

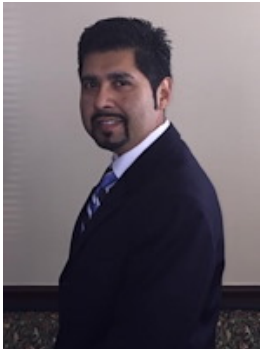
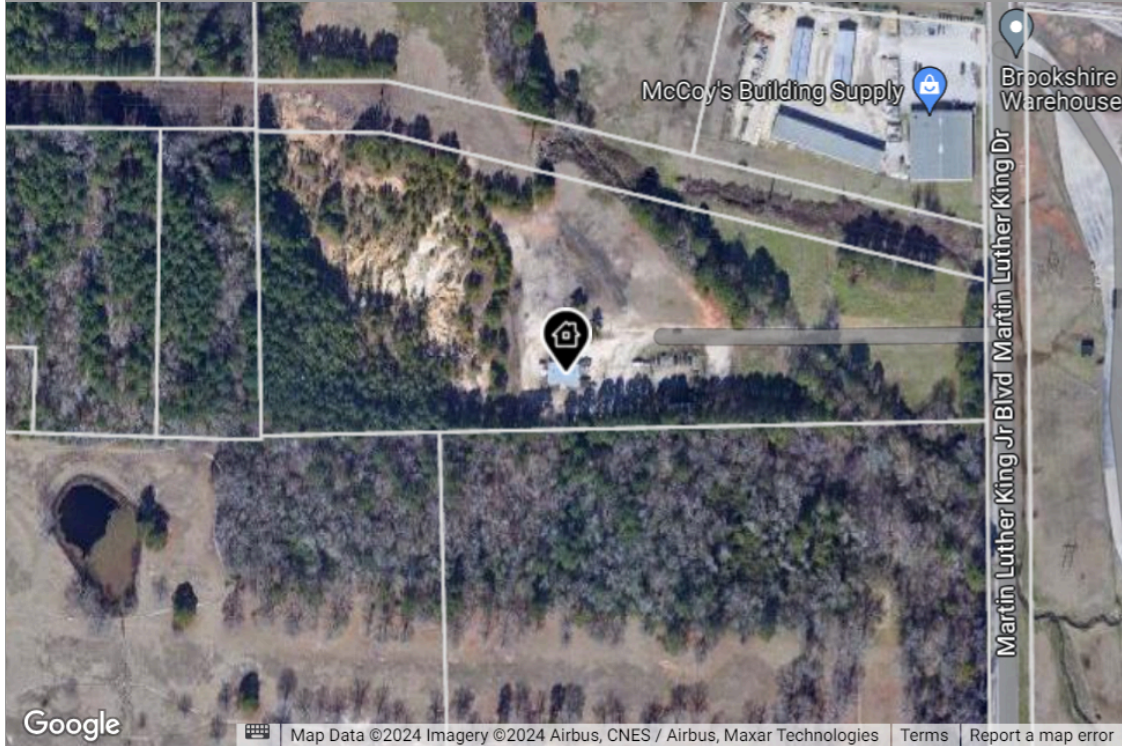


RPR[®]

**REALTORS
PROPERTY
RESOURCE**

PROPERTY REPORT

2509 Martin Luther King Jr Blvd, Lufkin, TX 75904



Presented by

Gilbert Padilla | **Broker** | GRI, CPM

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Texas Appraisal License: 0418600

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TGA Realty

1402 Cheshire Lane

Houston, TX 77018

2509 Martin Luther King Jr Blvd, Lufkin, TX 75904

Off Market

- * Sold Date: 9/6/2017
- * Public Record

Property Facts

	Public Facts	Listing Facts
Property Type	Commercial	-
Property Subtype	Commercial (General)	-
Number of Units	0	-
Building Area (sq ft)	2,400	-
Lot Size	14.6 acres	-
Lot Dimensions	14.601 AC	-
Year Built	1982	-
Roofing	Metal	-
Garage (spaces)	0	-
Foundation	Slab	-
Exterior Walls	Other	-

Extended Property Facts

Interior Details

Floor Cover	Concrete
Canopy/Awning	200 sq ft

Exterior Details

Lot Size - Square Feet	636,020 sq ft
Lot Size - Acres	14.60 acres
Neighborhood Code	SLU

Other Details

Shed	192
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This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Public Facts

Owner Information

Owner Name (Public)	LILIA BERNICE PADILLA
Time Owned	7
Mailing Address	9907 Indian Rill Ct Tomball TX 77375-1433
Contact Title	OWNER
Contact Name	LILIA BERNICE PADILLA

