

ONLINE AUCTION: APRIL 13TH - 15TH, 2026
MULTI-FAMILY INVESTMENT OPPORTUNITY

edge



SHADOW CREEK

2807 Daniel McCall Drive, Lufkin, Texas 75904

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**CONFIDENTIAL
OFFERING MEMORANDUM**

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PROPERTY: **Shadow Creek**

OF UNITS: **222**

LOCATION: **2807 Daniel McCall Dr, Lufkin, TX 75904**

AVERAGE UNIT SIZE: **857 sf**



INVESTMENT HIGHLIGHTS

- **Below-Market Occupancy Creates Upside Potential:** With current occupancy at 45.5% , Shadow Creek offers a substantial lease-up opportunity for investors to stabilize operations and significantly increase NOI.
- **One of the Newer Assets in Lufkin:** Built in 2000 & 2012, Shadow Creek is newer than most multifamily properties in Lufkin, where the majority of inventory was constructed prior to 2000. This positions the asset favorably in terms of long-term durability and appeal once renovated.
- **Strong Market Demand & Rent Growth:** According to ALN Apartment Data, the Lufkin multifamily market maintains average occupancy of approximately 90.8%, demonstrating durable rental demand. Additionally, asking rents across the market have increased nearly 5 percent since 2024, supporting continued revenue growth through lease-up and rent optimization.
- **Strong Location Near Major Demand Drivers:** The property benefits from close proximity to Loop 287, providing convenient access throughout Lufkin. It is also located less than one mile from Angelina College and near South First Street's retail and dining corridor.
- **Steady Economic Base:** Lufkin's economy is supported by healthcare, manufacturing, and retail, offering a stable foundation for rental demand. The area's growing population and community-oriented environment support long-term tenant retention.
- **Diversified Unit Mix:** A balanced offering of one, two, and three-bedroom floor plans captures broad renter demand from students, young professionals, families, and healthcare workers, supporting higher absorption during lease-up.

EXECUTIVE SUMMARY

GLA: 190,230 sf

OF UNITS: 222

OCCUPANCY: 45.49%

YEAR BUILT: 2000



Newer construction than majority of market



Close proximity to Angelina College; 5,900+ students enrolled



Lufkin multifamily market maintains occupancy of 90.8%

Shadow Creek I & II are a 222-unit, garden-style multifamily community located at 2807 Daniel McCall Drive in Lufkin, Texas. The property consists of **eight residential buildings in two phases** separated by Daniel McCall Drive: **Phase I was constructed in 2000** with 138 units, and **Phase II was built in 2012** and consists of 84 units. Currently **45.5% occupied**, the property offers a well-balanced mix of one, two, and three-bedroom floor plans designed to serve a broad renter demographic. Community amenities include a clubhouse, business center, fitness center, coffee concierge, swimming pool, laundry facility, pet play area, picnic and grilling areas, and a playground, creating a fully equipped living environment for residents.

Shadow Creek represents one of the newer vintage multifamily communities within the Lufkin market, where the majority of competing properties were developed prior to 2000. According to ALN Apartment Data, the overall Lufkin multifamily market maintains an average occupancy of approximately 90.8%, proving strong underlying rental demand. Shadow Creek's average effective rent of \$1,132 exceeds the market average of \$995, and asking rents have increased nearly 5% since 2024. **The current occupancy of 45.5% provides an immediate opportunity for a new owner to execute a lease-up and stabilization strategy in a high-occupancy market, driving organic revenue growth through operations.**

The property is conveniently located just south of downtown Lufkin with direct access to Loop 287 and close proximity to Angelina College, which serves approximately 5,927 students. Residents benefit from nearby daily retail, dining, and service options along South First Street, as well as efficient connectivity throughout the city.

