



**BLVD** Real Estate  
Investment  
Co. \_\_\_\_\_



**Value-Add / Former QSR Drive-Thru / Sale or Lease  
Lufkin, TX**

In Association with ParaSell, Inc. | A Licensed Texas Broker #9009637



## Former QSR Drive-Thru For Sale or Lease

301 N. John Reddit Drive, Lufkin, TX 75904

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# INVESTMENT HIGHLIGHTS

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- **Former Successful Dairy Queen Location** - Historically successful fast food /QSR restaurant location. The Dairy Queen franchisee was doing well at this specific site, but recently closed all 38 of their locations due to internal operational issues.
- **Value-Add / Below Market Rent** - Opportunity for the Buyer to bring a new tenant and significantly increase value
- **Ideal Freeway Off-Ramp Location / High Traffic Location** - The property is ideally located along the off-ramp of TX-287 Loop and John Reddit Drive
- **Excellent Co-Tenancy Surrounding Subject Property** - Other strong national QSR tenants along this freeway off-ramp include Chic-fil-A, Whataburger, McDonald's, and Jack in the Box, proving this is a highly desirable fast food/QSR location.
- **Drive-Thru Building** - Ideal drive-thru QSR building, which are highly desirable for almost all tenants these days
- **Lufkin TX is situated between major cities like Dallas, Houston, San Antonio, and Waco**



## PRICING:

### FOR SALE OR LEASE

**Sale Price:** \$675,000  
**Lease Rate:** \$1.83 PSF/Monthly (\$60,000 Annually, plus NNN's)

## PROPERTY SPECIFICATIONS

**Address:** 301 N. John Reddit Drive, Lufkin, TX 75904  
**Building Size:** 2,736 SF  
**Land Area:** 0.47 Acres (20,517 SF)  
**Year Built:** 1985

## DEMOGRAPHICS

Source: Costar 2025	3 Mile	5 Miles	10 Miles
Population	27,089	49,515	69,610
Average Household Income	\$60,574	\$66,533	\$67,847
Employees	24,646	34,105	37,189

