



SITE

BUILD-TO-SUIT OR GROUND LEASE

Walmart Shadow Anchored Pad

SWQ S First St & Whitehouse Dr | Lufkin, TX 75904



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BUILD-TO-SUIT OR GROUND LEASE

0.92± AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- 0.92± AC pad ideally positioned adjacent to Walmart Super Center, Cracker Barrel, and Burger King in the established East Texas market of Lufkin.
- The tract fronts Hwy 59 (29,955 AADT) and is perfectly suited, for automotive, QSR and medical users.
- The intersection of Hwy 59 and Whitehouse Dr. is a major retail corridor for this market with surrounding retailers including, Sam's Club, Academy, Burlington, Hobby Lobby, Belk, Cavender's, Raising Cane's, Whataburger, Starbucks and many more.

JOIN THESE RETAILERS



Property Survey

SWQ S First St & Whitehouse Dr | Lufkin, TX 75904



CERTIFICATE OF OWNERSHIP

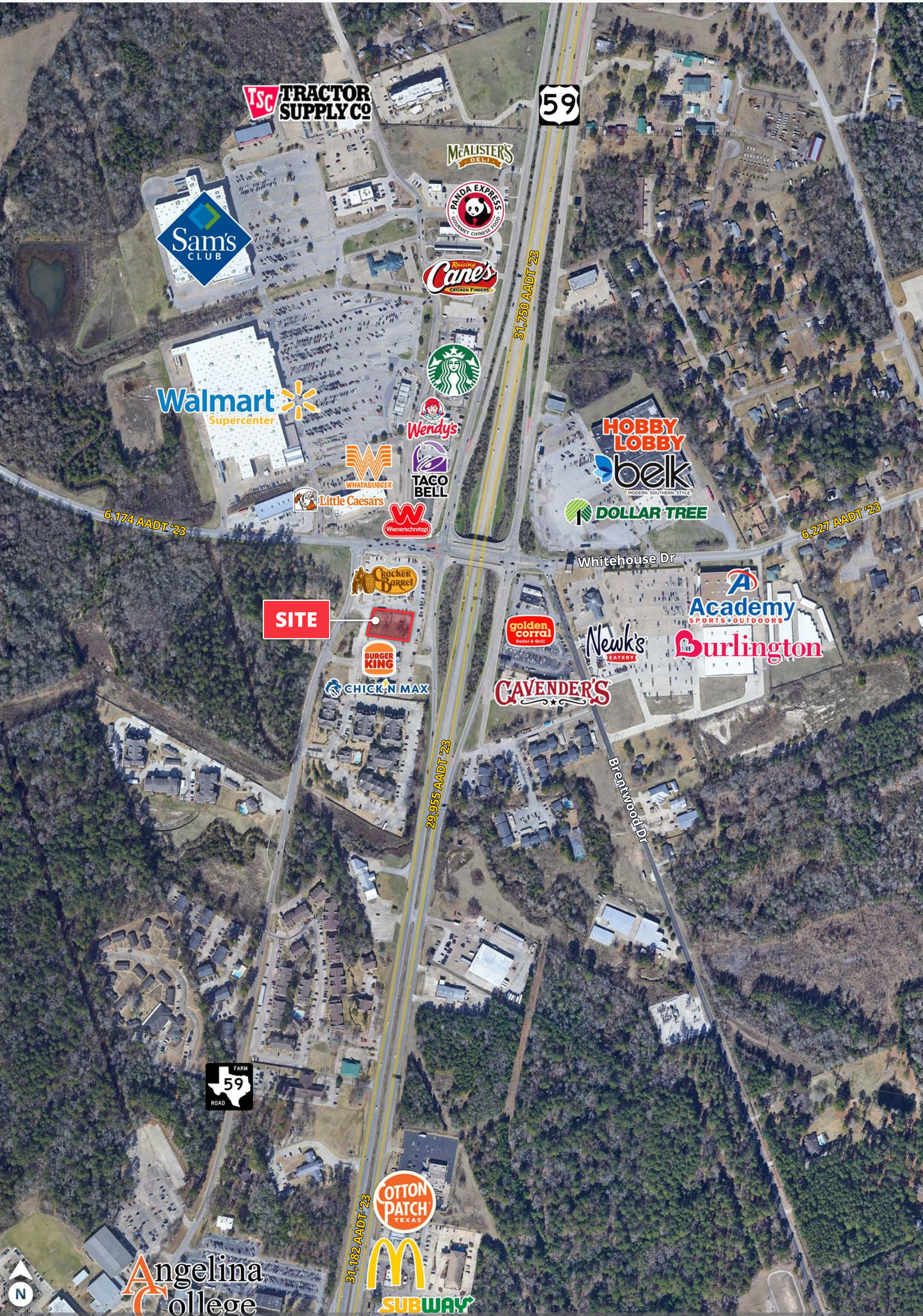
WHEREAS, MR Development #3 LTD, is the Owner of all that certain interest, more or less, being and situated in Angelina County, Texas, within the 22ND ANTILOG SURVEY, ABSTRACT NO. 24, being all that certain Lot One and Three of Town South Center 2, recorded in the JOSE, ANTONIO LONGORIA SURVEY, ABSTRACT NO. 24, in Angelina County, Texas, being out of and a part of that certain 8,402 acre tract which was conveyed from the McCall to W. D. Thomas, Jr., et al, by deed dated October 14, 1990 and recorded in Volume 249, page 644, of the Deed Records of Angelina County, Texas, also being out of and a part of that certain 10,000 acre tract which was conveyed from Dr. G. D. McColl, et al, to Dr. W. D. Thomas, et al, by deed dated July 22, 1972 and recorded in Volume 383, page 231 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and being described by metes and bounds as follows:
 Beginning at on 3/4" iron pipe located on the western right-of-way of US Hwy. 59 (variable width right-of-way) and the southern mirrored right-of-way of Whitehouse Drive (variable width right-of-way) thereon along the western right-of-way of US Hwy. 59, S 03°-25'-28" W for 53.43 feet to an 1/2" iron pipe;
 Thence S 06°-56'-19" W for 289.92 feet to an 3/4" iron pipe;
 Thence having said right-of-way along the common line of Generalist Properties, Inc. (Instrument #2010-0029424), N 86°-47'-02" W for 364.84 feet to an 5/8" iron rod located on the western right-of-way of Daniel McCall Drive (variable width right-of-way);
 Thence along said right-of-way, N 25°-39'-16" E for 136.99 feet to an 3/4" iron pipe;
 Thence N 11°-58'-42" E for 83.28 feet to an 3/4" iron rod;
 Thence N 03°-48'-35" E for 58.19 feet to an 3/4" iron pipe;
 Thence N 00°-51'-03" E for 88.30 feet to an 3/4" iron pipe;
 Thence along the mirrored right-of-way of Whitehouse Drive, N 45°-12'-34" E for 35.26 feet to an 3/4" iron pipe;
 Thence along the southern right-of-way of Whitehouse Drive, S 89°-15'-19" E for 114.35 feet to an 1/2" iron pipe;
 Thence S 89°-22'-48" E for 82.41 feet to a R/W Disk;
 Thence S 89°-22'-48" E for 47.41 feet to a R/W Disk;
 Thence along the southern mirrored right-of-way of Whitehouse Drive, S 43°-39'-40" E for 87.99 feet to the Point of Beginning.
 Said tract contains 2,800 acres (12,972 sq. ft.), more or less.