Lufkin serves as the commercial and healthcare hub of East Texas and features a stable and diversified employment base supported by healthcare systems, manufacturing facilities, and regional retail. Major employers include multiple medical centers and manufacturing plants specializing in paper products and metal fabrication. The Lufkin MSA is home to approximately 90,000 residents and is characterized by steady population growth, strong community fundamentals, and consistent housing demand, creating a durable backdrop for long-term multifamily investment performance.

Online Auction: April 13-15, 2026.
[Link to Auction Website.](#)



THE PROPERTY



PROPERTY DETAILS

Shadow Creek

Apartments

2807 Daniel McCall Dr

Lufkin, Texas

222
Units

190,230
Rentable SF

7.18
Acres

2000 & 2012
Year Built

45.5%
Occupancy

857 sf
Average Unit Size

\$1,132
Pro Forma Average Unit Rent

\$1.32
Pro Forma Average Rent Per Foot

462
Parking Spaces

Pitched Roof
Plank and Brick Exterior

Construction

Angelina County/ 14861

Tax Authority/Tax ID

\$3,748,392/2.114636%

2025 Tax Value/2025 Rate



1,206

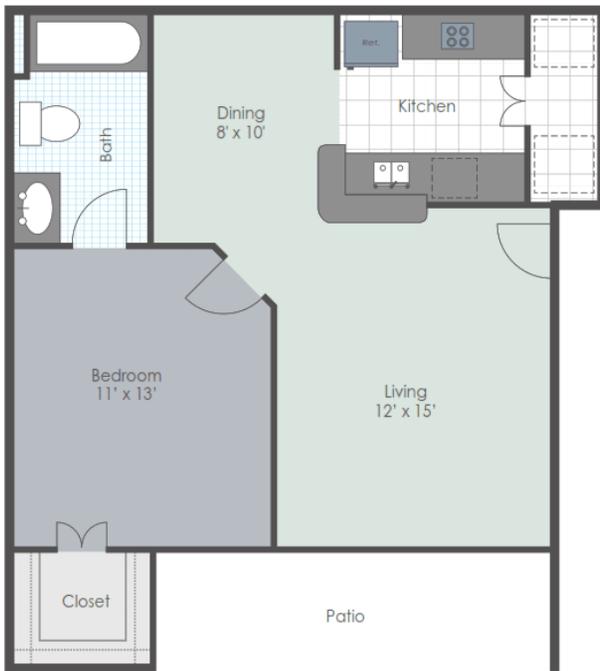
\$108,842

