



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE 1.05 ACRES ON TULANE DRIVE

Lot 2 - Tulane Crossing | Lufkin, Texas 75901



PROPERTY HIGHLIGHTS

- Prime commercial development opportunity along US 59 near US 287 (S John Redditt Drive)
- Approx. 185' of frontage on US 59
- Permitted shared TXDOT ingress/egress
- US 59 is primary route between Houston and East Texas and Louisiana
- Situated in major retail corridor near Lufkin Mall, Ross Dress for Less, Michaels, Chick-fil-A, Ulta, PetSmart, The Home Depot, Walmart, Sam's Club, McAlister's Deli, Raising Canes, Outback Steakhouse, Starbucks, 7 Brew Coffee, Hobby Lobby, Whataburger, and Academy
- Centrally located within a regional business and medical hub
- Excellent exposure and visibility from major highway and regional connector road



SALES PRICE
\$525,000



PRICE/SF
\$10.85/SF



LAND SIZE
1.05 AC

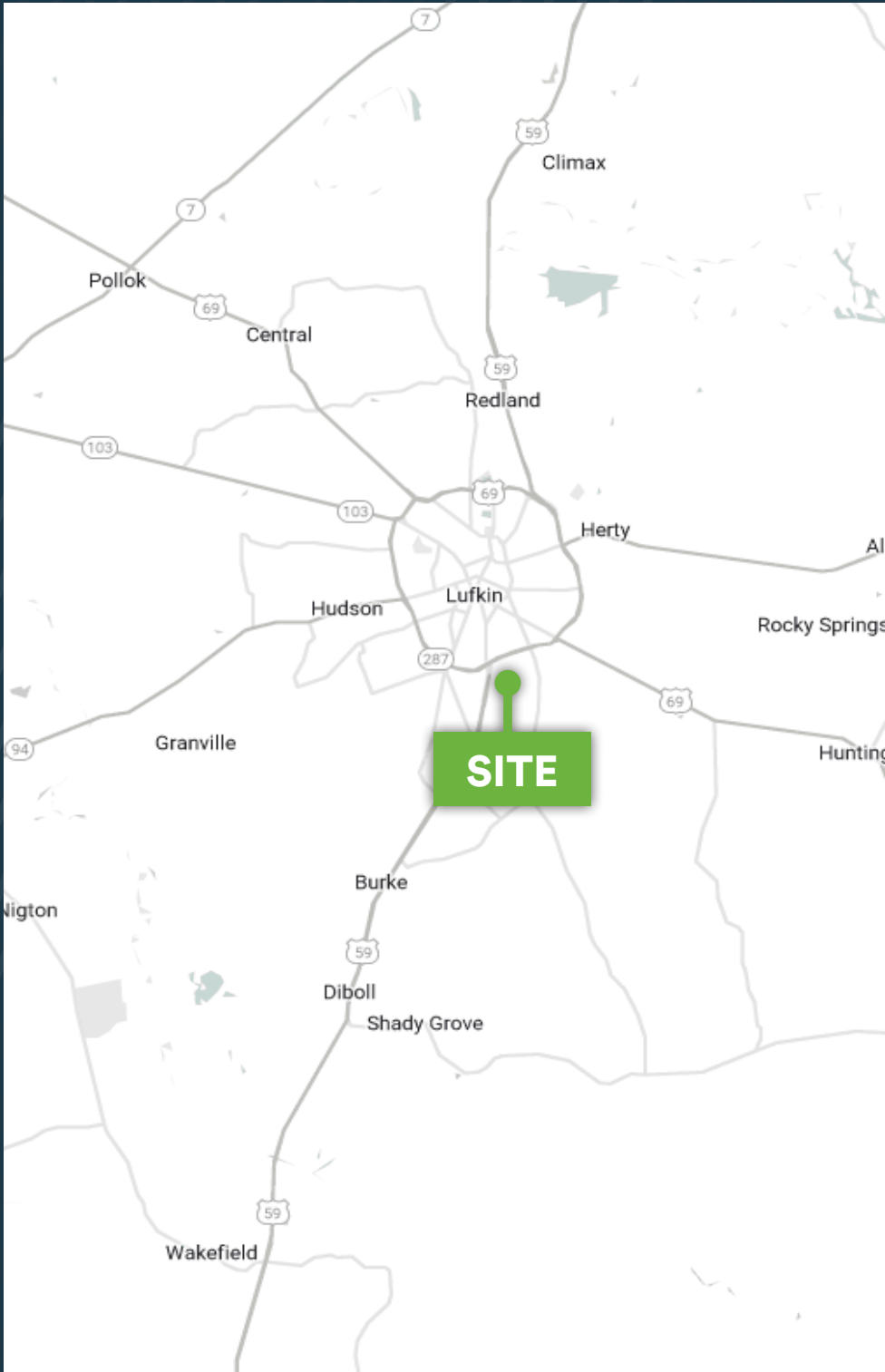


Tulane Drive

SITE

59





PROPERTY INFORMATION

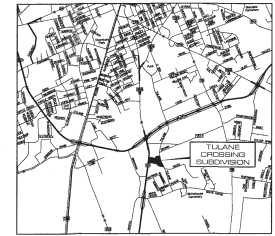
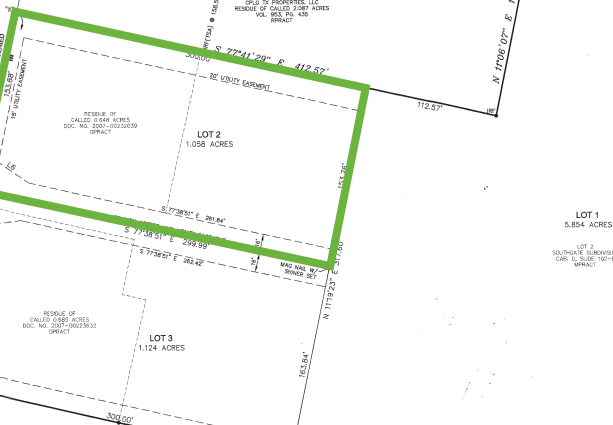
Size	1.05 AC
Legal Description	3 A144 Tulane Crossing Subdivisions, Block 1, Lots 2
ID Number	Angelina CAD 144233
Access	Ingress/Egress via US 59 Frontage Road
Frontage	Approx. 185' on US 59 Frontage Road
Zoning	Commercial District
Flood Plain	None
Traffic Count	US 59 – 33,668 (AADT 2022) Tulane Drive – 4,957 (AADT 2018)
Utilities	Electric: Available Water: City of Lufkin Sewer: City of Lufkin Telephone: Various Gas: Available



TULANE CROSSING SUBDIVISION

A SUBDIVISION OF 8.036 ACRES OF LAND IN THE MCKINNEY AND WILLIAMS SURVEY, A-463 LUFKIN, ANGELINA COUNTY, TEXAS

FEBRUARY 2021
LOCATED AND LAID OUT BY GOODWIN-LASITER-STRONG



VICINITY MAP
NTS

