



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

**ABSOLUTE NNN SALE/LEASEBACK**

401 N Timberland Dr  
Lufkin, TX 75901

## PROPERTY HIGHLIGHTS

- Hard corner with excellent visibility
- Dual access from main thoroughfare N Timberland (Hwy 69) & E Groesbeck Ave
- Combined traffic count of over 21,828 vehicles per day
- Close proximity to Downtown Lufkin
- Zero landlord responsibilities making it an ideal, no-management investment opportunity for a passive investor

**\*This listing may be purchased individually or as part of a package with a similar nearby property also available for sale. (Call Broker For Information)**



## OFFERING SUMMARY

Sale Price:	\$2,400,000
Lot Size:	±0.89 Acres
Building Size:	3,132 SF
CAP Rate:	7.00%
NOI:	\$168,000.00

## LEASE SUMMARY

Tenant:	Lufkin LLC
Expense Structure:	Absolute NNN
Roof & Structure:	Tenant
Lease Commencement Date:	Close of Escrow (TBD)
Lease Term:	15 Years
Options:	Two (2), Five (5) Year Extensions
Rental Increases:	6% Every 5 Years

## ANNUALIZED OPERATING DATA:

YEAR	ANNUAL BASE RENT	CAP RATE
Years 1-5:	\$168,000.00	7.00%
Years 6-10:	\$178,800.00	7.45%
Years 11-15:	\$189,528.00	7.90%
Years 16-20 (Option 1):	\$200,900.00	8.37%
Years 21-25 (Option 2):	\$212,954.00	8.87%



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

ZACH HORN  
Advisor

832.794.0767

zach.horn@riverstoneecos.com



# 401 N Timberland Dr | Retailer Map



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

ZACH HORN  
Advisor  
832.794.0767  
zach.horn@riverstonecos.com





## Discover Lufkin, Texas: The Heart of the Piney Woods

Lufkin, Texas, is a vibrant city in the heart of East Texas, blending small-town charm with big-city amenities. Founded in 1882 due to the timber industry, its rich history is still evident today.

### Key Attractions & Activities

- **Ellen Trout Zoo:** An accredited zoo with nearly 800 animals and a miniature train ride.
- **Lake Sam Rayburn:** A premier destination for fishing, boating, and watersports, known for bass fishing.
- **Texas Forestry Museum:** Explore the history of forestry in East TX.
- **Davy Crockett National Forest:** Offers miles of trails for hiking, biking, and horseback riding.
- **Texas United Pentecostal Church Campgrounds:** Attracts thousands of visitors annually for various events and camps.

### Arts, Culture & Community

Lufkin boasts a thriving arts scene, including the Angelina Arts Alliance at the Temple Theater, bringing world-class performances, and the Museum of East Texas, showcasing regional art and history. The historic Downtown Lufkin area offers unique shops and eateries.

### Education & Economy

Angelina College provides diverse academic and technical programs. Lufkin's economy is strong in healthcare, manufacturing, education, and retail, notably as the home of Brookshire Brothers Headquarters, a significant regional employer.



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

ZACH HORN  
Advisor

832.794.0767

[zach.horn@riverstonecos.com](mailto:zach.horn@riverstonecos.com)