\$101,891

FLOOR PLANS

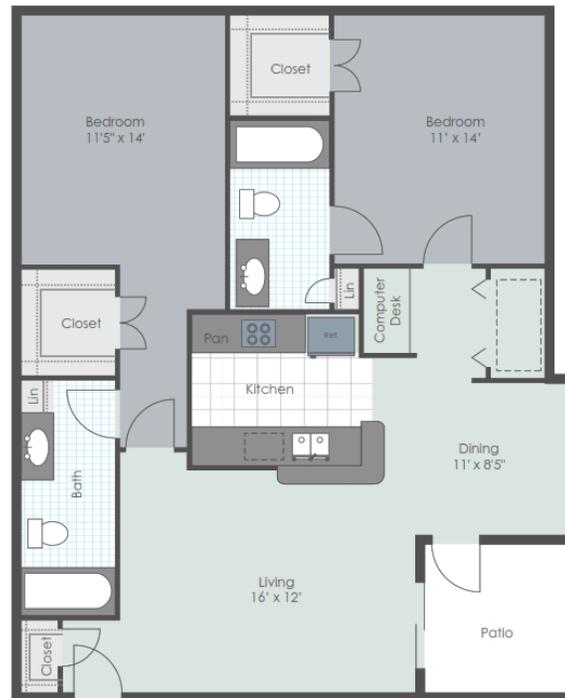
THE YORK, SUSSEX, & LANCASTER

620 - 812 sf



THE NORFOLK

1,040 sf

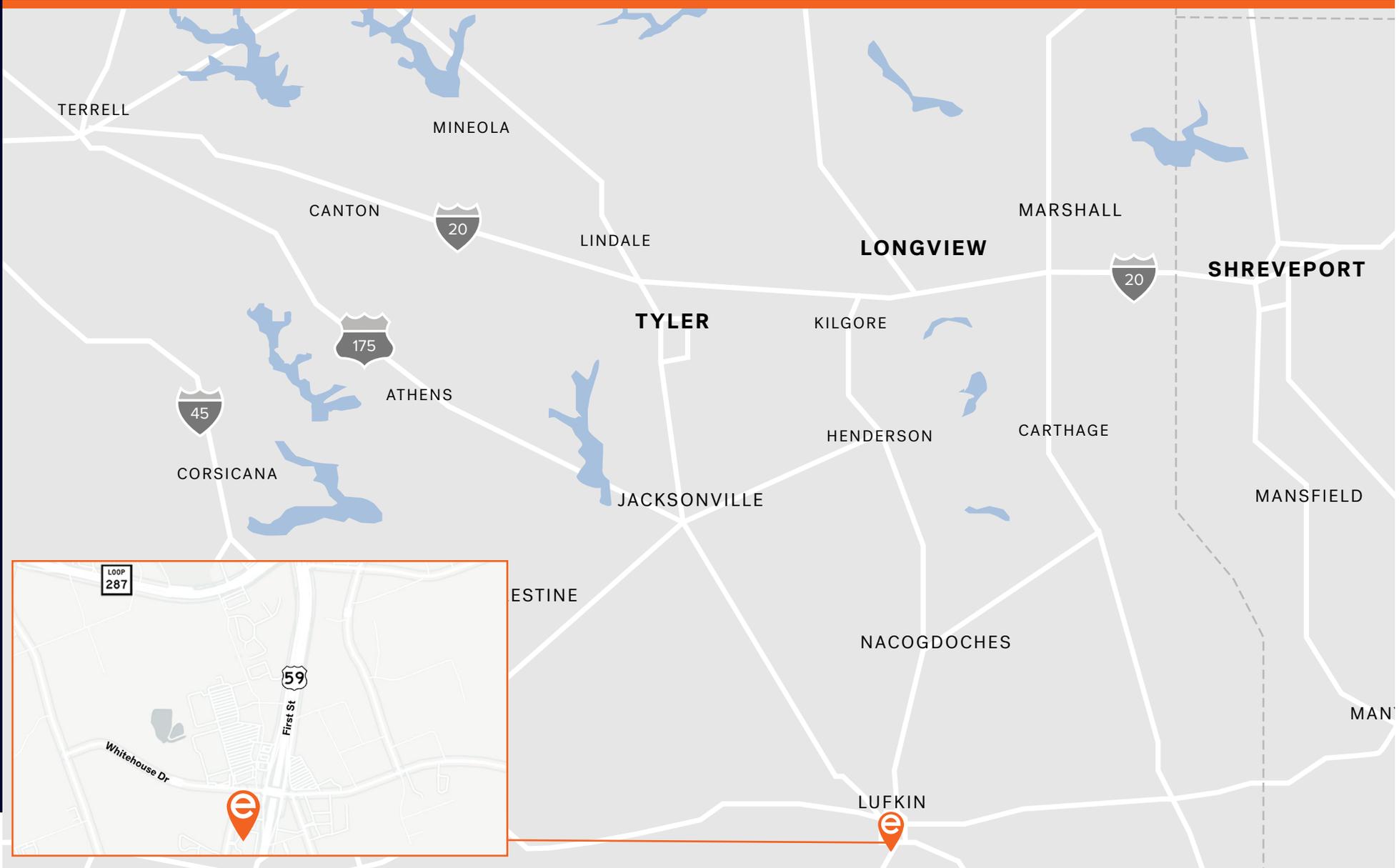


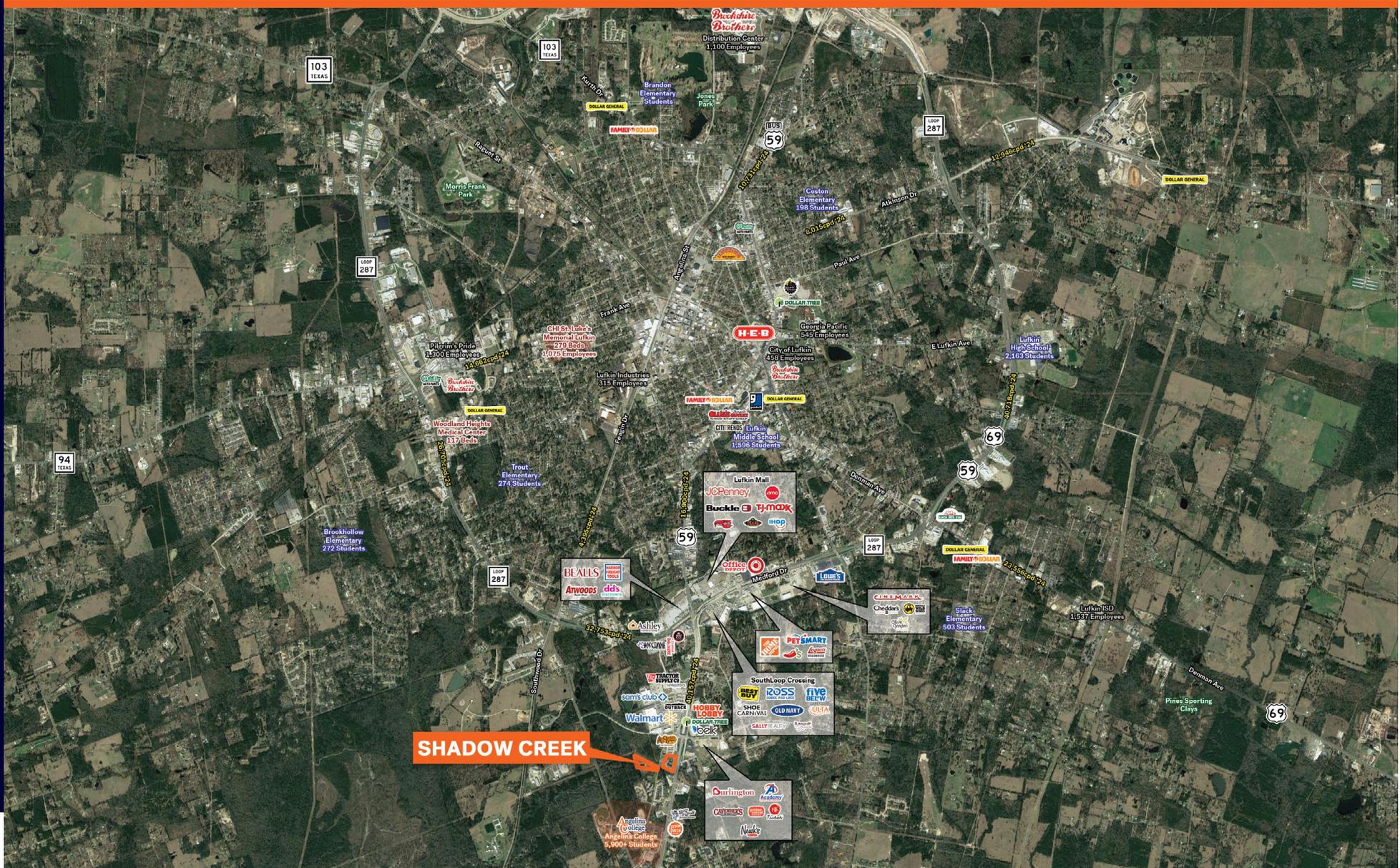
THE DEVONSHIRE

1,295 - 1,304 sf



LOCATION MAP





RENT COMPARABLES

Subject

Shadow Creek Apartments - 2807 Daniel McCall Dr

45.49% Occupied - Built 2000 & 2012



Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	144	717 sf	\$1,005	\$1.42
Two Bedroom	48	1,040 sf	\$1,281	\$1.23
Three Bedroom	30	1,297 sf	\$1,525	\$1.18
Totals/AVG	222	857 sf	\$1,132	\$1.32

