



510 & 514 N Brentwood Drive | Lufkin, Texas 75904



PROPERTY HIGHLIGHTS

- Prime commercial development opportunity along US 59 near US 287 (S John Reddit Drive)
- Pad Sites with commercial zoning, full utilities, off-site detention, and ready for construction
- Power Center anchored by Sams' Club, Walmart, Tractor Supply, and national brands like Starbucks, Raising Canes, McAllister's, Outback, AT&T, Panda, along with medical services and hospitality.
- US 59 is primary route between Houston and East Texas and Louisiana
- Situated in major retail corridor near Lufkin Mall, PetSmart, The Home Depot, Hobby Lobby, and Academy
- 0.95 AC pad site can be purchased or divided into two smaller pads, up to 6,000 SF building size
- Excellent exposure and visibility from major highway and regional connector road



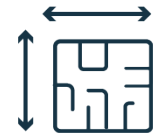
ASKING PRICE

\$821,541



PRICE/SF

\$20/SF



LAND SIZE

0.94 AC

(Divisible to 0.39
AC & 0.55 AC)

LESLIE'S SWIMMING POOL SUPPLIES
dd's DISCOUNTS
BEALLS **HARBOR FREIGHT**
 QUALITY TOOLS LOWEST PRICES

Lufkin Mall
 Bath & Body Works **BOOT BARN**
 AMERICAN EAGLE OUTFITTERS **JCPenney**
ZALES **VICTORIA'S SECRET** **TJ-maxx**

TARGET **ihop** **Office DEPOT**
 What you need. What you need to know.
ULTA **Schlotzsky's** **Chick-fil-A** **SMOOTHIE KING**
crumbl cookies **Michaels** **OLD NAVY**
popshelf **THE HOME DEPOT** **SHOE CARNIVAL**
PETSMART







PROPERTY INFORMATION

Size	0.94 Acres (divisible to 0.39 AC and 0.55 AC)
Legal Description	3A274 Brentwood Crossing 1X LOT 17 BLK 1 LOT 11
ID Number	Angelina CAD 152168
Access	Ingress/Egress via Brentwood Drive
Frontage	Visible from US 59 Frontage Road
Zoning	Commercial District
Utilities	Electric: Available Water: City of Lufkin Sewer: City of Lufkin Telephone: Various Gas: Available
Flood Plain	None
Traffic Counts:	US 59 - 34,843 (AADT 2023) Whitehouse Drive - 6,174 (AADT 2023)



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

9K

HOUSEHOLD
INCOME

\$102K

CONSUMER
SPENDING

\$105K

3 MILE

ESTIMATED
POPULATION

49K

HOUSEHOLD
INCOME

\$100K

CONSUMER
SPENDING

\$606K

5 MILE

ESTIMATED
POPULATION

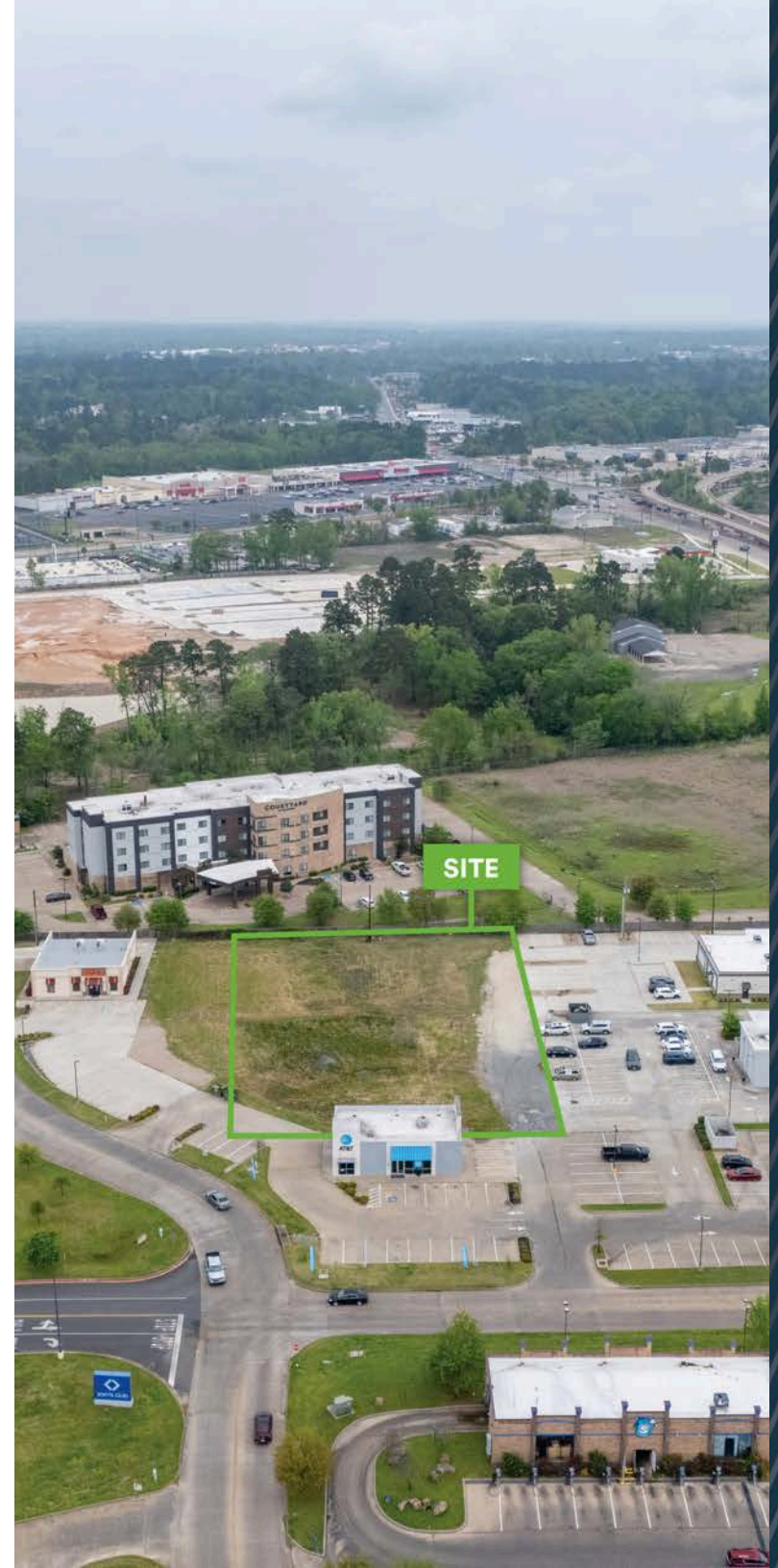
105K

HOUSEHOLD
INCOME

\$81K

CONSUMER
SPENDING

\$1.16M



TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

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.

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. **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.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary
Assumed Business Name

532457

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Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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SITE

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