



WOODCREST
CAPITAL, LLC

Lufkin Palms

2952 S John Redditt Dr | Lufkin TX

LEASING
(817) 927-0050

Restaurant
Retail
Office
Medical

AVAILABLE
3,000 SF



- 32,092 SF Center
- Angelina County, Texas
- New Façade in 2020
- Excellent Visibility & Access on Loop 287

Type	PSF
NNN's	\$ 3.91
Lease Rates	Call for Rates

Traffic Counts	
S Medford Dr/Loop 287	57,026 VPD
S First St/US-59	46,257 VPD



Demographics	1-mile*	3-mile	5-mile	True Trade Area**
Population	2,708	29,562	43,789	455,814
Households	1,118	11,142	16,102	173,238
Average HH Income	\$84,835	\$66,195	\$65,348	\$79,358

* 1, 3, and 5 mile radius data provided by Placer.ai using the STI: PopStat 2022 dataset

** True Trade Area values reflect the aggregate demographic data of the most prevalent Census Block Groups providing 80% of the actual traffic seen at the center from 3/1/2022-2/28/2023 as calculated by Placer.ai using the STI: PopStats 2022 dataset.

Woodcrest Capital, LLC

3113 South University Drive, Suite 600
Fort Worth, TX 76109

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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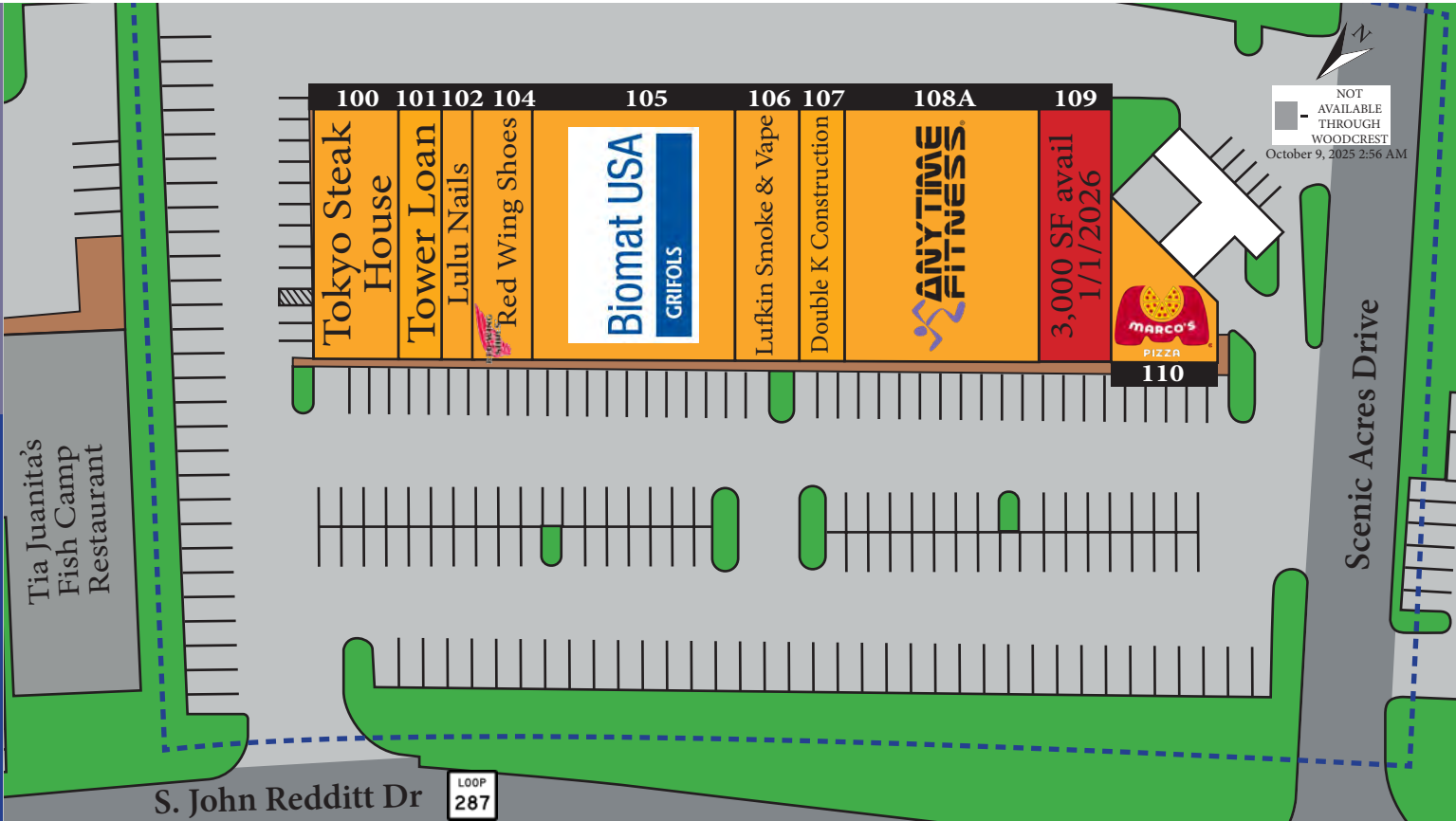
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