The Colony Apartments - 300 Champions Dr

93% Occupied - Built 1984



Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	80	676 sf	\$1,068	\$1.58
Two Bedroom	48	1,038 sf	\$1,355	\$1.31
Totals/AVG	128	812 sf	\$1,176	\$1.45

Falling Water Apartments - 101 Lazy Oaks St

98% Occupied - Built 1973



Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	20	657 sf	\$1,003	\$1.93
Two Bedroom	48	750 sf	\$1,205	\$1.61
Totals/AVG	68	723 sf	\$1,146	\$1.59

Crown Forest Apartments - 4106 College Dr

96% Occupied - Built 2012



Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	76	727 sf	\$1,168	\$1.61
Two Bedroom	84	1,021 sf	\$1,408	\$1.38
Totals/AVG	160	881 sf	\$1,294	\$1.59

Deer Cross - 3000 S 1st St

90% Occupied - Built 1986



Unit Type	# Units	Unit SF	Rent	Rent SF
One Bedroom	96	597 sf	\$858	\$1.44
Two Bedroom	72	930 sf	\$1,236	\$1.33
Totals/AVG	168	740 sf	\$1,020	\$1.38

AVERAGES:

105
Units

1989
YOC

94%
Occupancy

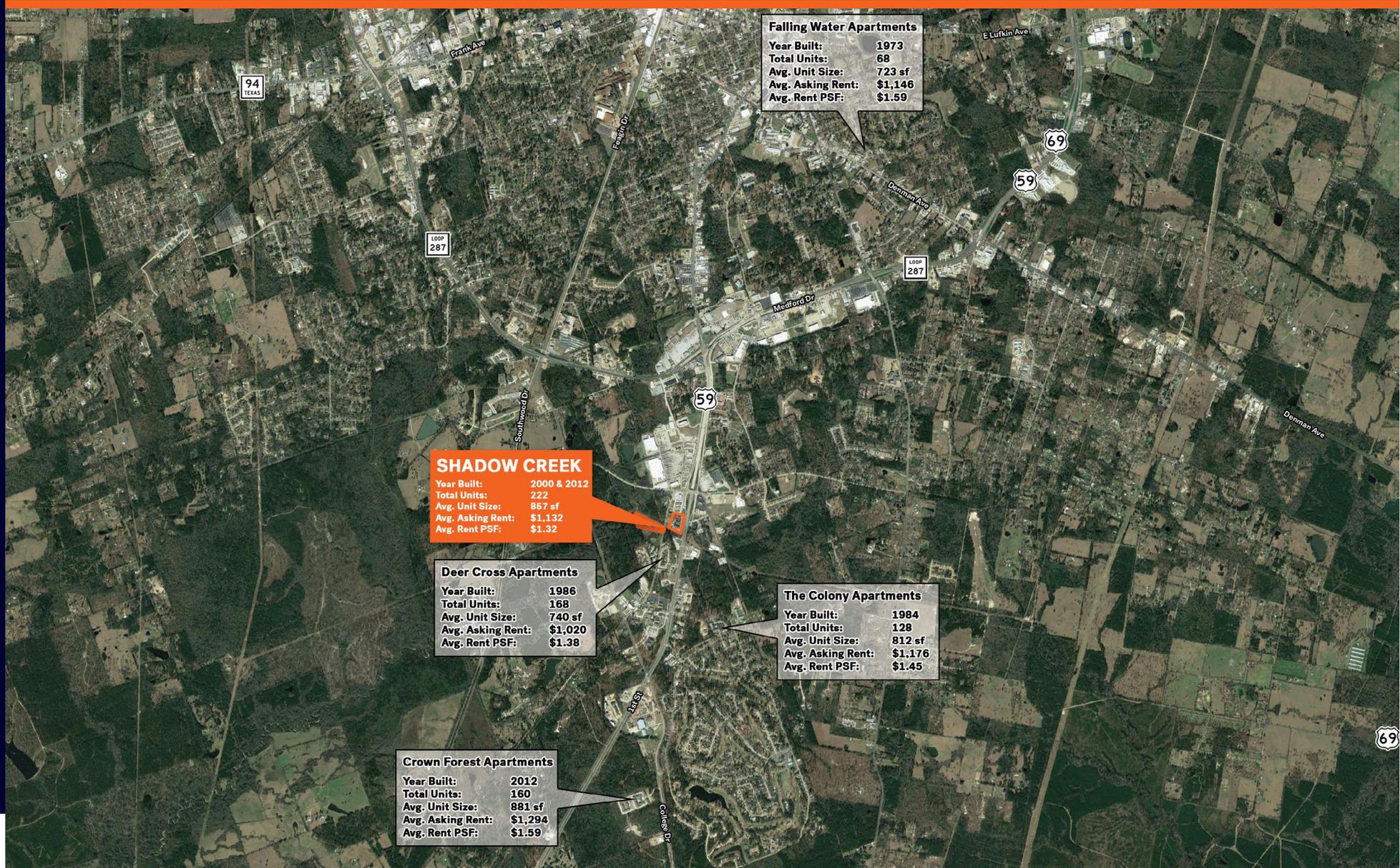
789 sf
Unit Size

\$1,159
Rent

\$1.50
Rent SF



RENT COMPARABLES MAP



THE MARKET



MARKET OVERVIEW | LUFKIN, TEXAS



Region East
 County Angelina
 MSA Lufkin (Micro)
 Access US 69 & US 59
