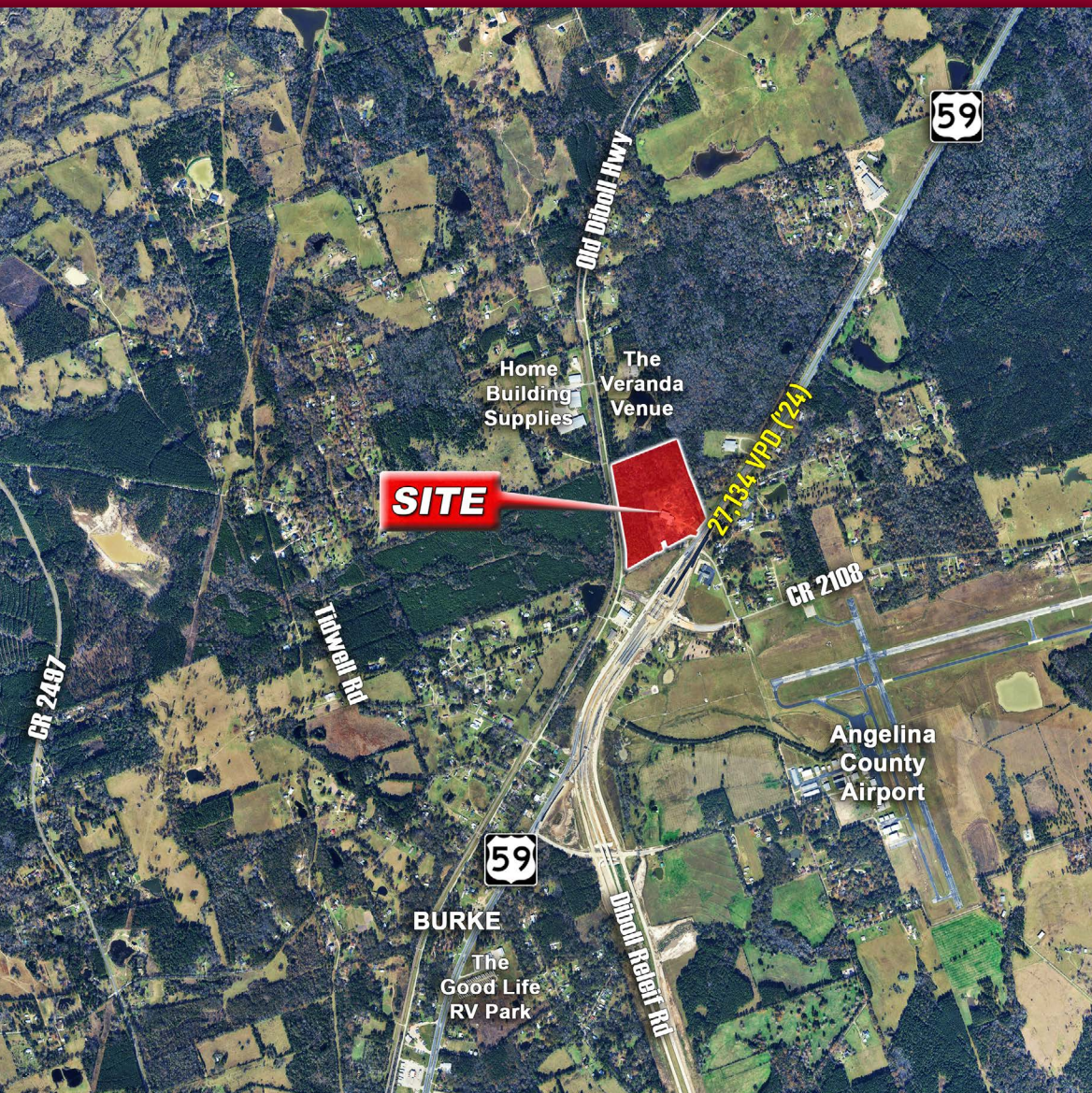




US Highway 59 S

±35.59 Acres For Sale | Diboll, Texas



SIZE: ±35.59 Acres

PRICE: \$1,200,000

LOCATION: NWQ of US-59 and Old Diboll Hwy in

USE: Commercial / Industrial Development

PROPERTY HIGHLIGHTS:

- Selling at land value only As-Is, Where-Is
- Great access, frontage, and highly visible location
- ±295' of frontage on US Hwy 59 S
- ±1,500' of frontage on Old Diboll Hwy
- ±590' of frontage on John Means Rd
- Located less than 1,200' from Angelina County Airport
- Less than 6-miles from State Loop 287 in Lufkin
- Fully fenced and gated
- 60' driveway in place from US Hwy 59 S
- Approximately 3,000 SF metal building with 800 SF open porch
- All utilities to the site are underground (water, sewer, electric, telephone, and internet) – no overhead utility lines
- Water (deep well and city water), Sewer (septic and city sewer), and 440-3 phase electrical available to the site
- No floodplain
- Unrestricted

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

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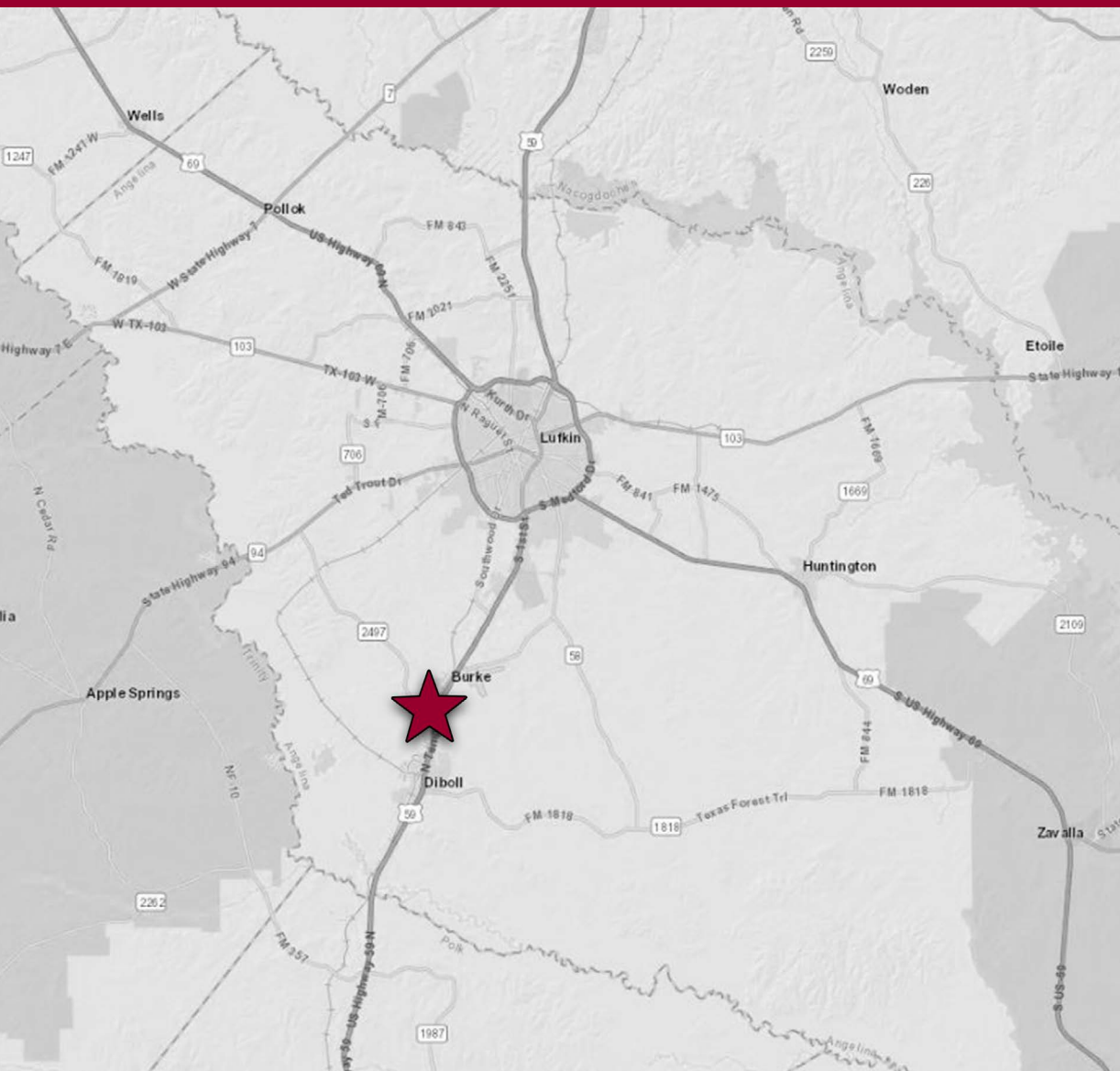


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US Highway 59 S

±35.59 Acres For Sale | Diboll, Texas



LOCATION:

West side of US Highway 59, north of Old Diboll Hwy and John Means Rd in Diboll, ±6 miles southwest of Lufkin, Texas

TAXES:

Diboll ISD	\$1.00
Angelina County (FP)	\$0.45
Angelina Jr College (FP)	\$0.15
TOTAL TAXES	\$1.60

TRAFFIC COUNTS:

US Highway 59: 27,134 VPD (TXDOT 2024)

DEMOGRAPHICS:

	3 Mile	5 Miles	7 Miles
2025 Population	3,831	16,316	37,923
Daytime Population	3,639	15,640	44,607
Average HH Income	\$97,571	\$89,382	\$84,858

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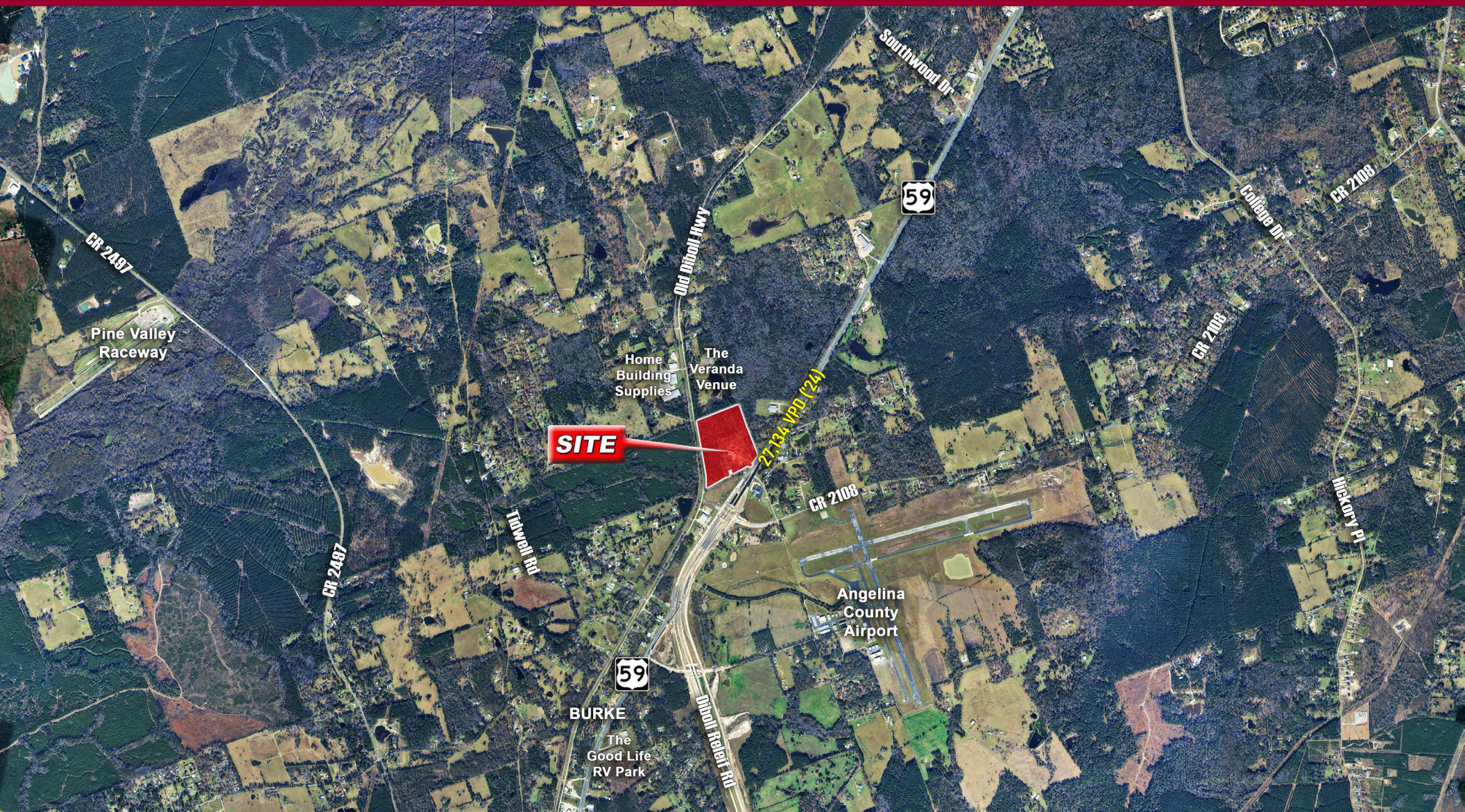


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US Highway 59 S

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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.

11-2-2015



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 buy 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to 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.

Caldwell Brokerage Company LLC dba Caldwell Land Co	9002313	N/A	713.690.0000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
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

IABS 1-0

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