

# for lease

## Garden District Shopping Center

1905 Tulane Drive | Lufkin, TX 75901  
SEC of US-59 & Loop 287

Premier Retail Intersection of Lufkin-Angelina County | 12,000 SF Available for Retail



JASON GAINES

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## property highlights

### Garden District Shopping Center

1905 Tulane Drive | Lufkin, TX 75901

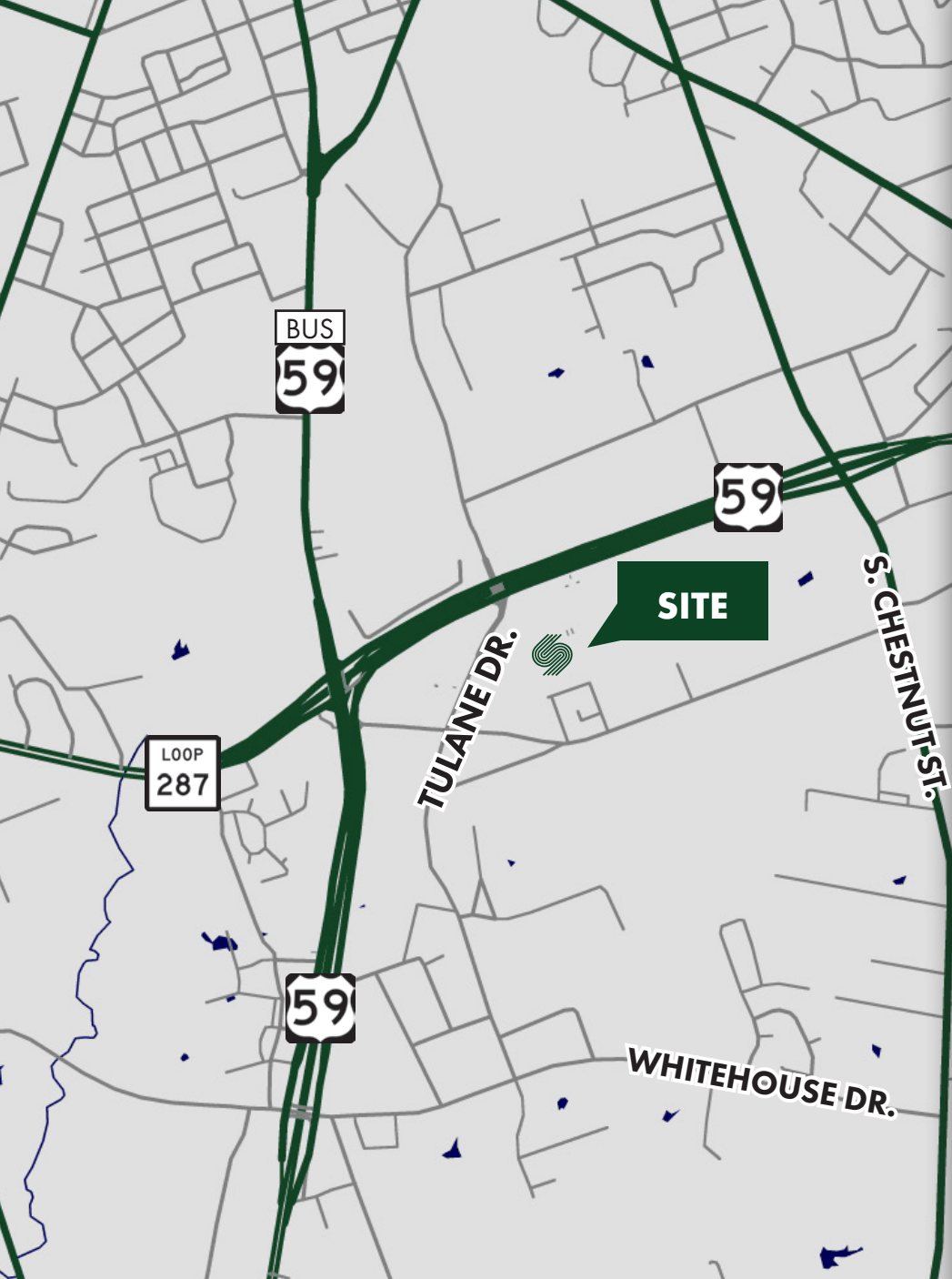
- Regional location convenient to Lufkin Mall and major retail hub on Loop 287 South, featuring Walmart, Target, Home Depot & Lowe's
- Lufkin is the county seat of Angelina County and the regional retail draw serving nearly 450,000 people in the central east Texas region
- Location has a combined total of 56,000+ vehicles per day with in-center retail draws Home Depot and Petsmart

#### Premises

- **Total SF:** 35,848
- **SF Available:** 12,096
- **Bay depth:** 127'
- **Bay width:** 95'
- **Condition:** 2nd generation