 Trade Area 34.48 Sq. Miles



COST OF LIVING IN LUFKIN

12% LOWER THAN NATIONAL AVERAGE
3% LOWER THAN TEXAS AVERAGE



MEDICAL AND RETAIL HUB FOR 12 COUNTIES INCLUDES 2 TOP TIER HOSPITALS



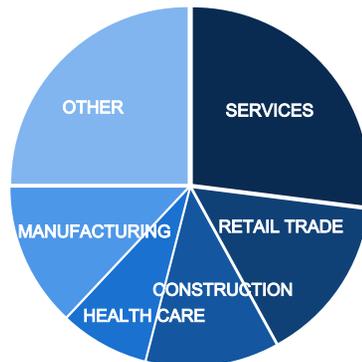
GROWING AEROSPACE INDUSTRY

LUFKIN IS HOME TO A LOCKHEED MARTIN PLANT THAT EMPLOYS 400 PEOPLE

INDUSTRY PROFILE

SERVICES 27%
 RETAIL TRADE 15%
 CONSTRUCTION 12%
 HEALTH CARE 8%
 MANUFACTURING 13%
 OTHER 25%

24,457 EMPLOYEES
2% UNEMPLOYMENT RATE



DEMOGRAPHICS

POPULATION	34,076
TOTAL HOUSEHOLDS	13,205
AVERAGE HOUSEHOLD INCOME	\$67,891
MEDIAN AGE	38.3
BACHELOR DEGREE +	21%
CIVILIAN LABOR FORCE	25,168

LARGEST EMPLOYERS

LUFKIN ISD	1,350 Employees
PILGRIM'S PRIDE CORP.	1,255 Employees
LUFKIN STATE SUPPORTED LIVING CENTER	1,189 Employees
BROOKSHIRE BROTHERS	899 Employees
CHI ST. LUKE'S HEALTH MEMORIAL HOSPITAL	779 Employees
WOODLAND HEIGHTS MEDICAL SYSTEMS	608 Employees
WALMART	450 Employees
LOCKHEED MARTIN	425 Employees
CITY OF LUFKIN	413 Employees
GEORGIA PACIFIC	406 Employees

MARKET OVERVIEW | TEXAS



POPULATION

31,832,864

#3 FASTEST GROWING POPULATION IN THE WORLD



#1 FASTEST GROWING ECONOMY IN THE U.S.