Legal Description

Parcel Number	0049-380-054-000-00
Tax ID	22296
County	Angelina County
City/Municipality/Township	CITY OF LUFKIN
Census Tract	480050005.002058
Abbreviated Description	CITY/MUNI/TWP:CITY OF LUFKIN ABS 0049 BARELA ANASTACIO,TRACT 54,ACRES 14.601
FIPS Parcel Number	480050049-380-054-000-00
General Use	Commercial (General)
Overall Use	GENERAL COMMERCIAL
Current Use	Commercial (General)

Assessed Values

Date	Improvements	Land	Total	Tax
2024	\$21,700	\$763,220	\$784,920	-
2023	\$21,890	\$763,220	\$785,110	\$15,602
2022	\$21,810	\$44,480	\$66,290	\$1,510
2021	\$20,170	\$44,480	\$64,650	\$1,542
2020	\$20,280	\$56,830	\$77,110	-
2019	\$17,760	\$56,830	\$74,590	-
2018	\$17,760	\$56,830	\$74,590	\$1
2017	\$17,760	\$56,830	\$74,590	\$0
2016	\$5,000	\$56,830	\$61,830	-
2015	\$5,000	\$56,830	\$61,830	-
2014	\$5,000	\$56,830	\$61,830	-
2013	\$18,290	\$56,830	\$75,120	-
2012	\$18,290	\$56,830	\$75,120	\$1,763
2011	\$17,760	\$56,830	\$74,590	-
2010	\$17,760	\$56,830	\$74,590	-
2009	\$17,760	\$43,803	\$61,563	-
2008	\$17,760	\$29,200	\$46,960	-

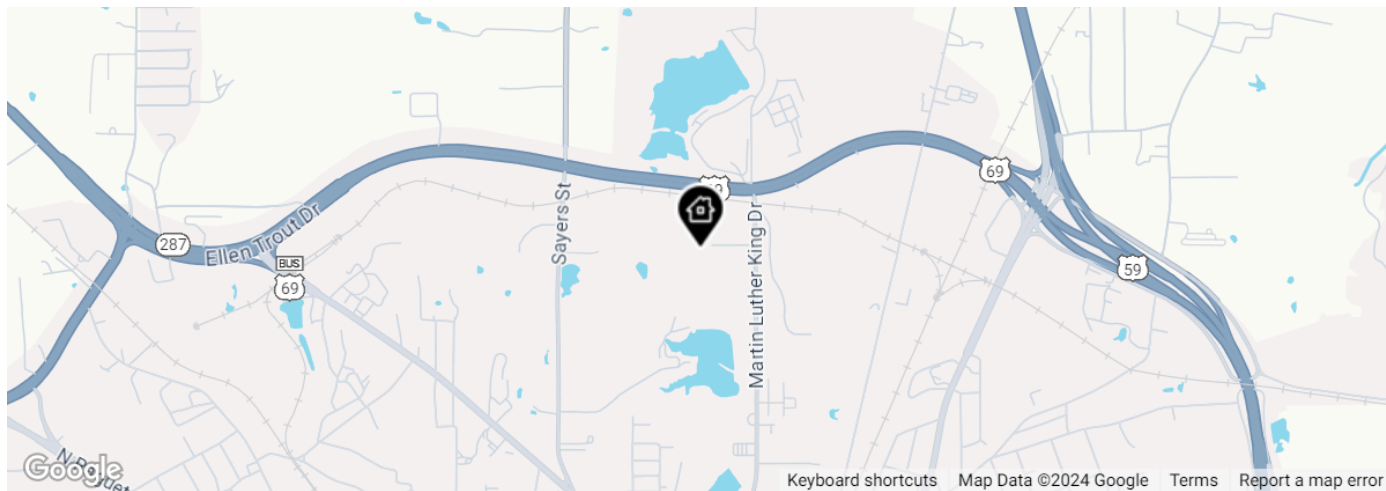
Deed Records

Recording Date	8/27/2024	9/6/2017
Document Type	Quit Claim Deed (non-arm's length)	Vendor's Lien
Buyer Name	LILIA BERNICE PADILLA	GUILLERMO HERNANDEZ, LILIA PADILLA
Buyer ID	Individual(s)	Individual(s)
Seller Name	GUILLERMO HERNANDEZ	R L LEHMAN JR, MAE LEHMAN
Seller ID	Individual(s)	Individual(s)
Document #	2024-449334	2017-00356626
Contract Date	7/17/2024	9/1/2017

Financial Details

Adjusted Prop. Value	\$784,920
Default History	NO DEFAULTS IN AVAILABLE RECORDS
New Applicant Underwriting Score	127
Property Use Reliability Score	127
Property Use Risk Score	C
Financial Risk Score	127
Local Area Credit Risk Score	F
Special Risk Characteristics	NO SPECIAL RISK FEATURES

