

Offering Memorandum
FOR SALE

101 S JOHN REDDITT DR
LUFKIN, TX 75901



Turn-Key Emergency Room Center

partners
medicalcre.com

Our Team



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Investment Summary

Partners is pleased to present 101 S John Redditt Dr for sale. The property is a 8,066 SF turn-key emergency center located less than a mile from Woodland Heights Medical Center and St Luke's Health Hospital. Previously operated by Neighbors ER, this medical office is ideal for a wide variety of medical practices and specialties. This site is ambulance assessable and offers excellent access to both Highway 287 and Highway 94 as well as ample dedicated parking.

Price \$3,000,000

Price Per SF \$371.93

Occupancy Vacant

Lot Size 1.12 AC

Building Size 8,066 SF

Year Built 2016

Parking Ratio 4.63/1000



Property Highlights



Turn-Key Emergency Center

8,066 SF purpose-built emergency room facility previously operated by Neighbors ER — fully built-out with medical infrastructure in place, offering immediate value for an operator seeking a clinical footprint.

Premier Healthcare Corridor

Situated less than one mile from both Woodland Heights Medical Center and St. Luke's Health Hospital, placing this asset at the epicenter of Lufkin's established healthcare infrastructure.

Ambulance-Accessible Site

Designed for emergency care operations with direct ambulance access — a critical infrastructure feature that significantly limits competitive supply and supports a wide range of acute and urgent care uses.

Exceptional Visibility & Connectivity

Dual highway access via Highway 287 and Highway 94 provides strong patient draw from across the region, with ample dedicated parking to support high-volume medical use.

Broad Medical Versatility

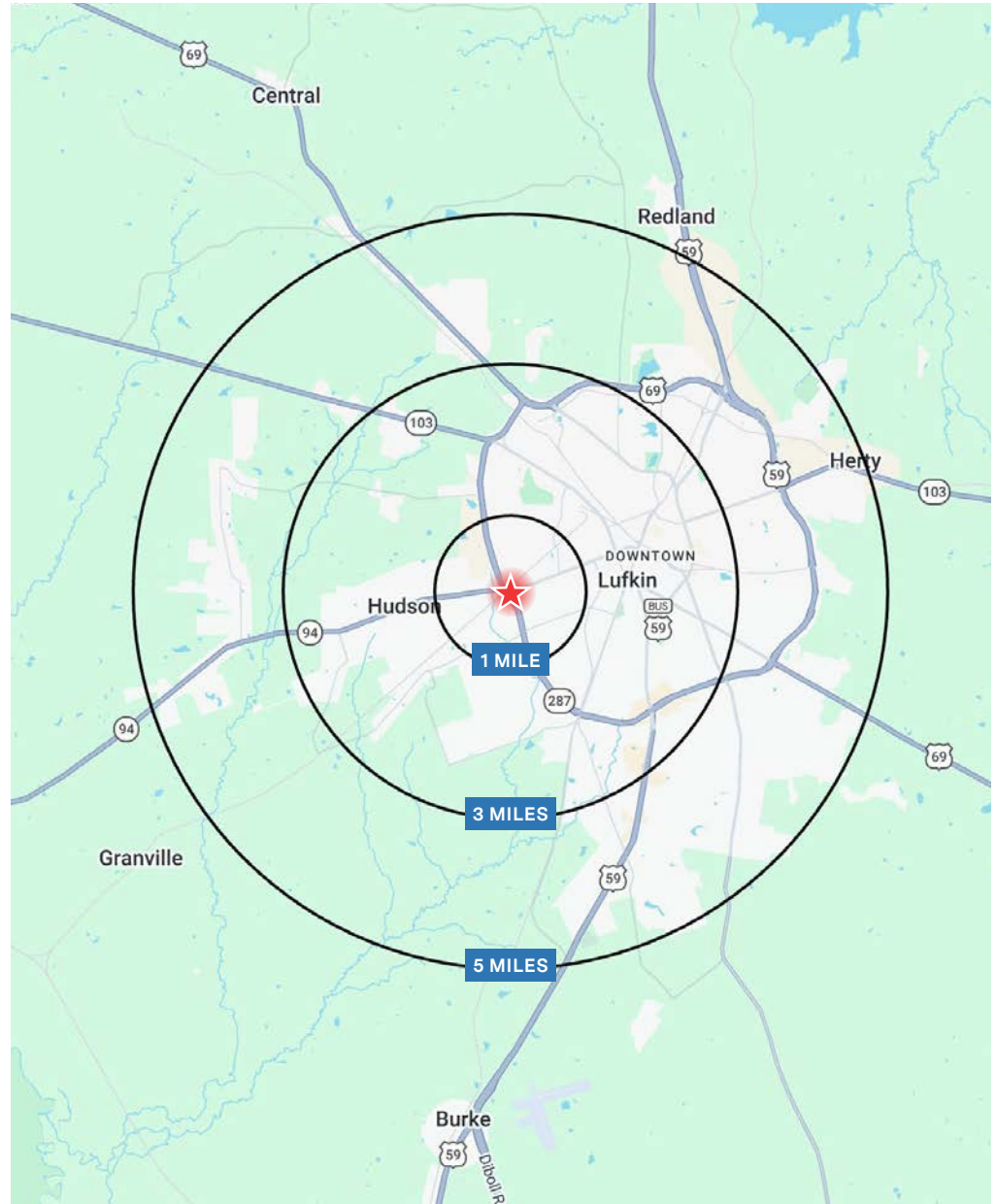
While optimized for emergency and urgent care operations, the existing build-out accommodates a wide variety of medical practices and specialties — from freestanding ERs and urgent care centers to multi-specialty clinics and ambulatory surgery.

