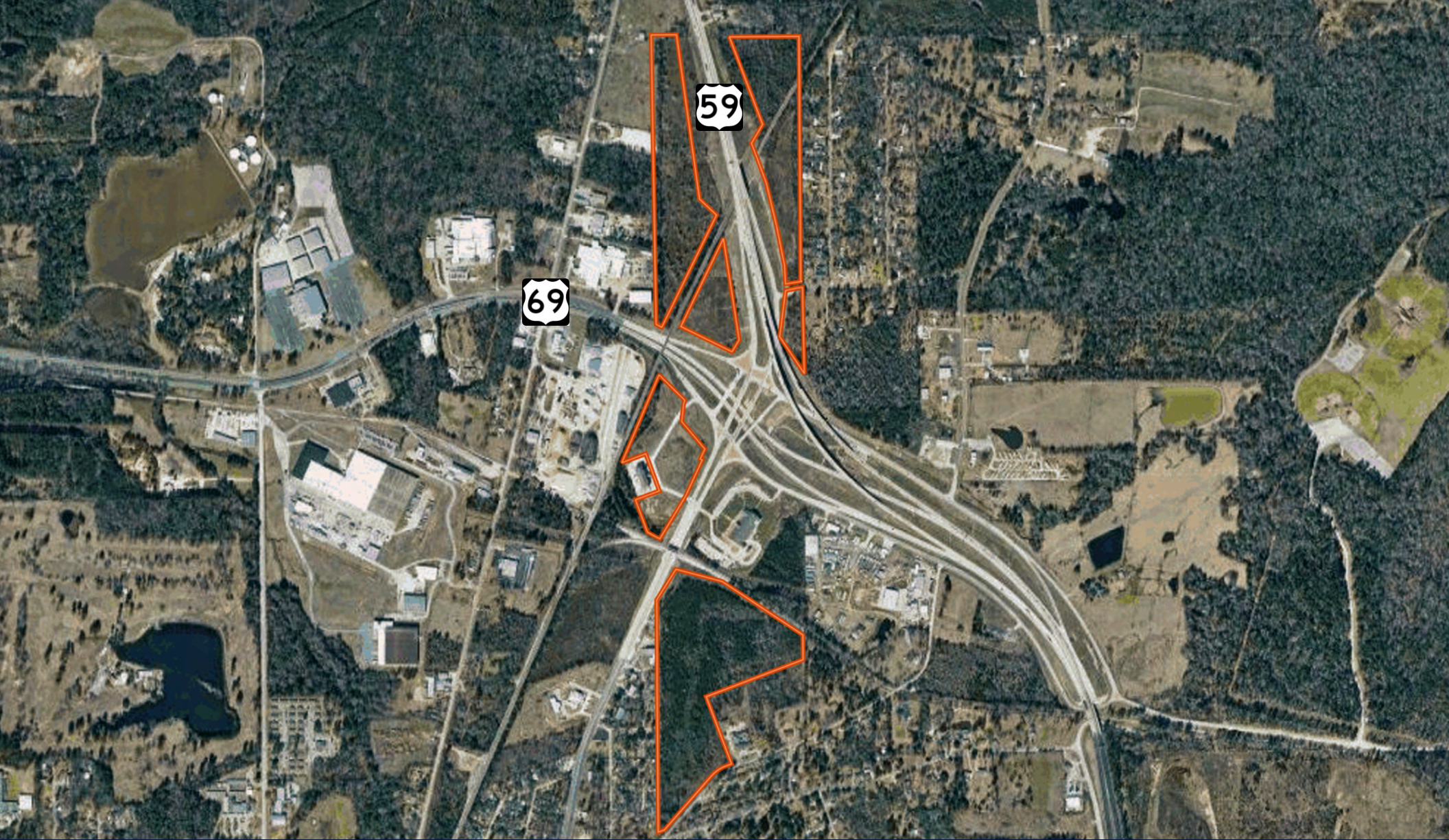




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US Highway 59 Corridor Portfolio

