

*MULTI-TENANT NET LEASE INVESTMENT*



EXECUTIVE SUMMARY

# SOUTHERN COLONY

THREE-TENANT SHOPPING CENTER  
*Lufkin, Texas*

Exclusively Offered By:

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## INVESTMENT OVERVIEW

On behalf of the Owner, Transwestern Commercial Services, LLC is pleased to present for sale Southern Colony, a 10,150-square-foot, three-tenant outparcel shopping center in Lufkin, Texas constructed in 2016. Tenants include Newk's Eatery, Sprint and Retina Consultants of Houston. The property is shadow anchored by an Academy Sports + Outdoors and Burlington. The Property is located three miles south of downtown Lufkin and just east of Highway 59, a major north/south artery with a traffic count of more than 44,500 vehicles per day. Situated in Lufkin's major retail corridor, the Property draws from more than 80,000 local residents and is less than one mile north of Angelina College and its 5,217 full-time students and an additional 4,038 who are enrolled in non-credit classes.

The Property is located just 1.3 miles south of Lufkin Mall, a 365,000-square-foot regional mall that includes AMC Classic Lufkin 9, JC Penney, T.J. Maxx, Boot Barn, American Eagle Outfitters, Footaction, The Children's Place, Kirkland's, rue21, Cato, Bath & Body works, GNC, Kay Jewelers, Chick-fil-A and more. In addition to Academy Sports + Outdoors and Burlington, other nearby retailers include Cavender's Boot City, Hobby Lobby, Belk, Dollar Tree, Walmart Supercenter, Tractor Supply Company and Discount Tire. Restaurants in the trade area include Tsubaki Japanese, Burger King, Taco Bueno, Cracker Barrel Old Country Store, Whataburger, Taco Bell, Wendy's Starbucks, Outback Steakhouse, Cotton Patch Café, McDonald's and Subway. Nearby hotels include Courtyard by Marriott and Texas Inn & Suites.

Southern Colony offers an investor a newly constructed quality retail center with a perfectly curated tenancy providing diversification and stability. Net lease structures and very few landlord responsibilities make this Property ideal for a passive investor.

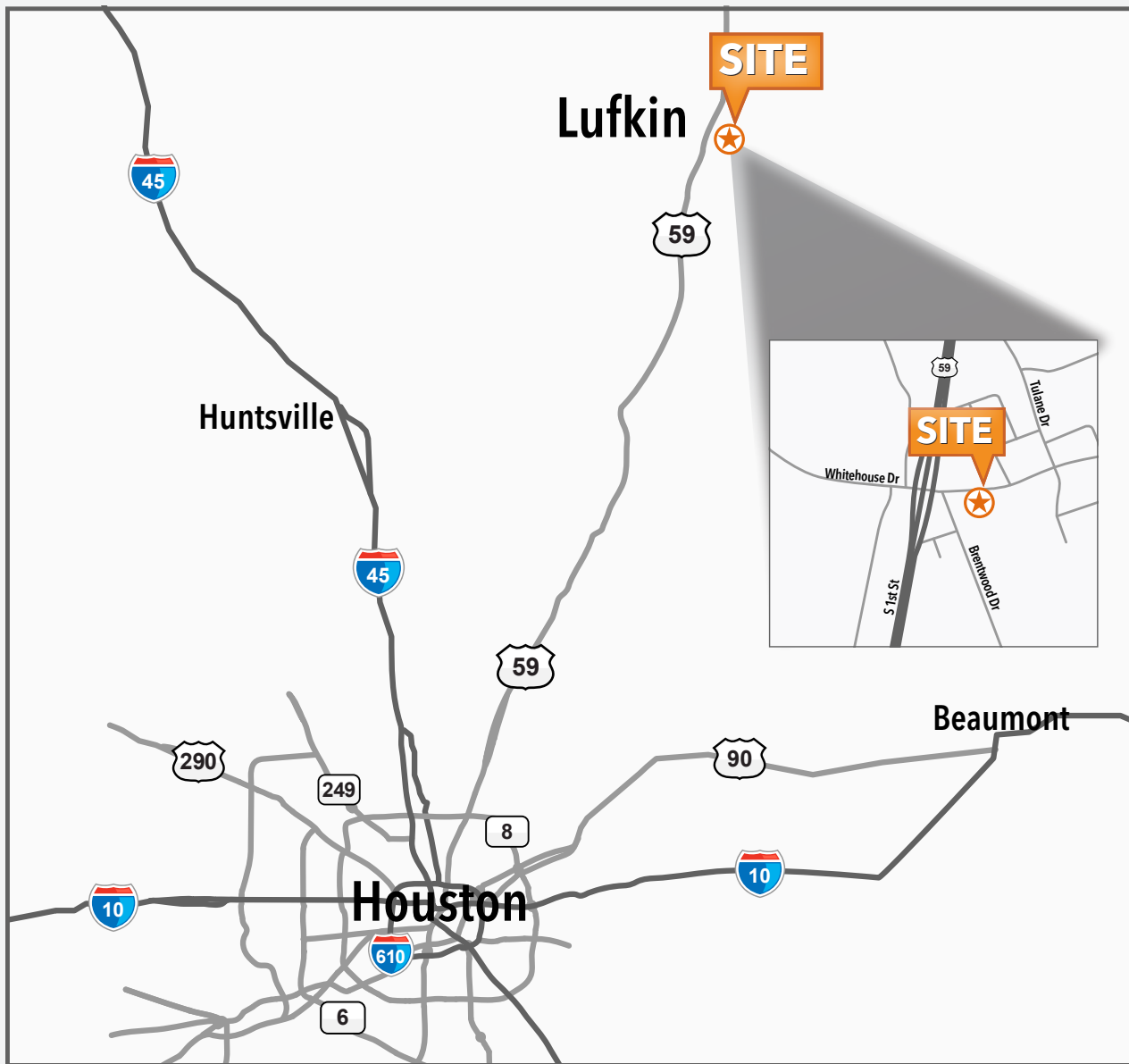
## OFFERING SUMMARY

Pricing	\$3,452,320 (\$340/SF)
NOI	\$250,293
Cap Rate	7.25%
Lease Structure	NN
Landlord Responsibilities	Roof, foundation, structure, exterior walls (excluding storefront, windows and doors)