Interior Photos

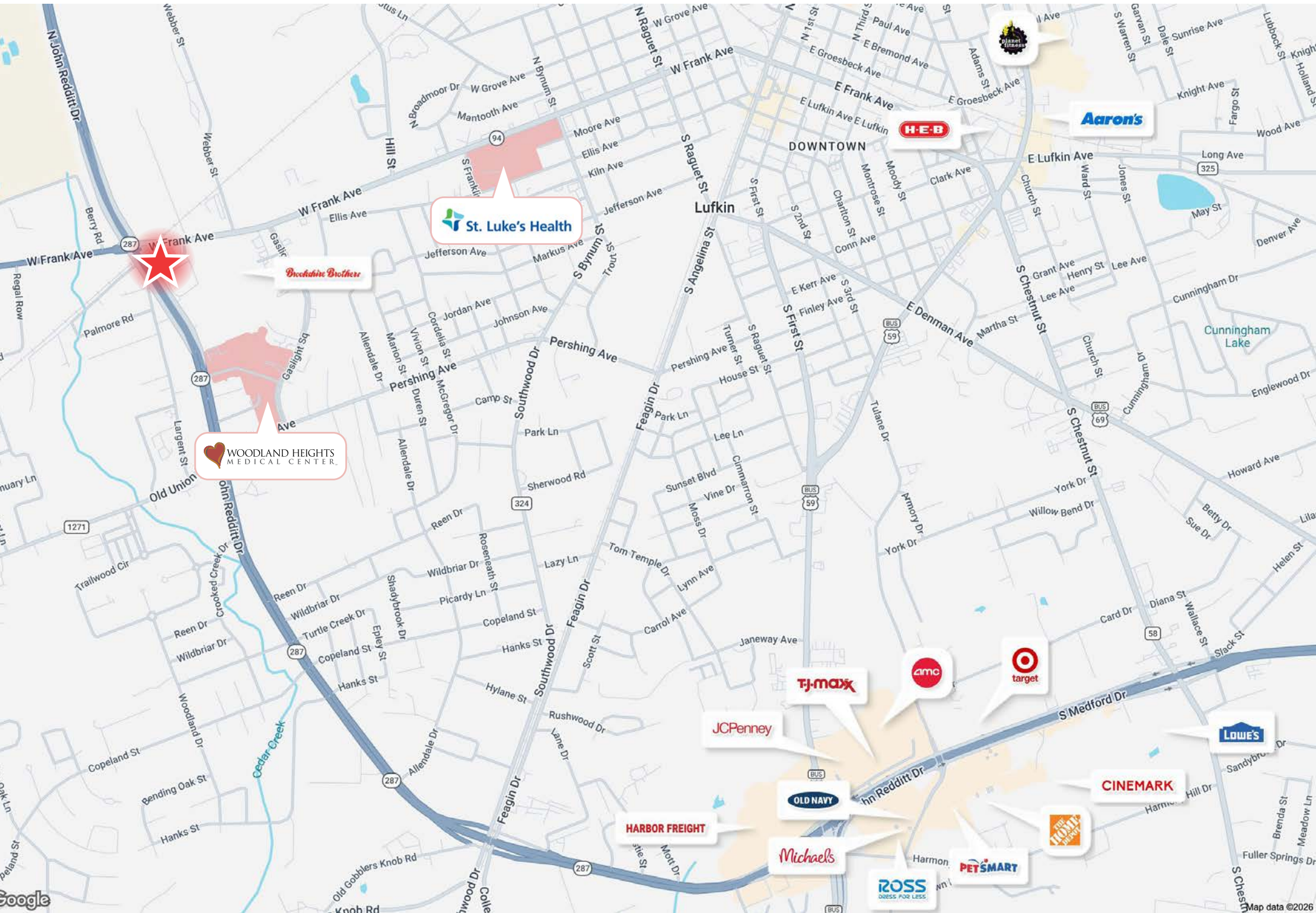


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	3,663	28,114	49,801
2029 Population Projection	3,684	28,400	50,286
Median Age	38.7	37.9	38.2
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	1,429	10,707	18,893
2029 Household Projection	1,436	10,816	19,083
Avg Household Income	\$64,297	\$60,298	\$66,334
Median Household Income	\$52,120	\$46,540	\$51,646
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	9,559	25,650	34,095
Businesses	637	2,505	3,255



Nearby Businesses





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

Information About Brokerage Services

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____