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Morrie L. Apodaca, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of Lufkin, Angelina County, Texas.

Morrie L. Apodaca
Morrie L. Apodaca
Registered Professional Land Surveyor No. 5613
Goodwin-Lasiter, Inc.
1000 S. Chestnut St., Suite 202
Lufkin, TX 75901



STATE OF TEXAS §
COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Morrie L. Apodaca, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 20th day of February, 2021.

Cynthia Forney
Notary Public in and for the State of Texas
5-2-2021
Date Commission Expires



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	29°30'00"	789.65'	406.57'	S18°26'38"E	402.10'
C2	1°14'43"	1489.99'	292.44'	S27°34'15"E	291.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S0°41'37"E	80.59'
L2	N7°15'59"W	43.61'
L3	N1°47'04"E	98.81'
L4	N80°41'40"E	40.14'
L5	S77°27'27"E	0.74'
L6	S56°35'01"E	40.37'

STATE OF TEXAS §
COUNTY OF ANGELINA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, GSV Properties, Owner, does hereby adopt this plat designating the herein above described property as TULANE CROSSING SUBDIVISION, a subdivision to the City of Lufkin, Texas, and do hereby dedicate, in fee simple, to the public use forever (except as noted) the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The Easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. 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 landscape improvements may be placed in Landscape Easements, if approved by the City of Lufkin. In addition, Utility Easements may also be used for mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Publics and City of Lufkin's use thereof. The City of Lufkin and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of the City of Lufkin, Texas.