Lufkin, TX 75904



PROPERTY DESCRIPTION

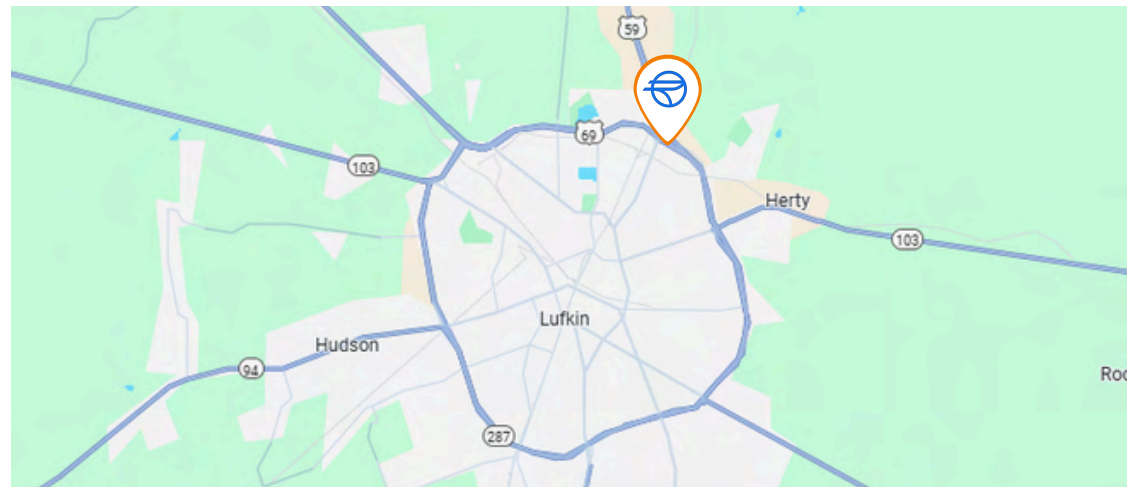
Positioned at the bustling intersection of US Highway 59 and US Highway 69 in Lufkin, this collection of seven commercial lots offers a premier canvas for your next development or investment. Located at the convergence of two major U.S. Highways and within the future I-69 corridor, the properties provide unparalleled visibility and exceptional accessibility—ideal for an investor seeking to capitalize on high traffic counts, strategic positioning, and future growth potential. With direct highway frontage, this portfolio is well-suited for retail, hospitality, medical facilities, or other light commercial ventures. Whether you're looking to build, expand, or hold for future appreciation, this versatile portfolio provides a rare opportunity at the epicenter of Lufkin's commercial activity, yet still offering the flexibility for diverse development.

OFFERING SUMMARY

Sale Price:	Call for Pricing
Total Acreage:	±90.11 Acres
Hwy 59 Traffic Counts:	±30,243 VPD

PROPERTY HIGHLIGHTS

- 7 commercial lots located along high-trafficked US Hwy 59 & US Hwy 69 intersection
- No known floodplain
- Lots located less than five minutes from Downtown Lufkin
- Motivated Seller
- **Seller will consider selling lots individually**