**Rent:** \$15 PSF

**2023 NNN Rent:** \$4.77 PSF



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Suite	Tenant	SF
101	Petsmart	18,410
<b>102</b>	<b>AVAILABLE</b>	<b>12,096</b>
103A	Restaurant	3,250
103B	AT&T	3,250
1901	Commercial Bank of Texas	3,675
1817	Marble Slab Creamery	1,000



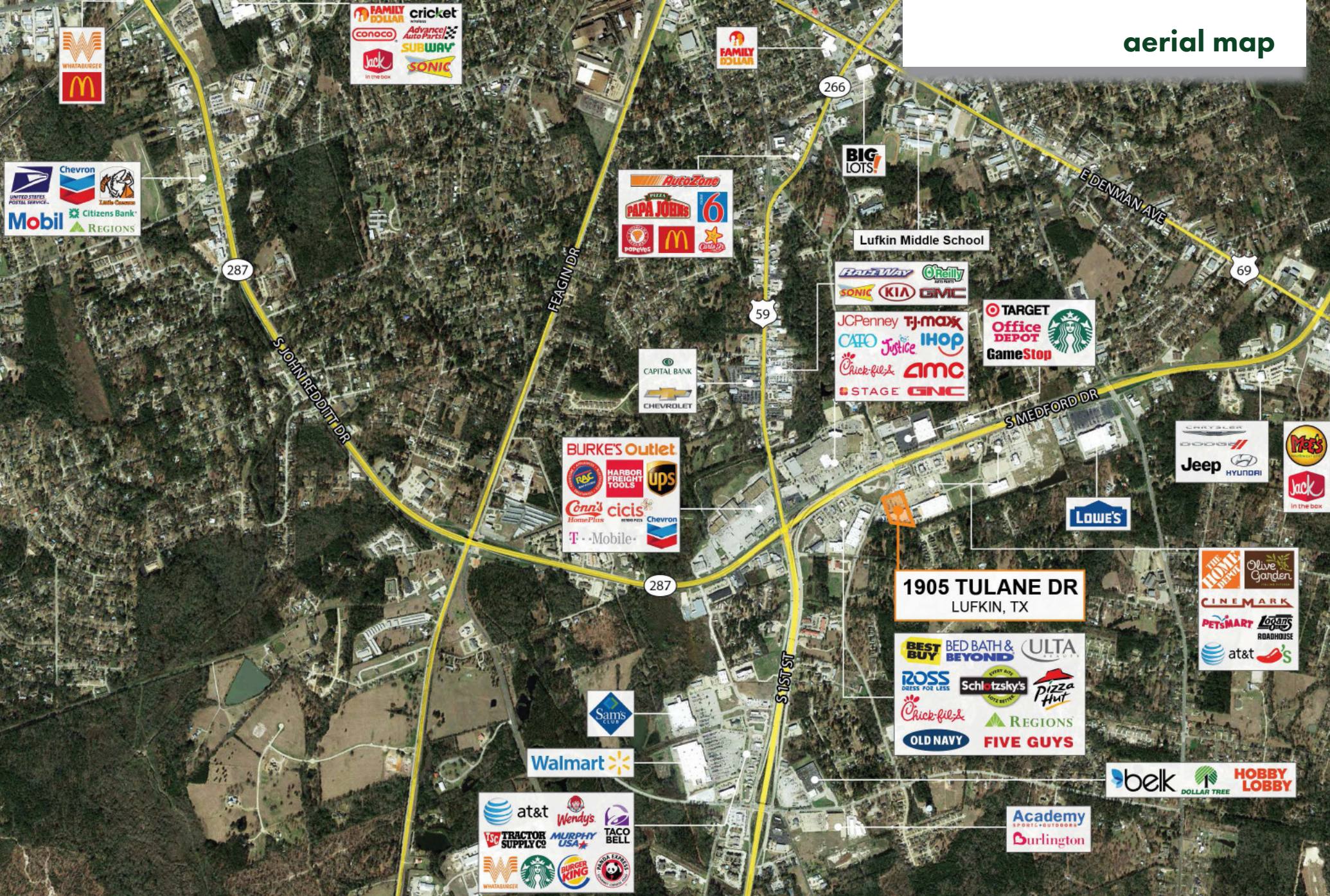
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1905 TULANE DR  
LUFKIN, TX

