



BLVD Real Estate
Investment
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Value-Add / Former QSR Drive-Thru / Sale or Lease
Lufkin (Angelina County), 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:

Pricing: \$795,000

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	1 Mile	3 Miles	5 Miles
Population	2,633	27,089	49,515
Average Household Income	\$58,687	\$60,574	\$66,533
Employees	9,178	24,646	34,105



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

AERIAL

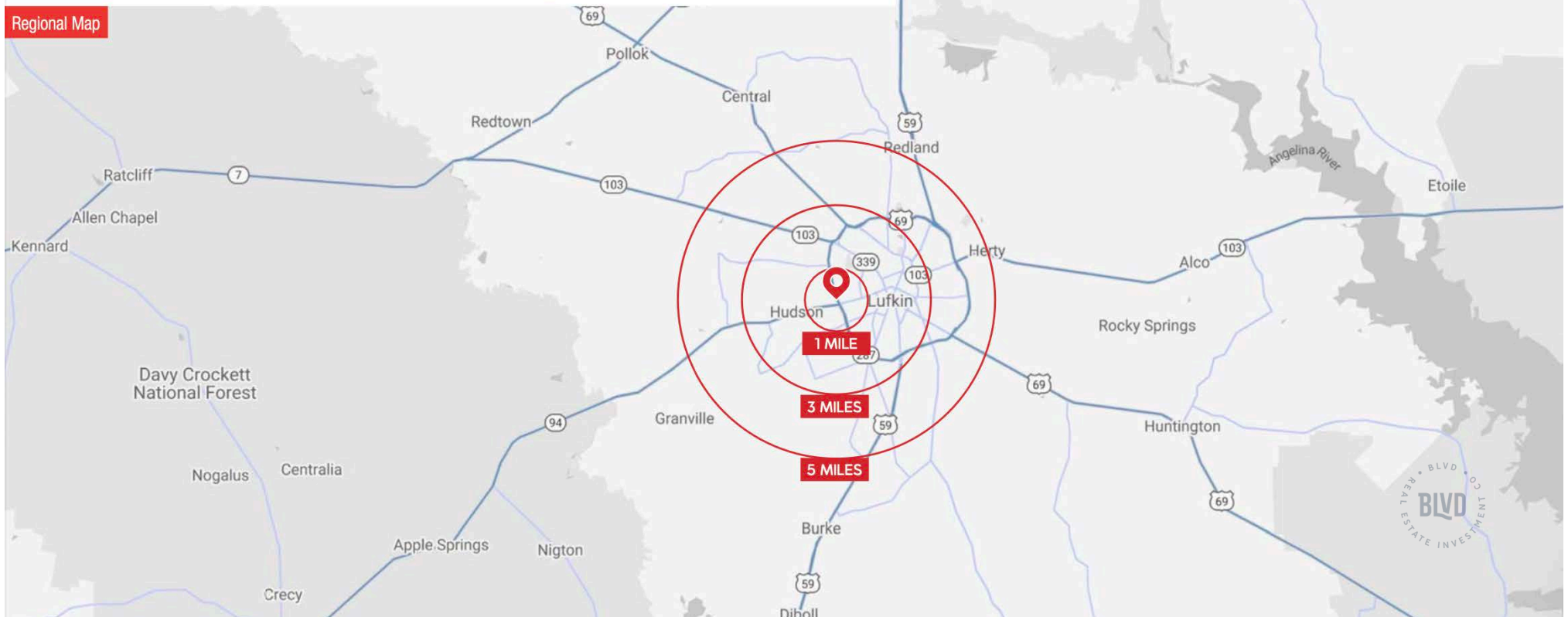
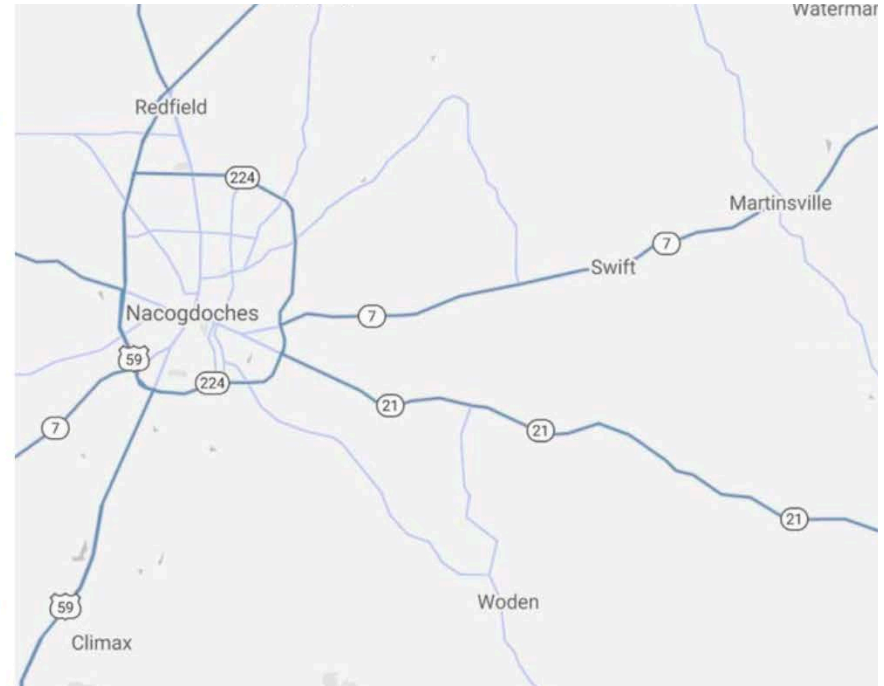
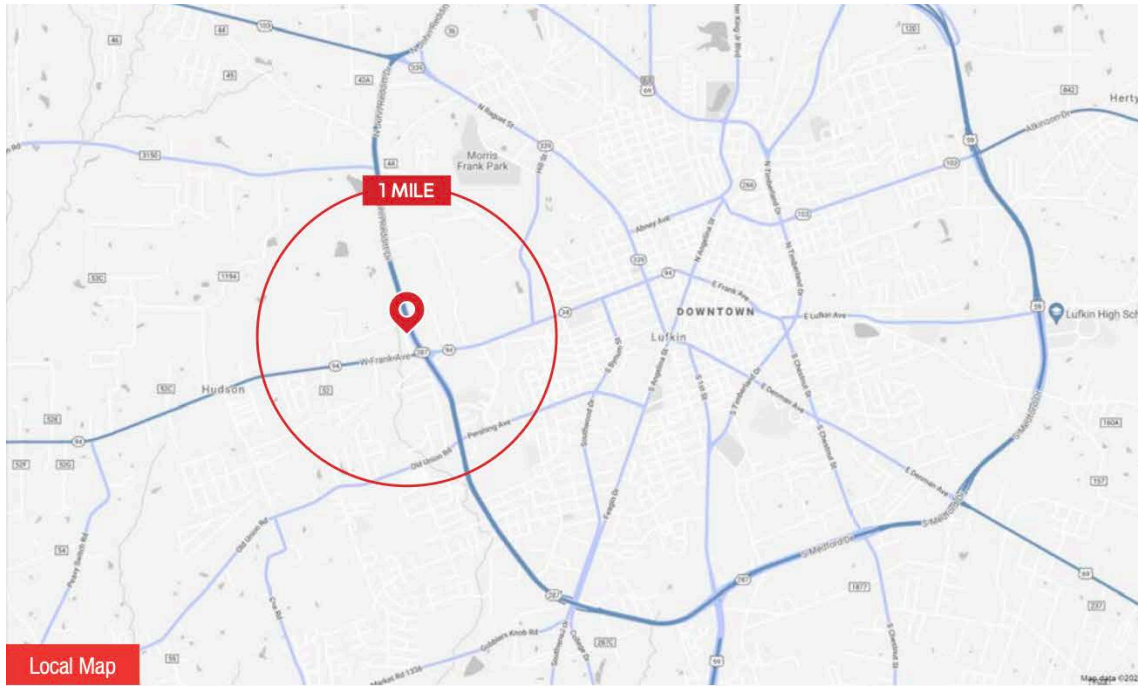




SITE PLAN



LOCATION MAP



TOP EMPLOYERS



Brookshire Brothers



Walmart



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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