

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM

1901 W Frank Avenue, Lufkin, TX 75904



OFFERING
PRICE

\$2,589,022

CAP
RATE

6.75%

NOI

\$174,759



LONG-TERM NNN LEASE
ABSOLUTE NNN LEASE WITH OVER
14 YEARS REMAINING AND 10%
INCREASES EVERY 5 YEARS



REGIONAL TRAFFIC HUB
INTERSECTION OF HWY 59 & I-69
CONNECTS LUFKIN TO HOUSTON
AND EAST TEXAS MARKETS



TOP FRANCHISEE GUARANTY
191-UNIT GUARANTY BY A TOP 3
FRANCHISEE WITHIN THE SONIC
SYSTEM AND TOP 20 QSR FRANCHISEE
OVER THE ENTIRE COUNTRY

POINTS OF CONTACT 

Matt Lipson

Senior Vice President
mlipson@northmarq.com
+1 503.307.0382

Will Pural

Senior Vice President
wpural@northmarq.com
+1 858.768.1280

Enoch Escalera

Associate
eescalera@northmarq.com
+1 971.351.9232

Chad Hoffman

Sr Investment Sales Analyst
choffman@northmarq.com
+1 425.999.1717

In Association With:

Jim Gibson
TX Lic. #392926