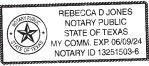
GSV Properties,

By: *Kathryn W. Smith*
Kathryn W. Smith, General Partner of GSV Properties Owner

STATE OF TEXAS §
COUNTY OF ANGELINA §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Kathryn W. Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this 25th day of February, 2021.



Rebecca D. Jones
Notary Public in and for the State of Texas
06/04/24
Date Commission Expires



CERTIFICATE OF RECORD

THE STATE OF TEXAS §
COUNTY OF ANGELINA §

I, Amy Fincher, the County Clerk of Angelina County, Texas, do hereby certify that the subdivision plat, certificates and acknowledgments of TULANE CROSSING SUBDIVISION, a subdivision in Angelina County, Texas were filed in this office at 2:30 o'clock on the 1st day of March, 2021, A.D. and recorded in Cabinet 6 on side 45A of the map and plat records of Angelina County, Texas.

Witnessed by my hand and seal of the County Clerk, at the office in Lufkin, Texas, the date and year in this certificate within.

Amy Fincher
County Clerk, Angelina County, Texas

By: *Morrie L. Apodaca*

State of Texas §
County of Angelina §

Owner's Certificate

Whereas GSV Properties, a Texas limited partnership, is the owner of this 8.036 acre tract, located in the McKinney and Williams Survey A-463 in Angelina County, Texas, and being comprised of the following tracts, First, all of Lot 2, Southgate Subdivision of record in Cabinet D, Side 102-B of the Map and Plat Records of Angelina County, Texas (MPRACCT), Second, the residual part or portion of land described as a called 0.68 of an acre tract, same and except a 0.101 of an acre tract to the Texas Department of Transportation (TxDOT), and recorded in Document Number 2007-02230339 of the Official Public Records of Angelina County, Texas (OPRACCT), Third, the residual part or portion of land described as a called 0.68 of an acre tract, same and except a called 0.101 of an acre tract to TxDOT and recorded in Document Number 2007-02230339 OPRACCT, Fourth, that 0.109 of an acre tract from the City of Lufkin to GSV Properties, dated December 22, 2006 and recorded in Volume 2105, Page 181 of the Real Property Records of Angelina County, Texas, said 0.287 acre tract being described by metes and bounds as follows, to wit:

BEING AND a 1/2 inch iron rod found (beats) for the Northwest corner of Lot 2 and the Northwest corner of Lot 1, of the referenced Southgate Subdivision, in the Westerly Right of Way of Tulane Drive (62' Right of Way);
THENCE S 05°47'07" E, along the Westerly Right of Way of Tulane Drive, a distance of 80.59 feet to a 1/2 inch iron rod found for the beginning of a curve to the Left;
THENCE along said curve to the Left (R=789.65 CA=29°30'00" CH=518°26'38" E, 402.10'), along an arc length of 406.57 feet to a 1/2 inch iron rod found for the end of said curve and the beginning of a wye curve to the Right;
THENCE along said curve to the Right (R=1489.99 CA=1°14'43" CH=527°34'15" E, 291.97'), along an arc length of 292.44 feet to a 1/2 inch iron rod found for the Southwest corner of said Lot 2 and the herein described tract, same being the Easement Northwest corner of the residue of a called 0.287 acre tract described in a Deed to Board of Regents, the Texas A&M University System of record in Volume 1488, Page 84 RPRACCT, same and except a 0.109 of an acre tract in Volume 2105, Page 214 RPRACCT;

THENCE N 77°13'58" W, along the South line of the referenced Lot 2, Southgate subdivision and the North line of the said 0.287 of an acre residual tract, a distance of 333.30 feet to a capped 1/2 inch iron rod found stamped "TSA" for the Southwest corner of the referenced 0.109 of an acre tract and an angle point;
THENCE N 71°06'13" W, along the South line of the referenced Lot 2 and the South line of the 0.109 of an acre tract, a distance of 43.61 feet to a 1/2 inch iron rod found in the East line of the residue of a called 0.26 acre tract described in a Deed to the State of Texas (Texas Forest Service), if record in Volume 84, Page 473 of the Deed Records of Angelina County, Texas (DRACCT);