# FAST FOOD / QSR - LEASE COMPS



**Tenant:** Burger King  
**Location:** Lufkin, TX

**Sold:** 10/28/2021  
**Sale Price:** \$1,931,000  
**Cap Rate:** 5.74%  
**NOI (Net Income):** \$110,839 - Annual Rent



**Tenant:** Taco Bueno  
**Location:** Lufkin, TX

**Sold:** 6/24/2024  
**Sale Price:** \$1,305,000  
**Cap Rate:** n/a  
**NOI (Net Income):** OWNER/USER



**Tenant:** Jack in the Box  
**Location:** Diboll, TX

**Sold:** 3/25/2021  
**Sale Price:** \$1,885,000  
**Cap Rate:** 5.25%%  
**NOI (Net Income):** \$98,962 - Annual Rent



**Tenant:** KFC  
**Location:** Nacogdoches, TX

**Sold:** 1/13/2021  
**Sale Price:** \$1,800,000  
**Cap Rate:** 5.0%%  
**NOI (Net Income):** \$90,000 - Annual Rent



**Tenant:** Raising Cane's  
**Location:** Lufkin, TX

**Sold:** 11/30/2020  
**Sale Price:** \$1,760,000  
**Cap Rate:** 4.43%  
**NOI (Net Income):** \$78,000 - Annual Rent



**Tenant:** Dutch Bros  
**Location:** Nacogdoches, TX

**Sold:** 6/21/2023  
**Sale Price:** \$1,699,000  
**Cap Rate:** 5.25%  
**NOI (Net Income):** \$88,000 - Annual Rent



# SITE PLAN

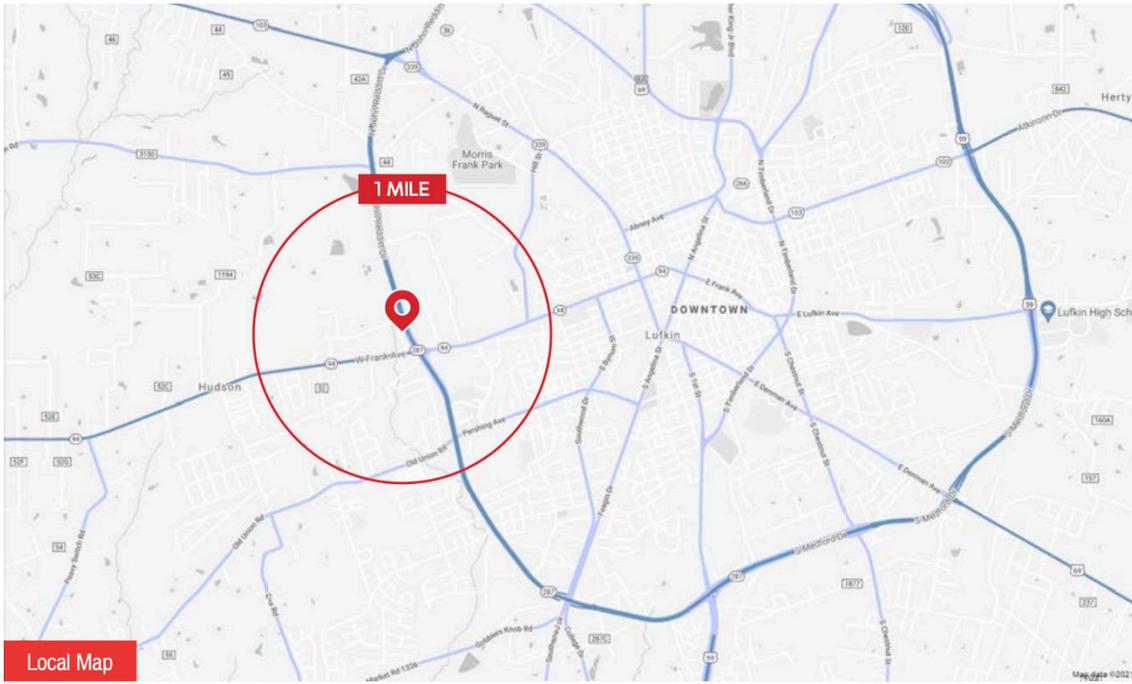


