



Chestnut Village

500 S Chestnut Ave
Lufkin, TX

RETAIL FOR LEASE

1,560 SF – 2,804 SF Available



Availability & Property Features



AVAILABILITY

Suite 514

- 2,804 SF
- Availability: Currently Available

Suite 518

- 1,700 SF
- Availability: Currently Available

Suite 539

- 1,560 SF
- Availability: 11/1/25



PROPERTY FEATURES & LOCATION

- Excellent Retail & Office Spaces Available
- Pylon Signage Available
- Multiple Access Points
- Centrally located within Lufkin Market
- Strong Daytime Population
- Lease Rates: Contact Broker



CURRENTLY UNDERGOING RENOVATIONS

- Re-Painted Property, Parking Lot Seal Coated and Re-Striped, Updated Pylon Signage, Upgraded Tenant Signage and Many More planned!
- New Ownership, Leasing and Management Teams



AREA TRAFFIC DRIVERS



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Property Photos



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Mid-level Map



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Shopping Center Analytics & Surrounding Demographics

TOTAL POPULATION				SHOPPING CENTER PERFORMANCE	
				1 MILE	3 MILES
TOTAL POPULATION	6,386	30,788	68,293	VISITS PER YEAR	425,300
TOTAL HOUSEHOLDS	2,244	11,562	25,507	AVERAGE VISIT TIME	35 Minutes
MEDIAN HH INCOME	\$38,352	\$45,823	\$52,095		
DAYTIME EMPLOYEES	6,544	30,270	31,515		

POPULATION BY RACE				DOLLAR GENERAL PERFORMANCE			
				1 MILE	3 MILES	5 MILES	
WHITE	BLACK	2,51	13,786	24,73	VISITS	PER YEAR	196,300
HISPANIC	ORIGIN	4	8,419	4	AVERAGE	VISIT TIME	17 Minutes
TWO OR MORE		1,62	7,897	10,67	VISITS	YoY CHANCE	+6.1%
RACES		4	7,897	1	LOCAL	PERCINTILE	57%
		2,60		10,82	RANK	TEXAS	73%
		9		9	PERCENTILE RANK		
		2,09		10,92			
		5		8			
Source: CoStar				Source: Placer.ai			



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Information About Brokerage Services

11/2/2015

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

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.

<u>American Real Estate, ERA Powered</u>	<u>9001036</u>	<u>Lufkin@americanrealestate.com</u>	<u>(936)632-7000</u>
Licensed Broker (Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Jaime Hensley</u>	<u>517060</u>	<u>Lufkin@americanrealestate.com</u>	<u>(936)632-7000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jaime Hensley</u>	<u>517060</u>	<u>Lufkin@americanrealestate.com</u>	<u>(936)632-7000</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Tami Jones</u>	<u>668611</u>	<u>tami@americanrealestate.com</u>	<u>(936)366-4882</u>
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

TAR-2501

ABS 1-0 Date

American Real Estate, 3313 S. John Redditt Dr., Lufkin, TX 75904

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