TOP EXPORTING STATE IN THE NATION FOR 23 YEARS IN A ROW



#1 STATE FOR JOB GROWTH
291,400 JOBS CREATED FROM FEBRUARY 2023 - FEBRUARY 2024

2nd

LARGEST CIVILIAN LABOR WORKFORCE:
15.7+ MILLION WORKERS

54

FORTUNE 500 COMPANIES CALL TEXAS HOME



#1 STATE FOR COMPANY RELOCATIONS
270+ SINCE 2015



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



BEST STATE FOR BUSINESS
FOR THE 21ST YEAR IN A ROW



AWARDED GOVERNOR'S CUP
13TH YEAR IN A ROW FOR THE MOST NEW & EXPANDED CORPORATE FACILITIES



NO STATE INCOME TAX



FORT WORTH

#3 BEST PLACES TO LIVE IN TEXAS
ONE OF THE FASTEST GROWING U.S. CITY
11TH LARGEST CITY IN THE NATION

DALLAS

#1 TOP 20 BUSINESS-FRIENDLY CITY
#1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH
#2 BEST US CITY TO START A BUSINESS 2023
#2 BEST MARKET FOR INVESTMENT PROSPECTS
#1 IN REAL ESTATE DEVELOPMENT
#6 HIGHEST GDP IN THE NATION

HOUSTON

#1 METRO EXPORTER IN AMERICA
#2 MOST ACTIVE REAL ESTATE MARKET
#2 MOST AFFORDABLE METRO
#7 HIGHEST GDP IN THE NATION

AUSTIN

#2 BEST HOUSING MARKET 2021
#7 BEST CITIES IN AMERICA
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

7TH LARGEST CITY IN TEXAS
#4 MOST HOUSING MARKET GROWTH

DEMOGRAPHICS

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	1,976	22,502	43,689
TOTAL DAYTIME POPULATION	5,115	32,861	54,781
% PROJECTED ANNUAL GROWTH 2024 TO 2029	1.03%	1.00%	1.04%
2029 PROJECTED POPULATION	1,996	22,728	44,143
% FEMALE POPULATION	54%	53%	53%
% MALE POPULATION	46%	47%	47%
MEDIAN AGE	37.1	39	38.5
BUSINESS			
TOTAL EMPLOYEES	2,309	17,041	26,466
TOTAL BUSINESSES	114	987	1,525
% WHITE COLLAR EMPLOYEES	34%	43%	42%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$60,025	\$74,832	\$69,703
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$48,071	\$63,552	\$58,582
ESTIMATED PER CAPITA INCOME	\$38,050	\$36,447	\$32,138
HOUSEHOLD			
TOTAL HOUSING UNITS	1,114	9,945	18,578
% HOUSING UNITS OWNER-OCCUPIED	40.00%	53.00%	51.00%
% HOUSING UNITS RENTER-OCCUPIED	47.00%	38.00%	39.00%
RACE & ETHNICITY			
% WHITE	57.79%	62.51%	55.54%
% BLACK OR AFRICAN AMERICAN	22.47%	15.67%	19.46%
% ASIAN	3.59%	2.85%	1.79%
% OTHER	16.19%	18.97%	23.21%
% HISPANIC POPULATION	15.64%	23.14%	28.05%
% NOT HISPANIC POPULATION	84.36%	76.86%	71.95%

DISCLAIMER

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Edge Realty Capital Markets LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Capital Markets LLC or owner. No representation is made as to the

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As a condition of Edge Realty Capital Markets LLC’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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