



SWC Loop 287 & Tulane Dr Lufkin, Texas

Clay Trozzo
W 832-804-8524
ctrozzo@propertycommerce.com

Chili's & Logan's Roadhouse



GROUND LEASES AVAILABLE

LEASE RATE

Call for info

Location/

SWC Loop 287 & Tulane Dr.
Angelina County, Lufkin, Texas

Traffic Counts/

Loop 287: 43,000 cpd
Tulane Dr.: 9,000 cpd

Facts/

Anchored by Home Depot
Outstanding Visibility & Access

Demographics 2017/	3mi	5mi	10mi
Population	31,609	47,463	75,145
Avg. HH Income (\$)	59,157	57,975	59,105
Number of HH	11,722	17,366	26,951



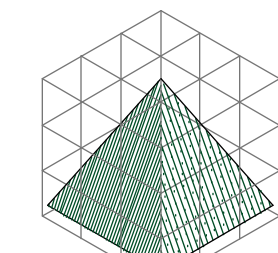
This property is subject to price change, prior sale or withdrawal from the market at any time. This is a bulletin and not an offer. The information is believed to be correct, but is not guaranteed and is not necessarily complete. Any offer must be based on the purchaser's/tenant's own investigation and not on any representations made by Property Commerce CT, Inc. or by any selling/leasing broker.



TULANE DRIVE @
STATE HIGHWAY LOOP 287
LUFKIN, TEXAS



281.668.3400
FAX: 281.668.3450
www.propertycommerce.com



THE THOMPSON ARCHITECTURE
NELSON INTERIORS
GROUP PLANNING
INC.
7860 WOODWAY, SUITE 580
HOUSTON, TEXAS 77063-1528
(713) 266-7250 FAX: (713) 782-8609



0 60' 120' 180' 240'
SCALE: 1" = 120' GRAPHIC SCALE

SITE DEVELOPMENT PLAN



LUFKIN MALL
- CIRCUIT CITY
- BEALLS
- SEARS
- J.C. PENNEY
- CHILI'S

SOUTH LOOP CROSSING
- BEST BUY
- BED BATH & BEHOND
- OLD NAVY
- ROSS
- SHOE CARNIVAL





Garden District Center/ Home Depot
SEC Loop 287 & Tulane Dr
Lufkin, Texas

LEASE SPACE AVAILABLE
ALT PHOTO



Lufkin, Texas

Description	S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 3.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 5.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	32,627		49,312		78,279	
2017 Estimate	31,609		47,463		75,145	
2010 Census	31,029		46,041		72,579	
2000 Census	29,074		42,797		67,312	
Growth 2017 - 2022		3.22%		3.90%		4.17%
Growth 2010 - 2017		1.87%		3.09%		3.54%
Growth 2000 - 2010		6.72%		7.58%		7.83%
Households						
2022 Projection	12,106		18,069		28,118	
2017 Estimate	11,722		17,366		26,951	
2010 Census	11,513		16,824		25,989	
2000 Census	11,020		15,824		24,288	
Growth 2017 - 2022		3.28%		4.05%		4.33%
Growth 2010 - 2017		1.81%		3.22%		3.70%
Growth 2000 - 2010		4.47%		6.32%		7.00%
Family Households						
2022 Projection	8,185		12,502		20,173	
2017 Estimate	7,931		12,013		19,325	
2010 Census	7,801		11,634		18,623	
2000 Census	7,551		11,166		17,863	
Growth 2017 - 2022		3.20%		4.07%		4.39%
Growth 2010 - 2017		1.67%		3.26%		3.77%
Growth 2000 - 2010		3.30%		4.20%		4.26%

Lufkin, Texas

Description	S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 3.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 5.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Population Quick Facts						
2017 Est. Population by Age	31,609		47,463		75,145	
Age 0 - 4	2,385	7.55%	3,630	7.65%	5,433	7.23%
Age 5 - 9	2,378	7.52%	3,618	7.62%	5,509	7.33%
Age 10 - 14	2,301	7.28%	3,518	7.41%	5,541	7.37%
Age 15 - 17	1,320	4.18%	2,018	4.25%	3,245	4.32%
Age 18 - 20	1,327	4.20%	1,966	4.14%	3,092	4.11%
Age 21 - 24	1,707	5.40%	2,563	5.40%	4,083	5.43%
Age 25 - 34	4,351	13.77%	6,419	13.53%	9,695	12.90%
Age 35 - 44	3,866	12.23%	5,736	12.09%	9,078	12.08%
Age 45 - 54	3,585	11.34%	5,478	11.54%	9,253	12.31%
Age 55 - 64	3,416	10.81%	5,175	10.90%	8,791	11.70%
Age 65 - 74	2,603	8.24%	3,927	8.27%	6,344	8.44%
Age 75 - 84	1,591	5.03%	2,324	4.90%	3,572	4.75%
Age 85 and over	778	2.46%	1,089	2.29%	1,510	2.01%
Age 16 and over	24,110	76.27%	36,032	75.92%	57,598	76.65%
Age 18 and over	23,225	73.48%	34,678	73.06%	55,418	73.75%
Age 21 and over	21,898	69.28%	32,712	68.92%	52,326	69.63%
Age 65 and over	4,972	15.73%	7,341	15.47%	11,426	15.20%
2017 Est. Median Age	35.1		35.0		36.1	
2017 Est. Average Age	37.5		37.3		37.7	