BASIS OF BEARINGS
 BEARINGS BASED ON GPS "RTK" OBSERVATION OF ANGELINA COUNTY MONUMENTS "28" AND "13" NAD 83

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
 That MR Development #3 LTD, do hereby adopt this plat designating the herein above described property as Town South Center 2 Subdivision No. 2, in addition to the City of Lufkin, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and ways shown thereon. The streets and ways are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated or designated, for the public use forever, or other improvements or dedications. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that incidental improvements may be placed in landscape easements. If approved by the City of Lufkin, in addition, Utility Easements may also be used for the installation and placement of public utilities desiring to use or using the same. The easement under the use to particular utilities, shall have the public utilities being subordinate to the Public's and City of Lufkin's easement. The City of Lufkin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or operation of their respective systems in said easements. The City of Lufkin and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, repairing, maintaining, reeling, meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

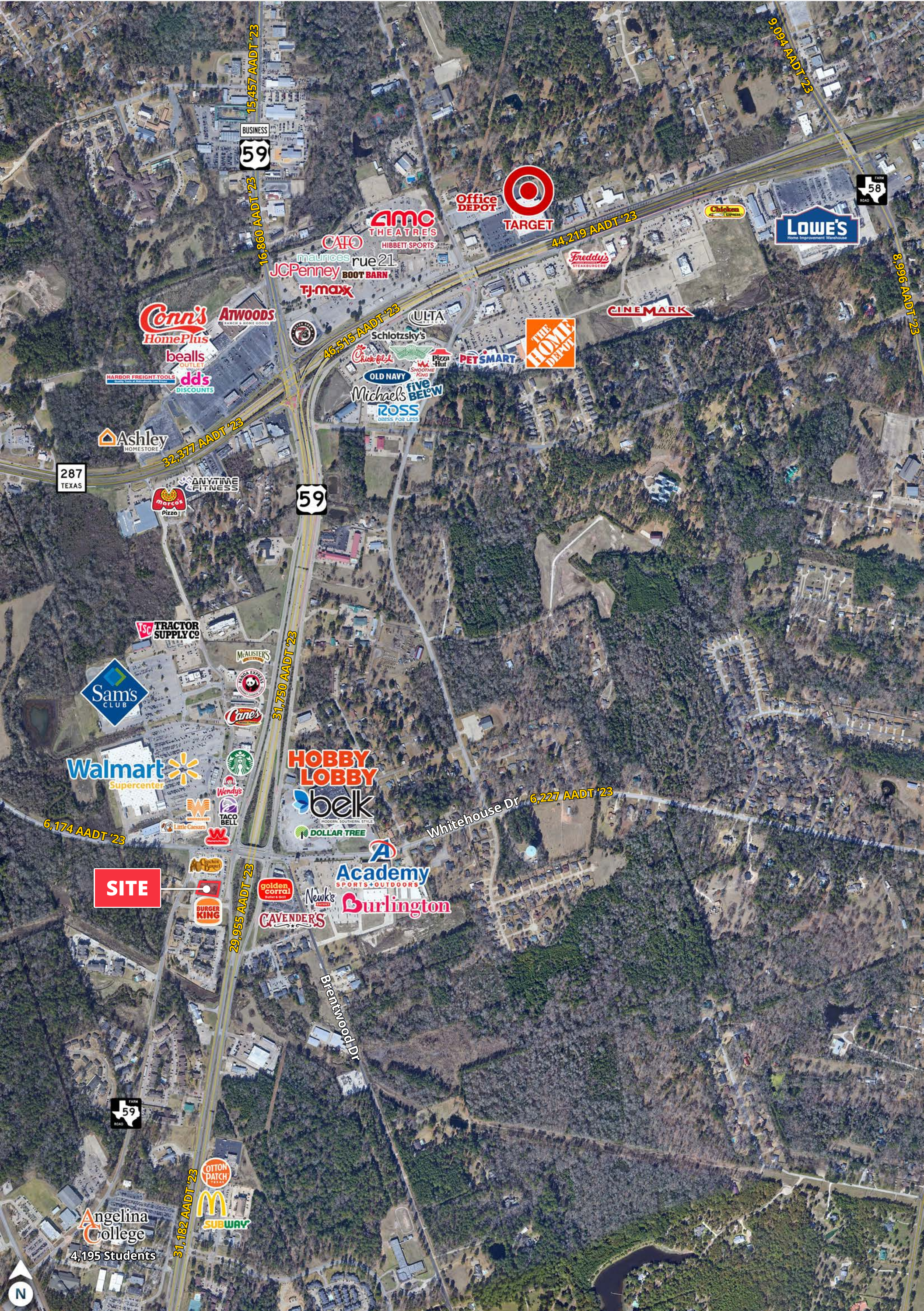
Witness my hand at Lufkin, Texas this 22 day of April, 2014.
[Signature] (Printed)
 Authorized Representative (Printed)
 of MR Development #3
[Signature] (Printed)
 Authorized Representative (Printed)
 of MR Development #3

FREELAND
 SURVEYORS • ENGINEERS
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE, TEXAS 75902
 TEL. (864) 271-4924 FAX (864) 233-1111
 www.freeland-associates.com



US-59 & US-287

Lufkin, TX





Lufkin Mall
AMERICAN EAGLE OUTFITTERS
TJ-maxx
AMC THEATRES
GNC
JCPenney
VICTORIA'S SECRET
CAFO
SHOE DEPT.

BEST BUY
ROSS DRESS FOR LESS
THE HOME DEPOT
OLD NAVY
PET SMART
MATTRESS ONE
Pizza Hut
FIVE GUYS
TRUCKEE
WALMART
WALMART SUPERCENTER
WALMART
WALMART

Academy Sports & Outdoors
belk
Curlington
golden corral
HOBBY LOBBY
CAVENDER'S
Neck's
DOLLAR TREE

CINEMARK THEATRE
Cheddar's
Fuzzy's
Chicken Express
OLIVE GARDEN
BUFFALO WILD WINGS