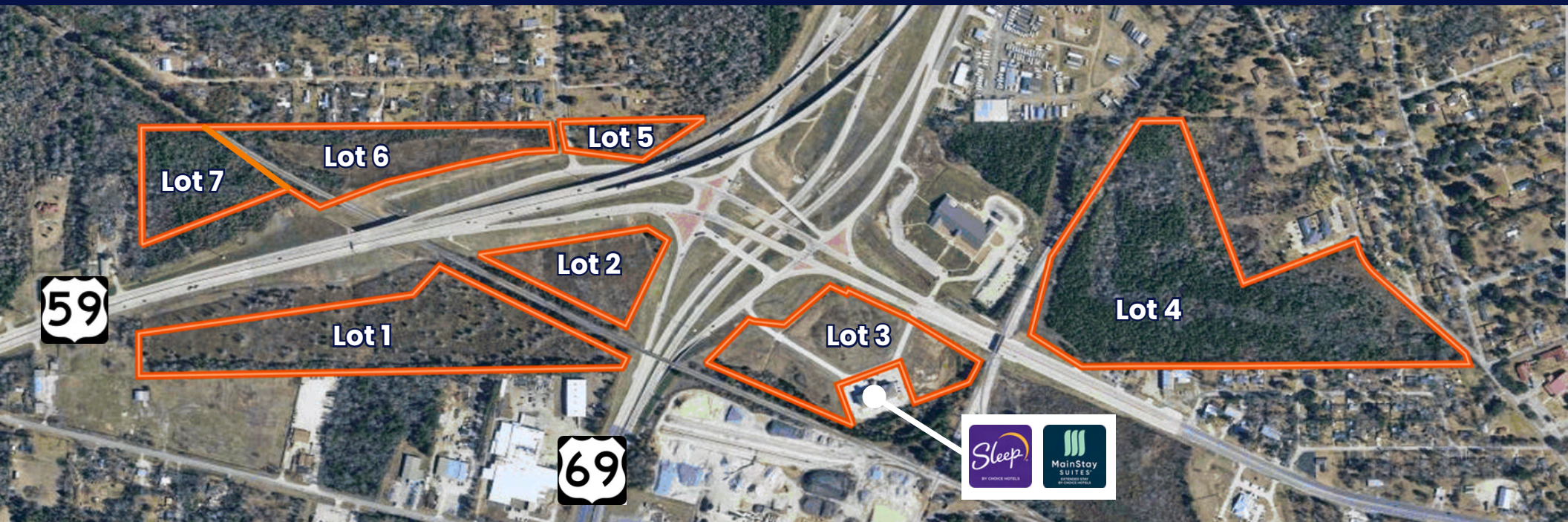
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JIM JONES
Managing Partner
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LOT NUMBER	LOT SIZE	UTILITIES
1	±18.68 Acres	Water Available
2	±6.14 Acres	Water Available
3	±12.28 Acres	Water & Sewer Available
4	±36.66 Acres	Water & Sewer Available
5	±2.08 Acres	Water Available
6	±8.40 Acres	
7	±5.87 Acres	
Total Acreage:	±90.11 Acres	



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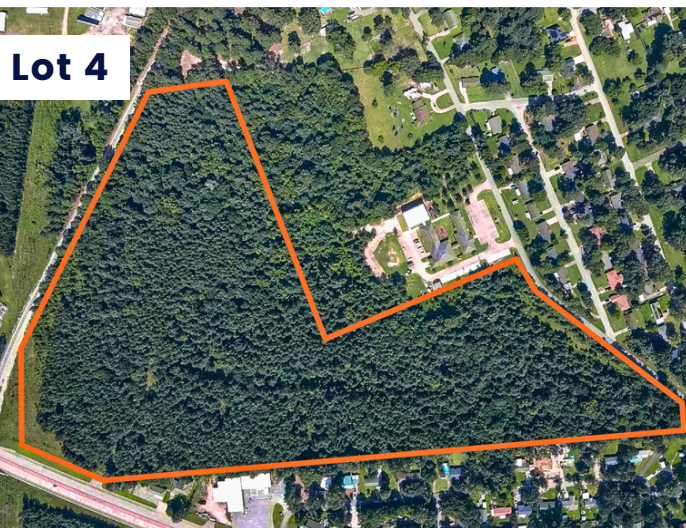
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Discover Lufkin, Texas: The Heart of the Piney Woods

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.