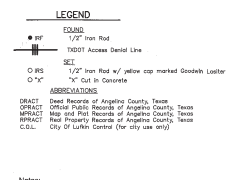
THENCE N 14°04'04" E, along the East line in part of the State of Texas Tract (Texas Forest Service) and the West line of the 0.109 of an acre tract, a distance of 98.81 feet to a capped 1/2 inch iron rod found stamped "Goodwin-Lasiter" for the Northwest corner of the State of Texas tract and the Northwest corner of the 0.109 of an acre tract, same being an Eil corner of the referenced Lot 2, Southgate Subdivision;

THENCE N 77°24'58" W, along the common line of the State of Texas Tract (Texas Forest Service) tract and the Westerly South line of the referenced Lot 2, Southgate Subdivision, passing at 823.37 feet the Southwest corner of the referenced Lot 2 and the Southwest corner of the referenced 0.68 of an acre residue, and continuing a total distance of 673.37 feet to a 1/2 inch iron rod set for the Southwest corner of the herein described tract, and the Northwest corner of the State of Texas tract, same being in the East Right of Way of U.S. Highway 89 (Right of Way street);

THENCE N 11°19'02" E, along the East Right of Way, a distance of 316.16 feet to an "X" cut in concrete for the Northwest corner of the herein described tract and the referenced 0.68 of an acre residue, also being the Southwest corner of a called 2.287 of an acre residual tract described in Volume 953, Page 135 RPRACCT and currently in the Name of CPLX TX Properties, LLC;
THENCE S 77°41'29" E, along the common line of the referenced 0.68 of an acre residual tract and the 2.287 acre residual tract, a distance of 196.53 feet to a capped 1/2 inch iron rod found stamped "TSA" for the Northwest corner of the 0.68 of an acre residue, also being the Westerly Northwest corner of the referenced Lot 2, Southgate Subdivision, and continuing a total distance of 612.57 feet to a 1/2 inch iron rod found for the Southwest corner of the 2.287 acre tract and an interior Eil corner of the referenced Lot 2, Southgate Subdivision;

THENCE N 11°00'13" E, continuing with the common line of said tracts, a distance of 154.23 feet to a 1/2 inch iron rod found with an orange cap (Regle), for the Northern Northwest corner of Lot 2 and the Southwest corner of Lot 1, Southgate Subdivision;
THENCE N85°47'58" E, along the common line of Lots 1 and 2 of said subdivision, a distance of 238.37 feet to the Point of Beginning and consisting an area of 8.036 acres, as shown herein;

Bearings are based on the Westerly South line of the referenced Lot 2, Southgate Subdivision - N 77°24'58" W.



Notes:

- 1/2" Iron Rods with a plastic cap that bears the name Goodwin-Lasiter set at interior lot corners unless otherwise noted.

Approved and accepted for the City of Lufkin, this 1st day of March, 2021, A.D., by the City Planning and Zoning Department and the Engineering Department of the City of Lufkin, Texas.

[Signatures]
Planning Department
City of Lufkin

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TULANE CROSSING SUBDIVISION

OWNER: GSV PROPERTIES
A SUBDIVISION OF 8.036 ACRES OF LAND IN THE MCKINNEY AND WILLIAMS SURVEY, A-463 LUFKIN, ANGELINA COUNTY, TEXAS
FEBRUARY 2021



GOODWIN-LASITER-STRONG
ENGINEERING ARCHITECTURE SURVEYING
LANDSCAPE ARCHITECTURE INTERIOR DESIGN
1000 S. CHESTNUT ST. STE. 200 LUFKIN, TEXAS 75901 PHONE 337-4000
4094 CAPITOL BLVD. STE. 100 LUFKIN, TEXAS 75901 PHONE 778-9700
408 ARCADE BLVD. STE. 102 LUFKIN, TEXAS 75901 PHONE 337-4000