TX-287 LOOP

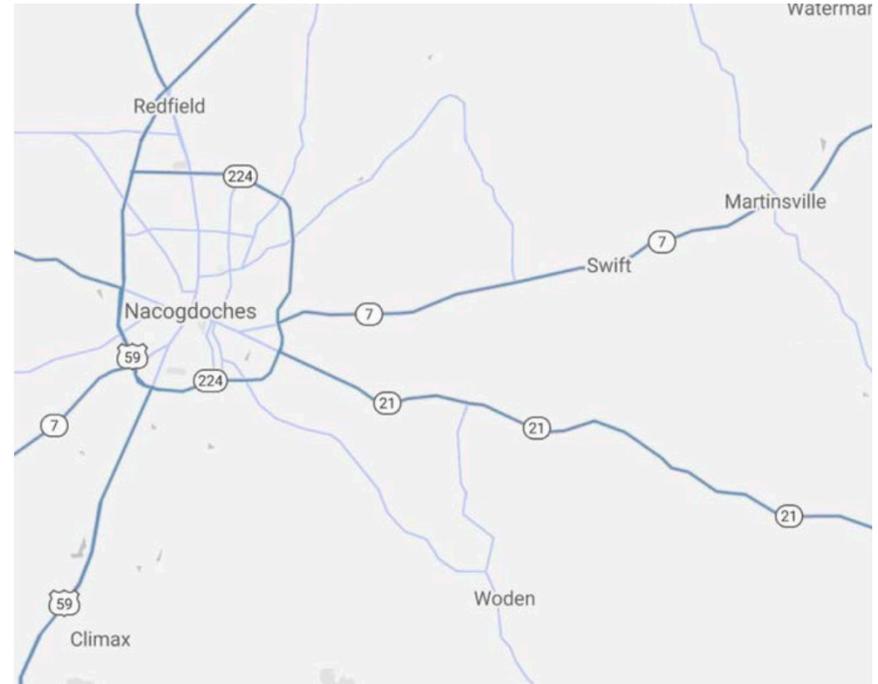
N JOHN REDDIT DRIVE



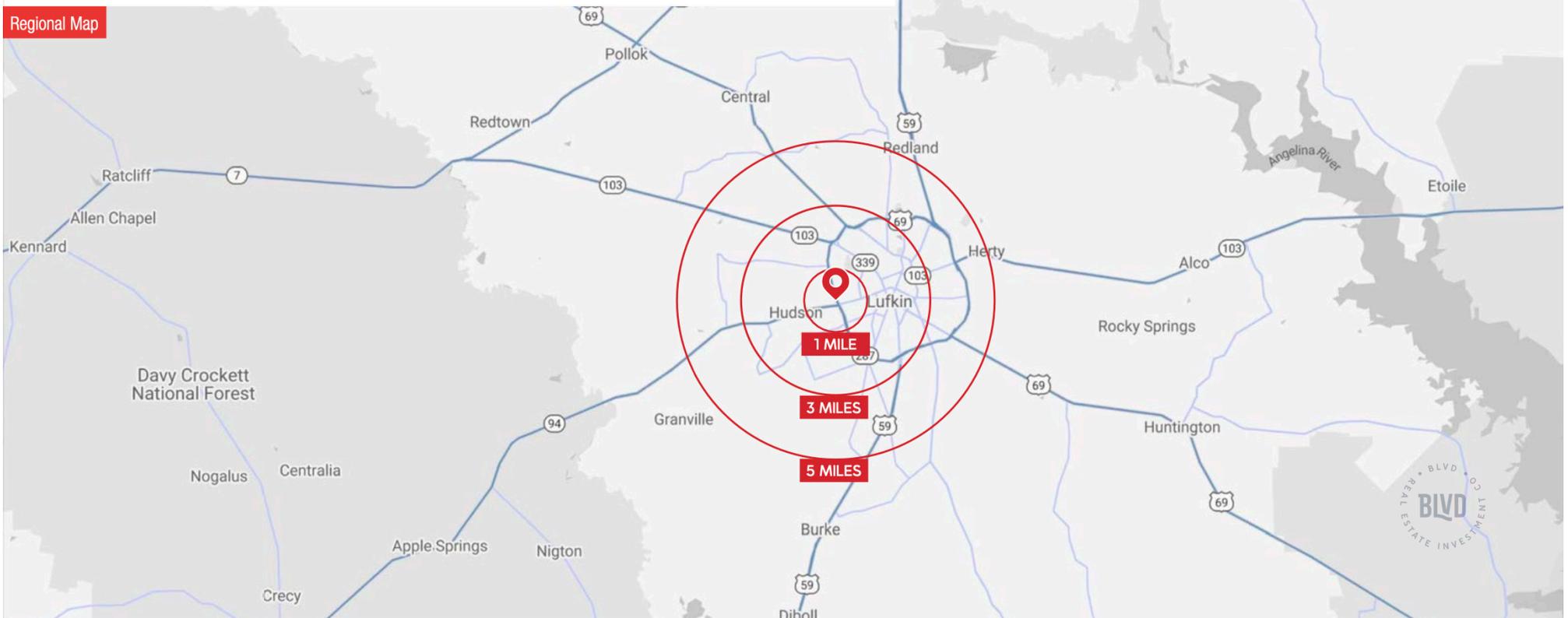
# LOCATION MAP



Local Map



Regional Map



# ABOUT LUFKIN, TX

## TOP EMPLOYERS



## LUFKIN TEXAS

Located in the beautiful Texas Forest Country, Lufkin is situated between major cities like Dallas, Houston, San Antonio and Waco. Residents and visitors alike can explore the city's opportunities for activities like bass fishing, golf, museums, and a zoo. When it comes to business, the city hosts various conventions and meetings throughout the year.

Lufkin's population is growing closer to 40,000 people. However, it still remains peaceful and quaint while also serving as a regional hub for retail shopping, medical facilities, industry, government and much more.



121 miles to Houston



170 miles to Dallas



294 miles to San Antonio





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