	F
Special Risk Characteristics	NO SPECIAL RISK FEATURES

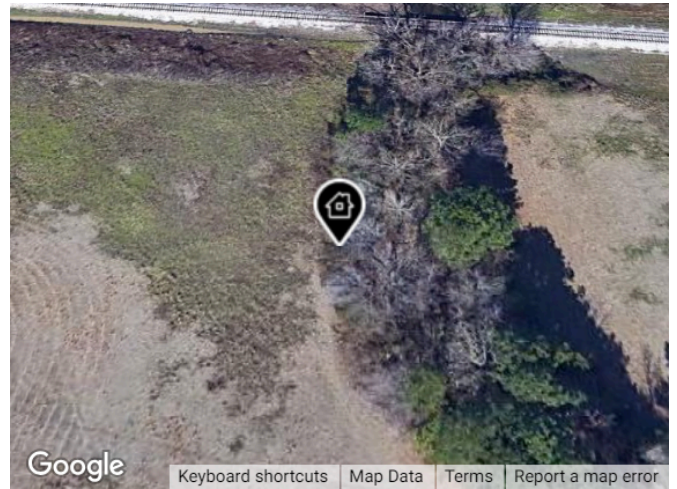# Maps

Legend: Subject Property

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Traffic Counts

Daily Traffic Counts:
▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day
▲ Up 6,000 / day

▲ 1

14,547

2023 Est. daily traffic counts

Street: **Ellen Trout Drive**
Cross: **Fake Ellen Trout Dr**
Cross Dir: **SE**
Dist: **0.06 miles**

Historical counts

Year		Count	Type
2021	▲	13,907	AADT
2020	▲	15,215	AADT
2019	▲	14,434	AADT
2018	▲	13,018	AADT

▲ 2

14,547

2023 Est. daily traffic counts

Street: **Ellen Trout Drive**
Cross: **Fake Ellen Trout Dr**
Cross Dir: **SE**
Dist: **0.06 miles**

Historical counts

Year		Count	Type
2020	▲	13,292	AADT
2019	▲	10,484	AADT

▲ 3

1,950

2023 Est. daily traffic counts

Street: **Sayers St**
Cross: **Fm 2251**
Cross Dir: **N**
Dist: **0.18 miles**

Historical counts

Year		Count	Type
2021	▲	1,861	AADT
2020	▲	1,879	AADT
2019	▲	2,198	AADT
2018	▲	1,882	AADT
2002	▲	2,100	AADT

▲ 4

3,251

2023 Est. daily traffic counts

Street: **Farm-to-Market Road 2251**
Cross: **Sayers St**
Cross Dir: **S**
Dist: **0.05 miles**

Historical counts

Year		Count	Type
2021	▲	3,412	AADT
2020	▲	3,117	AADT
2019	▲	3,284	AADT
2018	▲	3,002	AADT
2002	▲	2,900	AADT

▲ 5

1,072

2023 Est. daily traffic counts

Street: **Spence St**
Cross: **United States Hwy 59**
Cross Dir: **N**
Dist: **0.59 miles**

Historical counts

Year		Count	Type
2021	▲	1,007	AADT
2020	▲	1,053	AADT
2019	▲	1,184	AADT
2018	▲	1,070	AADT
2002	▲	1,850	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

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