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER



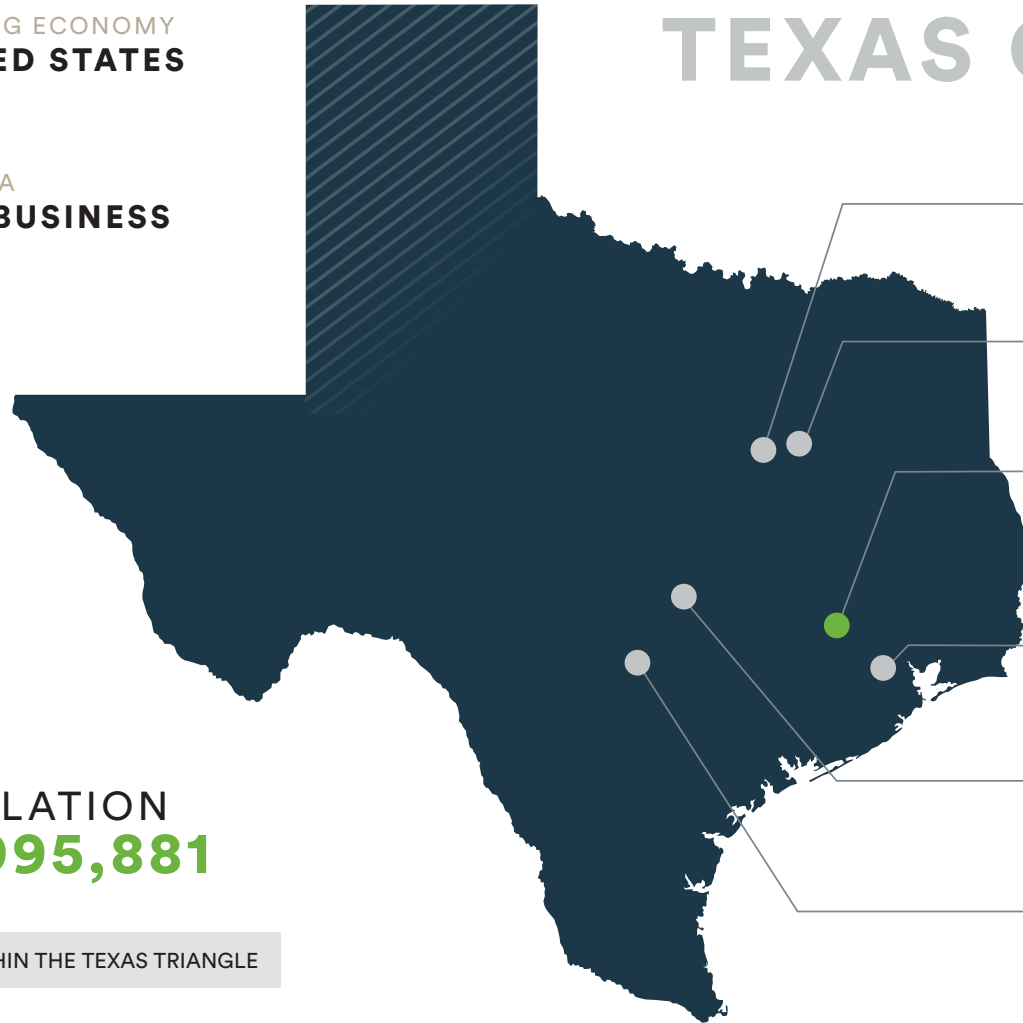
POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

TEXAS OVERVIEW



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

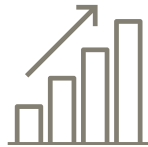
Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**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