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Site Demographic Summary



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Ring of 5 miles

KEY FACTS

37.8

Median Age



15,027

Households

\$48,419

Median Disposable
Income



39,201

2023 Total Population

EDUCATION

15%

No High
School
Diploma



36%
High School
Graduate



31%
Some
College



18%
College
Graduate

INCOME



\$70,042

Average Household
Income



\$26,688

Per Capita Income



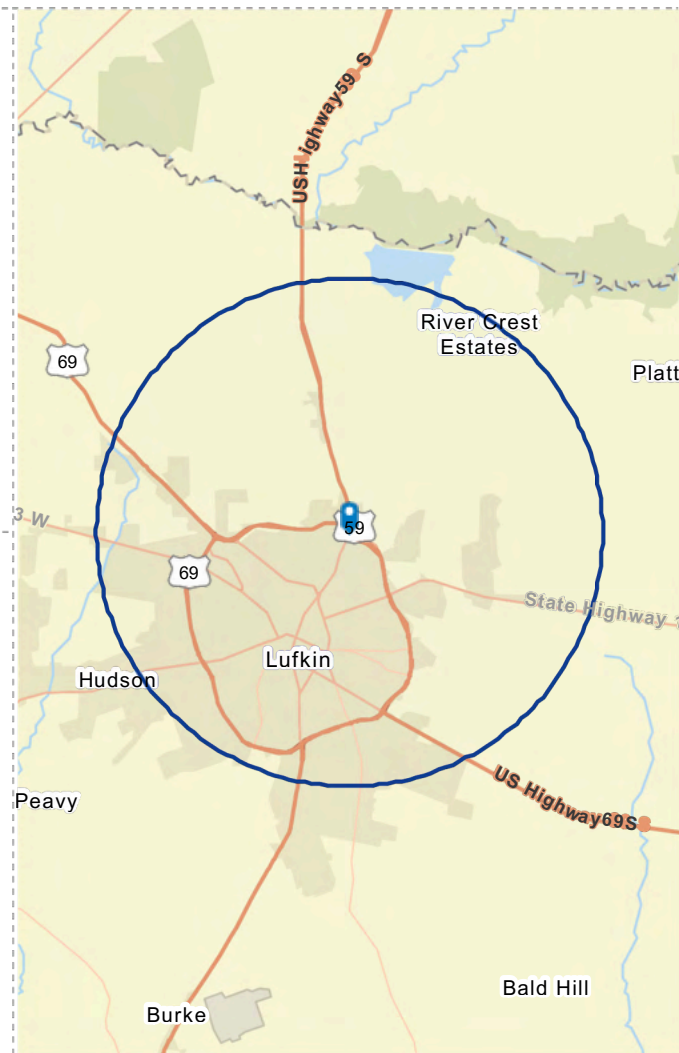
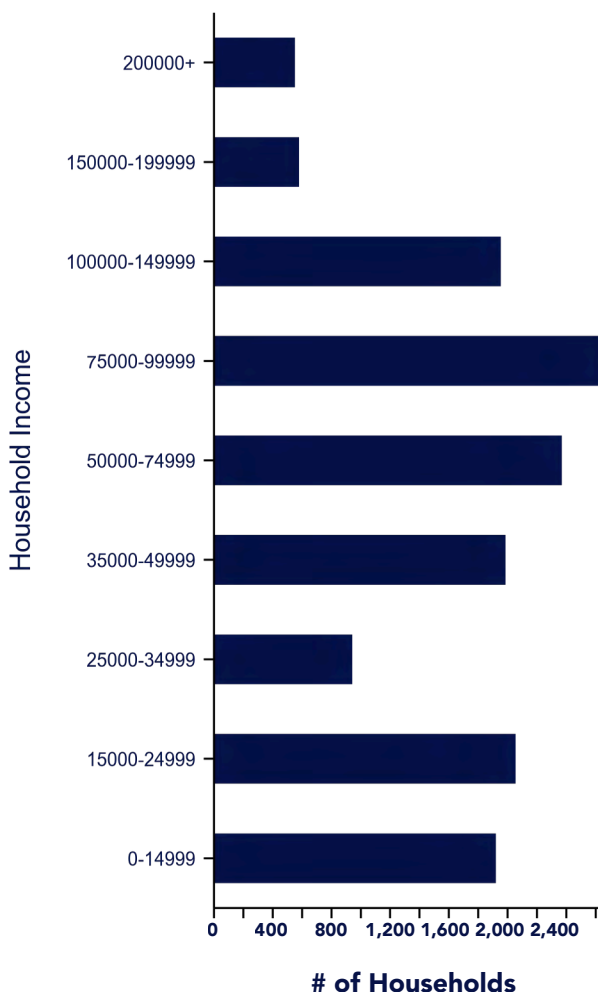
\$490,055

Average Net Worth



\$219,678

Average Home Value



EMPLOYMENT



White Collar

55%



Blue Collar

29%



Services

16%

Unemployment
Rate

5.9%

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.

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

Garrett Springfield

Sales Agent/Associate's Name

9008522

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License No.

License No.

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Buyer/Tenant/Seller/Landlord Initials

Date