2017 Est. Population by Single-Classification Race	31,609		47,463		75,145	
White Alone	18,581	58.79%	28,424	59.89%	50,494	67.20%
Black or African American Alone	7,659	24.23%	10,643	22.42%	12,910	17.18%
American Indian and Alaska Native Alone	200	0.63%	319	0.67%	469	0.62%
Asian Alone	573	1.81%	726	1.53%	890	1.18%
Native Hawaiian and Other Pacific Islander Alone	13	0.04%	19	0.04%	28	0.04%
Some Other Race Alone	3,704	11.72%	6,142	12.94%	8,673	11.54%
Two or More Races	878	2.78%	1,190	2.51%	1,681	2.24%

2017 Est. Population by Ethnicity (Hispanic or Latino)	31,609		47,463		75,145	
Hispanic or Latino	8,241	26.07%	12,556	26.45%	17,737	23.60%
Not Hispanic or Latino	23,368	73.93%	34,907	73.55%	57,408	76.40%

Lufkin, Texas

Description	S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 3.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 5.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%

2017 Est. Population by Sex	31,609		47,463		75,145	
Male	15,088	47.73%	22,651	47.72%	36,375	48.41%
Female	16,521	52.27%	24,812	52.28%	38,770	51.59%

Lufkin, Texas

Description	S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 3.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 5.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Household Quick Facts						
2017 Est. Households by Household Income	11,722		17,366		26,951	
Income < \$15,000	1,576	13.45%	2,605	15.00%	3,977	14.76%
Income \$15,000 - \$24,999	1,496	12.77%	2,188	12.60%	3,100	11.50%
Income \$25,000 - \$34,999	1,522	12.98%	2,199	12.66%	3,183	11.81%
Income \$35,000 - \$49,999	2,199	18.76%	3,313	19.08%	4,984	18.49%
Income \$50,000 - \$74,999	2,207	18.83%	3,097	17.83%	5,027	18.65%
Income \$75,000 - \$99,999	1,195	10.19%	1,662	9.57%	2,916	10.82%
Income \$100,000 - \$124,999	618	5.27%	989	5.69%	1,681	6.24%
Income \$125,000 - \$149,999	295	2.51%	454	2.62%	730	2.71%
Income \$150,000 - \$199,999	287	2.45%	395	2.27%	680	2.52%
Income \$200,000 - \$249,999	120	1.02%	171	0.99%	283	1.05%
Income \$250,000 - \$499,999	150	1.28%	215	1.24%	289	1.07%
Income \$500,000+	56	0.48%	78	0.45%	100	0.37%
2017 Est. Average Household Income	\$59,157		\$57,975		\$59,105	
2017 Est. Median Household Income	\$43,636		\$42,657		\$44,676	
2017 Median HH Inc. by Single-Classification Race						
White Alone	\$48,551		\$48,375		\$49,371	
Black or African American Alone	\$35,793		\$32,281		\$33,305	
American Indian and Alaska Native Alone	\$29,537		\$25,170		\$23,720	
Asian Alone	\$43,742		\$43,575		\$41,100	
Native Hawaiian and Other Pacific Islander Alone	\$68,899		\$63,130		\$58,342	
Some Other Race Alone	\$29,199		\$29,929		\$30,981	
Two or More Races	\$43,820		\$43,446		\$43,719	
Hispanic or Latino	\$41,535		\$40,074		\$38,700	
Not Hispanic or Latino	\$43,974		\$43,188		\$45,823	
2017 Est. Households by Household Type	11,722		17,366		26,951	
Family Households	7,931	67.66%	12,013	69.17%	19,325	71.70%
Nonfamily Households	3,791	32.34%	5,353	30.83%	7,626	28.30%
2017 Est. Group Quarters Population	1,007		1,330		2,321	
2017 Est. Households by Household Size	11,722		17,366		26,951	
1-person	3,219	27.46%	4,576	26.35%	6,542	24.27%