BEST BUY BED BATH & BEYOND ULTA  
ROSS DRESS FOR LESS Schlotzsky's PIZZA HUT  
Chick-fil-e REGIONS FIVE GUYS  
OLD NAVY

belk DOLLAR TREE HOBBY LOBBY

JASON GAINES

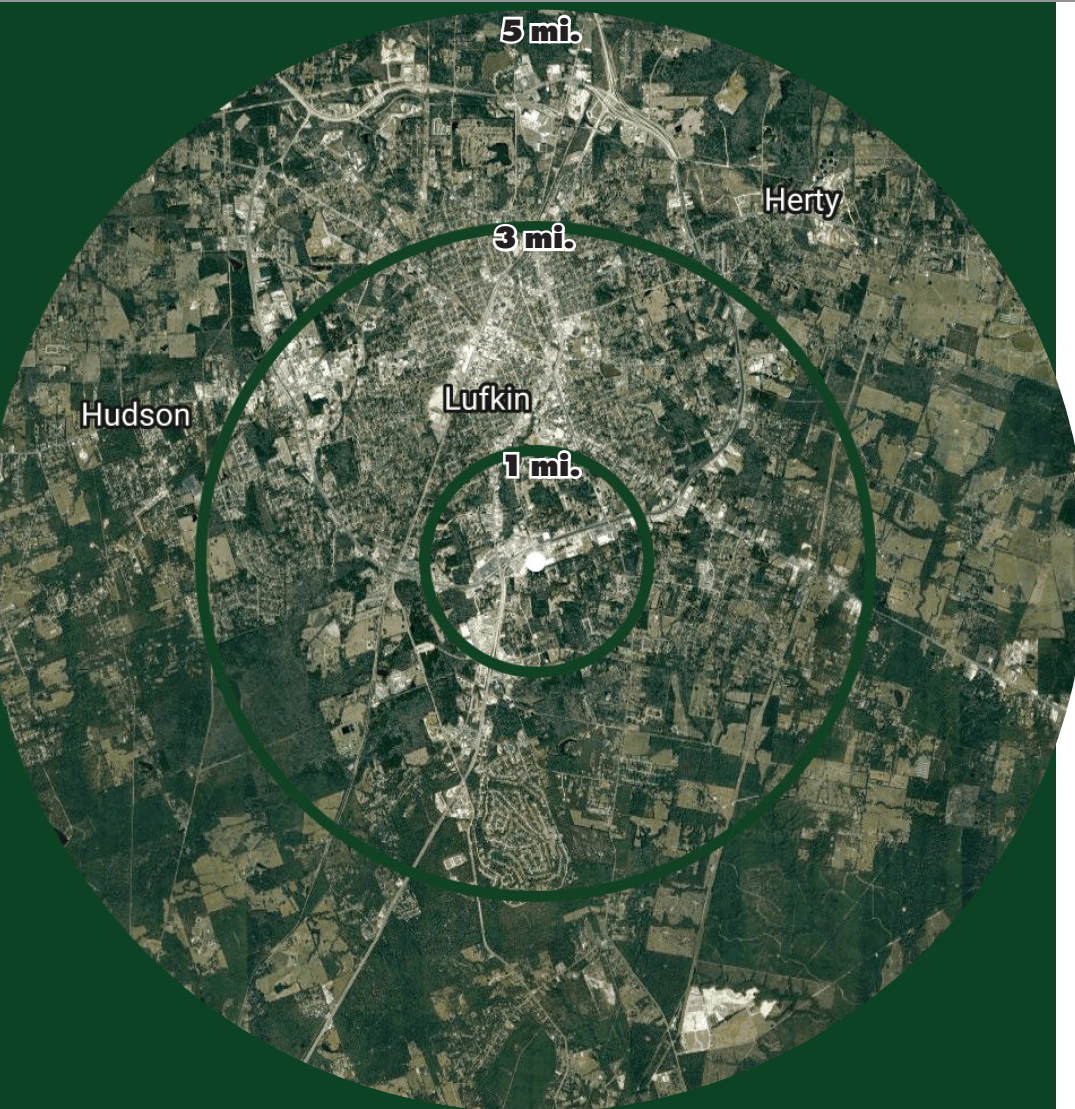
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population	1 mi	3 mi	5 mi
Total Population	29,295	44,825	73,740
Median Age	35.9	35.9	36.6

households	1 mi	3 mi	5 mi
Total Households	11,402	17,192	27,238
Number of Persons Per Household	2.5	2.6	2.6
Est. Average Household Income	\$74,348	\$71,367	\$78,534
Median Home Value	\$127,115	\$124,244	\$121,581

race	1 mi	3 mi	5 mi
White	53.8%	54.2%	61.0%
Black	21.0%	21.1%	16.5%
Asian	2.2%	1.8%	1.3%
American Indian	0.6%	0.7%	0.7%
Other/Two or More	22.2%	22.1%	20.4%

ethnicity	1 mi	3 mi	5 mi
Hispanic	26.7%	26.5%	25.1%

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# Information About Brokerage Services

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

11-2-2015



## 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.

## 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 or subagent by the buyer or buyer's agent.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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