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

37.8

Median Age



18,227

Households

\$49,326

Median Disposable  
Income



47,184

2023 Total Population

## EDUCATION

14%

No High  
School  
Diploma



32%  
High School  
Graduate



32%  
Some  
College



23%  
College  
Graduate

## INCOME



\$80,833

Average Household  
Income



\$31,328

Per Capita Income



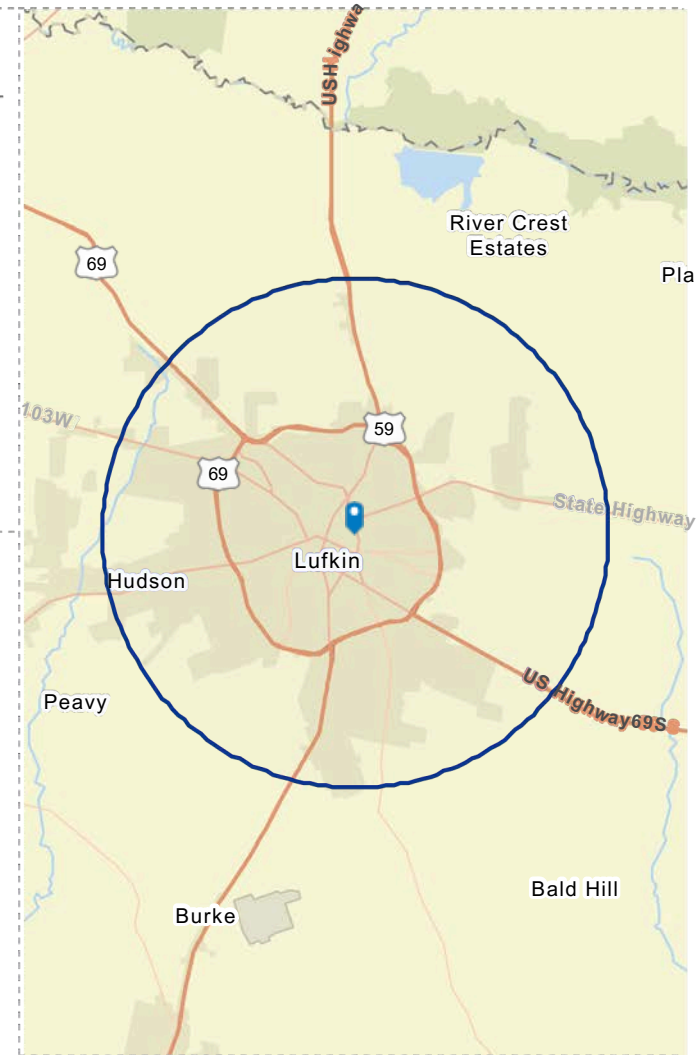
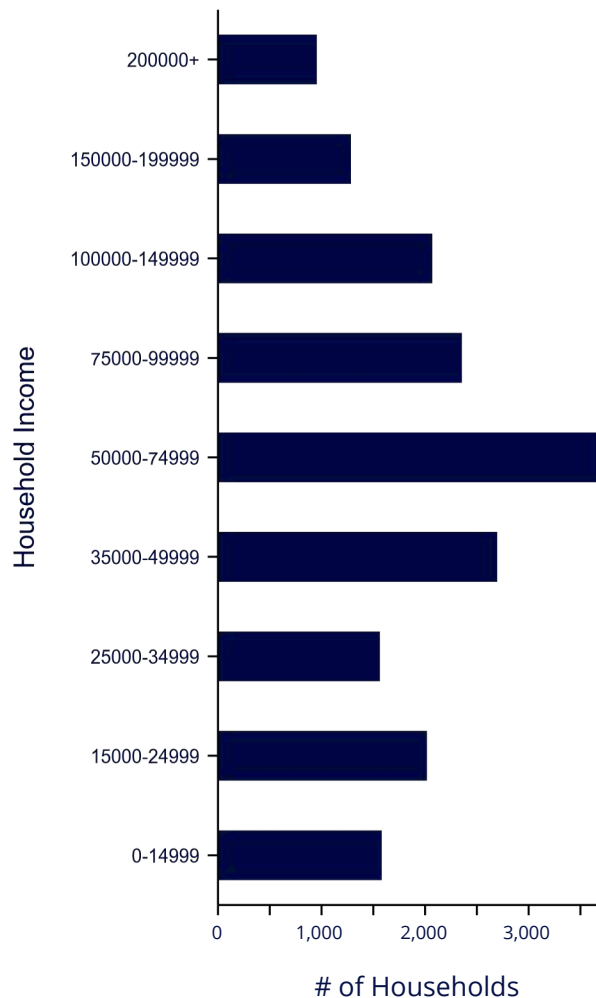
\$722,728

Average Net Worth



\$227,705

Average Home Value



## EMPLOYMENT



57%

White Collar



26%

Blue Collar



Services

16%

Unemployment  
Rate

5.7%



# 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.

**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.

### Riverstone Companies, LLC

Licensed Broker / Broker Firm Name  
or Primary Assumed Business Name

### James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/  
Associate

### Zachary Horn

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

799972

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

Zach.Horn@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(832) 794-0767

Phone

Buyer/Tenant/Seller/Landlord Initials

Date