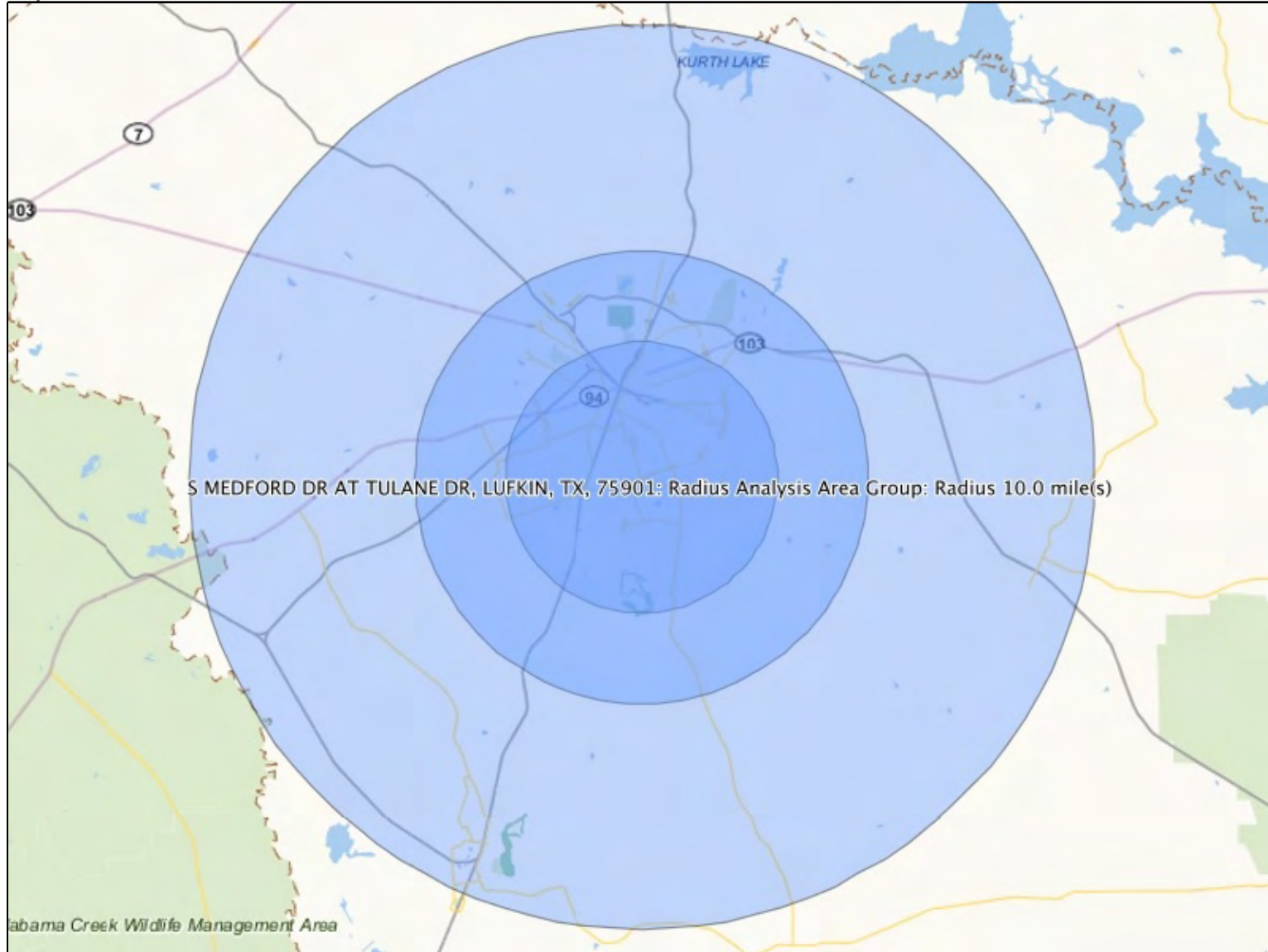
Lufkin, Texas

Description	S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 3.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 5.0 mile(s)		S MEDFORD DR AT TULANE DR, LUFKIN, TX, 75901: Radius Analysis Area Group: Radius 10.0 mile(s)	
	Total	%	Total	%	Total	%
2-person	3,690	31.48%	5,390	31.03%	8,434	31.29%
3-person	1,847	15.76%	2,833	16.31%	4,584	17.01%
4-person	1,519	12.96%	2,329	13.41%	3,861	14.32%
5-person	799	6.82%	1,246	7.18%	2,043	7.58%
6-person	376	3.21%	572	3.29%	887	3.29%
7-or-more-person	271	2.32%	421	2.43%	601	2.23%
2017 Est. Average Household Size	2.61		2.66		2.70	

2017 Est. HHs by Type by Presence of Own Children	7,931		12,013		19,325	
Married-Couple Family, own children	2,239	28.24%	3,407	28.36%	5,791	29.97%
Married-Couple Family, no own children	3,164	39.89%	4,769	39.69%	7,998	41.39%
Male Householder, own children	271	3.41%	413	3.44%	651	3.37%
Male Householder, no own children	267	3.37%	399	3.32%	595	3.08%
Female Householder, own children	1,179	14.86%	1,796	14.95%	2,475	12.81%
Female Householder, no own children	811	10.22%	1,230	10.24%	1,814	9.39%

Lufkin, Texas

Map



2017 Population (2017 Population) : Index: Descending by Equal Ranges

List of Report Areas by Radius Analysis Area Group

- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)
- Index (100~100)

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act.

The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P O Box 12188, Austin, Texas 78711-2188 or 512-465-3960