Maps



Legend: Subject Property



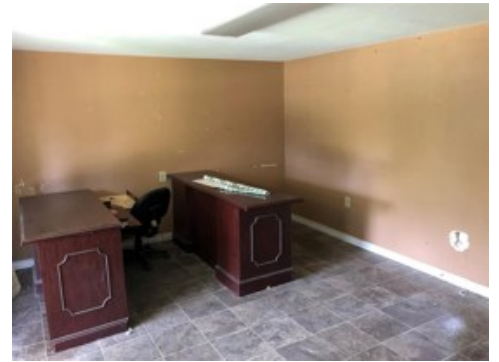
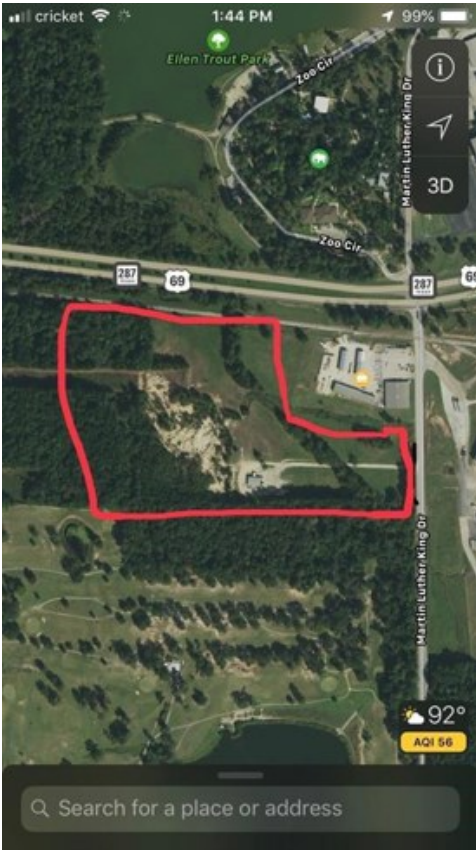
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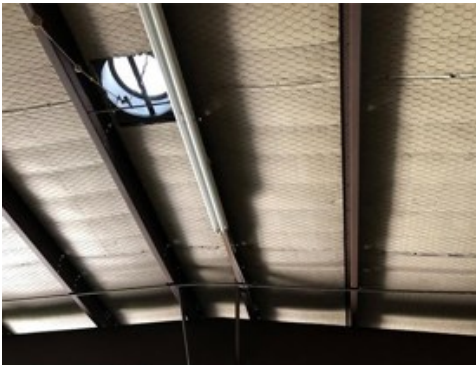


Legend: Subject Property

Historical Photos









Traffic Counts



Daily Traffic Counts:
▲ Up 6,000 / day
▲ 6,001 – 15,000
▲ 15,001 – 30,000
▲ 30,001 – 50,000
▲ 50,001 – 100,000
▲ Over 100,000 / day

1
14,547

2023 Est. daily traffic counts

Street: **Ellen Trout Drive**
 Cross: **Fake Ellen Trout Dr**
 Cross Dir: **SE**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2021	▲ 13,907	AADT
2020	▲ 15,215	AADT
2019	▲ 14,434	AADT
2018	▲ 13,018	AADT

2
14,547

2023 Est. daily traffic counts

Street: **Ellen Trout Drive**
 Cross: **Fake Ellen Trout Dr**
 Cross Dir: **SE**
 Dist: **0.06 miles**

Historical counts

Year	Count	Type
2020	▲ 13,292	AADT
2019	▲ 10,484	AADT

3
1,950

2023 Est. daily traffic counts

Street: **Sayers St**
 Cross: **Fm 2251**
 Cross Dir: **N**
 Dist: **0.18 miles**

Historical counts

Year	Count	Type
2021	▲ 1,861	AADT
2020	▲ 1,879	AADT
2019	▲ 2,198	AADT
2018	▲ 1,882	AADT
2002	▲ 2,100	AADT

4
3,251

2023 Est. daily traffic counts

Street: **Farm-to-Market Road 2251**
 Cross: **Sayers St**
 Cross Dir: **S**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2021	▲ 3,412	AADT
2020	▲ 3,117	AADT
2019	▲ 3,284	AADT
2018	▲ 3,002	AADT
2002	▲ 2,900	AADT

5
1,072

2023 Est. daily traffic counts

Street: **Spence St**
 Cross: **United States Hwy 59**
 Cross Dir: **N**
 Dist: **0.59 miles**

Historical counts

Year	Count	Type
2021	▲ 1,007	AADT
2020	▲ 1,053	AADT
2019	▲ 1,184	AADT
2018	▲ 1,070	AADT
2002	▲ 1,850	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