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

3K

HOUSEHOLD
INCOME

\$73K

CONSUMER
SPENDING

\$34K

3 MILE

ESTIMATED
POPULATION

27K

HOUSEHOLD
INCOME

\$66K

CONSUMER
SPENDING

\$265K

5 MILE

ESTIMATED
POPULATION

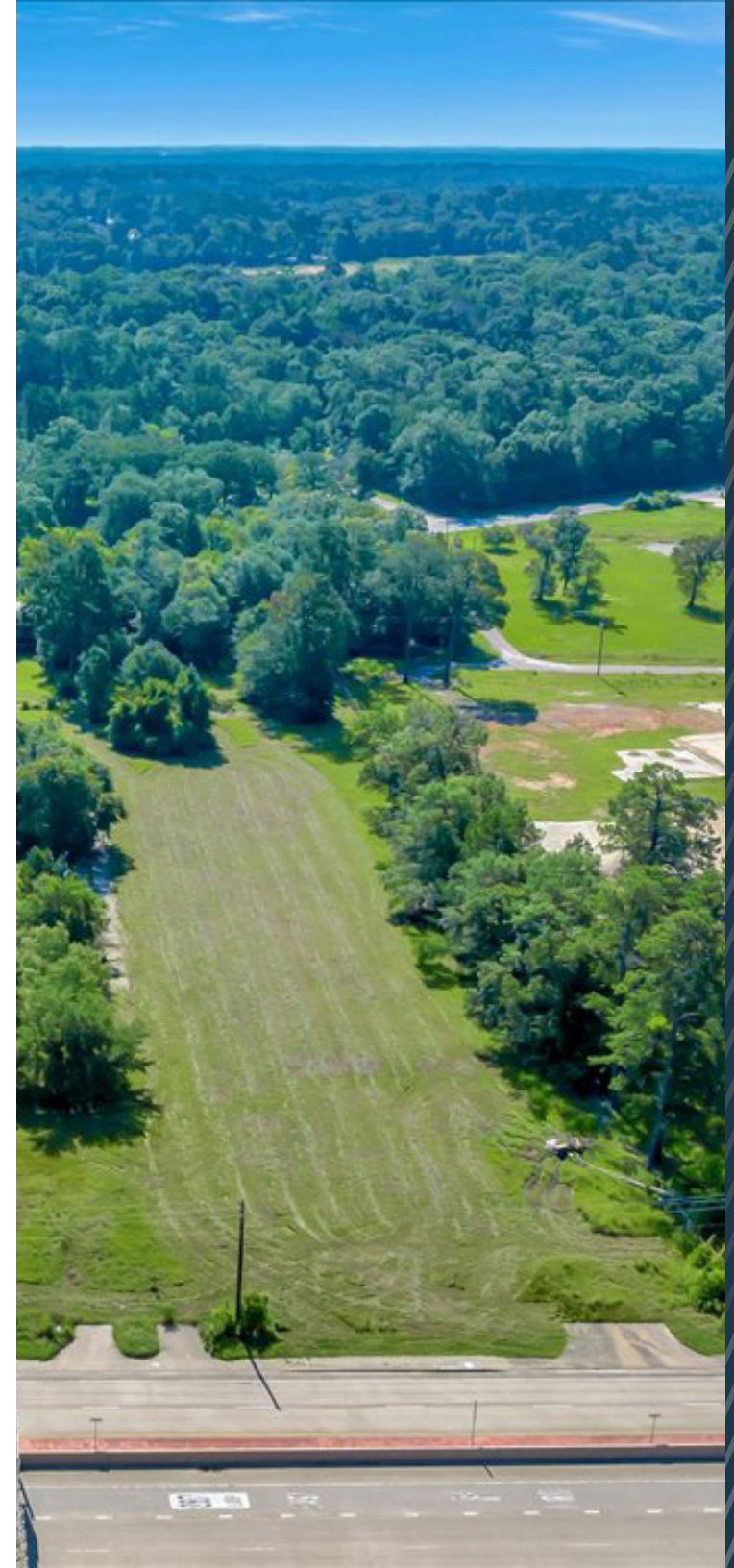
45K

HOUSEHOLD
INCOME

\$65K

CONSUMER
SPENDING

\$434K



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
Licensed No.

Casey.Oldham@OldhamGoodwin.com
Email

(979) 268-2000
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

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:



Jeremy Richmond, CCIM
Managing Director | Land Services
D: 979.977.6096 **C:** 979.777.8176
Jeremy.Richmond@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



OLDHAMGOODWIN.COM

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum. The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.