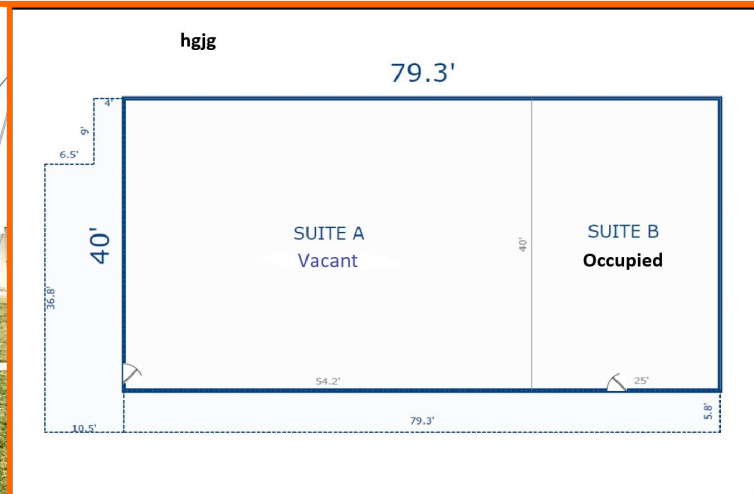


2170 SF of Retail or Office Space for Lease at Lufkin, TX

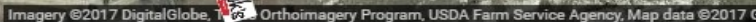


Property Highlights

- Name on dedicated highly visible sign pole.
- Excellent location on Highway 59 Frontage at the intersection of Hwy 59 and Whitehouse Dr. and centrally located to shopping, dining and multiple business services.
- Next door to Hobby Lobby, Belk's and Dollar Tree and across Walmart, Sam's Club, Starbucks, Taco Bell, Panda Express, Whataburger, Outback, Wendy's, Payless, Cracker Barrel, Burger King, Tractor Supply, Taco Bueno, Academy Sports, Burlington, Golden Corral, Discount Tire.
- Located within Lufkin's Major Retail Thoroughfare.
- Excellent exposure and visibility from US 59 HWY and Frontage road
- Major retail corridor (Hobby Lobby, Belks, Dollar Tree, Walmart, Sam's Club, Starbucks plus many other national brands)
- Centrally located within a regional business and medical hub
- Lufkin is located approximately 100 miles North of Houston, by car is 1.5 hours from Bush International Airport.
- TXDOT Traffic count 38,000 cars per day 2015



**For Information, Contact: Sam Vasireddy at 310-384-0349 or
SV116a@gmail.com**



	15 Miles	20 Miles	30 Miles
Population	84,593	101,403	161,531
Average HH Income	\$54,360	\$54,182	\$51,341
Total HH Expenditures	\$1.38 B	\$1.65B	\$2.60B

Lufkin Convention and Visitors Bureau

Lufkin—Angelina County Chamber of Commerce

City of Lufkin

City of Lufkin Retail Market Analysis

- 120 miles north of Houston
- Population of Lufkin/Angelina County – 81,000+
- Largest population center within an 80 mile range
- Regional and growing retail center of a 30 mile radius including the neighboring towns of Nacogdoches and Livingston
- Retail shopping area and entertainment and a hub for 10 surrounding counties
- Home to local and national corporations such as, Brookshire Brothers LTD, General Electric, Georgia Pacific, and CHI Memorial Health and Woodland Heights.