TENANT	LEASE EXPIRATION	OPTIONS TO RENEW
Newk's Eatery	11/30/2026	Two (2), Five (5)-year
Sprint	4/30/2024	Two (2), Five (5)-year
Retina Consultants of Houston	6/30/2029	Two (2), Five (5)-year

## PROPERTY SUMMARY

Property Address	2906 Brentwood Drive Lufkin, Texas 75901
Building Area	10,150 SF
Lot Size	1.04 Acres
Year Built	2016
Ownership	Fee Simple
Zoning	Local Business (LB)
Property ID Number	135462
Legal Description	6371S The Market at Lufkin Block 1, Lot 2



**POPULATION**



1 Mile	3 Miles	5 Miles
3,231	24,066	46,579

**HOUSEHOLDS**



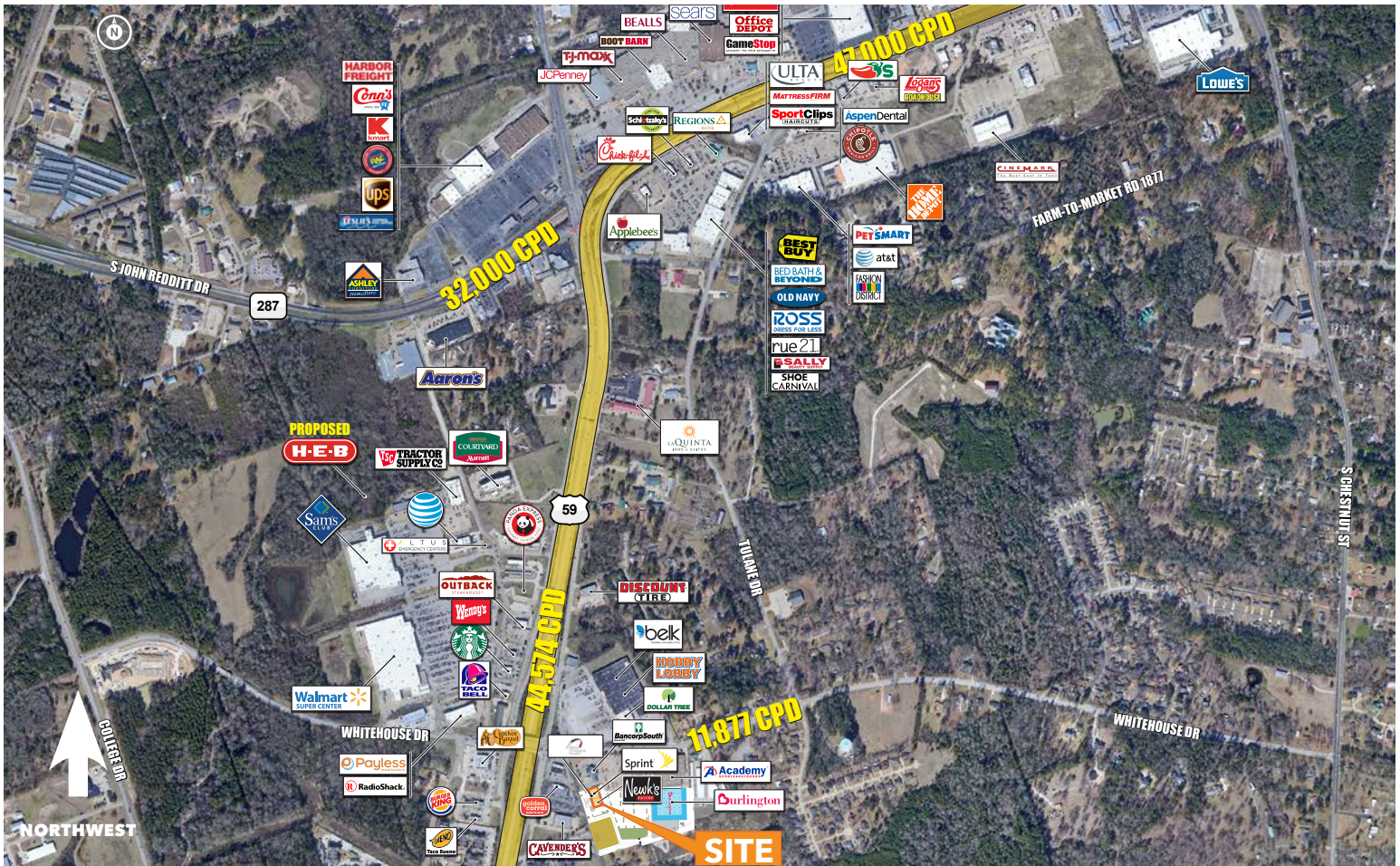
1 Mile	3 Miles	5 Miles
1,481	9,420	16,991

**AVERAGE HH INCOME**



1 Mile	3 Miles	5 Miles
\$73,849	\$71,297	\$62,991





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