SITE

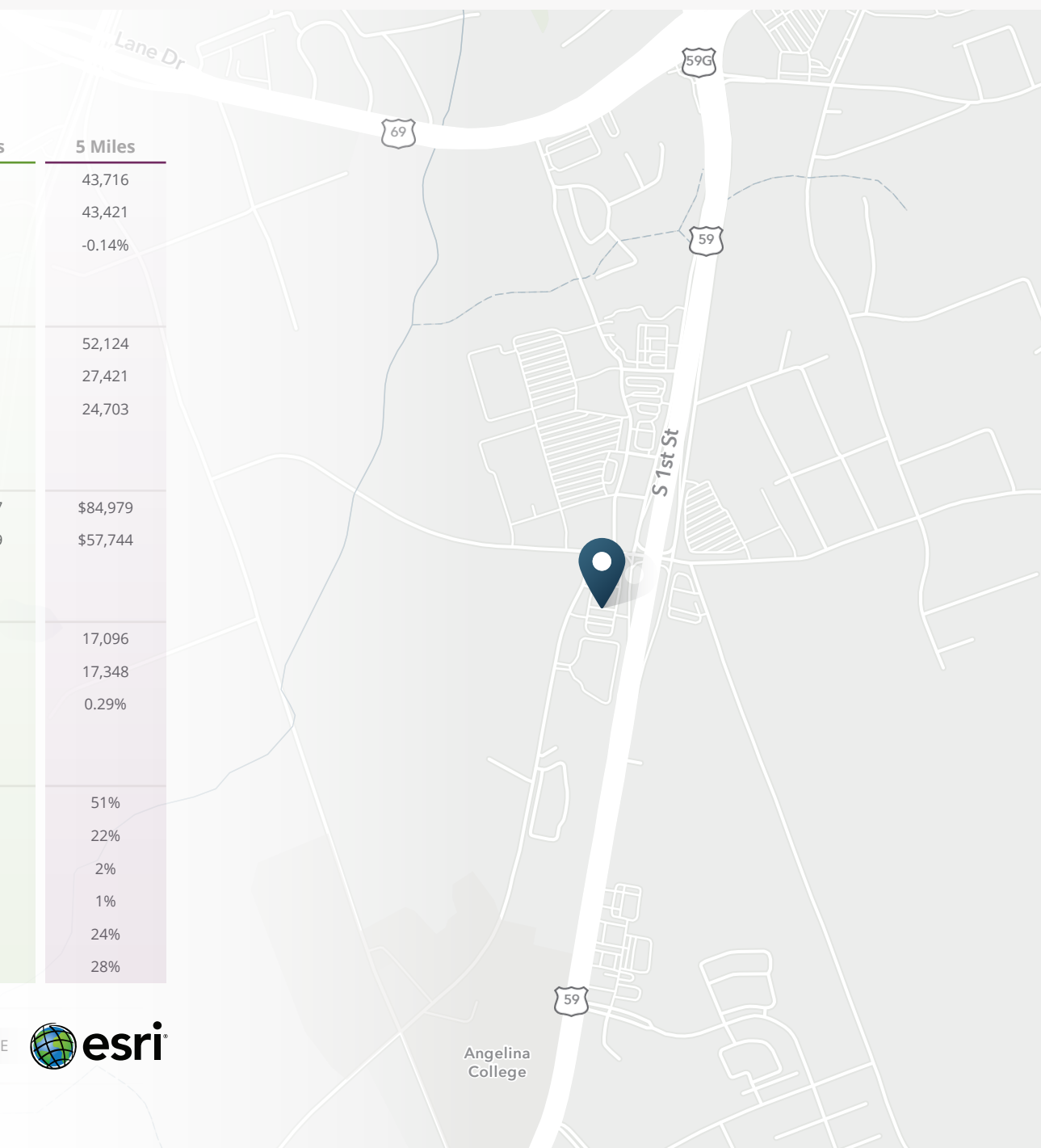


DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2024 Estimated Population	2,370	23,255	43,716
2029 Projected Population	2,364	23,120	43,421
Proj. Annual Growth 2024 to 2029	-0.05%	-0.12%	-0.14%
Daytime Population			
2024 Daytime Population	4,026	31,516	52,124
Workers	2,805	18,854	27,421
Residents	1,221	12,662	24,703
Income			
2024 Est. Average Household Income	\$88,685	\$94,777	\$84,979
2024 Est. Median Household Income	\$60,150	\$63,299	\$57,744
Households & Growth			
2024 Estimated Households	1,239	9,490	17,096
2029 Estimated Households	1,263	9,626	17,348
Proj. Annual Growth 2024 to 2029	0.38%	0.28%	0.29%
Race & Ethnicity			
2024 Est. White	59%	57%	51%
2024 Est. Black or African American	19%	19%	22%
2024 Est. Asian or Pacific Islander	4%	3%	2%
2024 Est. American Indian or Native Alaskan	0%	1%	1%
2024 Est. Other Races	18%	20%	24%
2024 Est. Hispanic (Any Race)	18%	23%	28%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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:
 - 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Brad Gibbs	611900	brad.gibbs@srsre.com	214.560.3238	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Brad Gibbs

214.560.3238
brad.gibbs@srsre.com

Jack Dawson

214.560.3269
jack.dawson@srsre.com

SRSRE.COM

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