

### PROPERTY FEATURES

- 38+ acres inside the Lufkin City Loop close to schools, shopping, and major employers.
- Great access with triple frontage on FM 841 (Ford Chapel Rd), Valley Avenue, and Whippoorwill Drive. Only seconds from the US 59 Loop/S Medford Dr. (38,536 AADT)
- 8" water line along FM 841 and Valley Ave, as well as 6" sewer lines on both FM 841/ Valley Ave, and an additional 8" sewer line running through the property.
- Previously platted for 124 residential lots with an opportunity for an infrastructure cost share.
- Location and zoning make it a great candidate for Residential Development.
- Offsite detention nearby and with all city utilities.
- Do not miss this opportunity. Contact us today!

DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

**FOR MORE INFORMATION CONTACT:**

JC Hearn CCIM, ALC, RENE Homeland Properties  
936-581-4049 / [jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)

**PROPERTY DESCRIPTION**

Rare Development Opportunity in the City of Lufkin! One of the few large acreage tracts remaining inside the Lufkin City Loop, this 38+ acre property has great access with triple frontage on FM 841 (Ford Chapel Rd), Valley Avenue, and Whippoorwill Drive. Only seconds from the US 59 Loop/S Medford Dr. (38,536 AADT). This site is close to schools, shopping, and major employers, making it an ideal location for residential development. Current residential zoning with an 8" water line along FM 841 and Valley Ave, as well as 6" sewer on both FM 841/Valley Ave., and an additional 8" sewer line running through the property. It was previously platted for 124 residential lots and an infrastructure cost share was discussed with the City of Lufkin. All city utilities are available with offsite detention nearby. Do not miss this opportunity! Contact us today!

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Population 2022</b>	3,718	21,472	18,121
<b>Total Daytime Population</b>	3,867	27,909	22,197
<b>Average Household Income</b>	\$57,126	\$55,136	\$69,912

\*Demographic data derived from 2022 STDB

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**HOMELAND  
PROPERTIES**

# COMMERCIAL

**RESIDENTIAL DEVELOPMENT**

38.34 ACRES +/-  
LUFKIN, TEXAS



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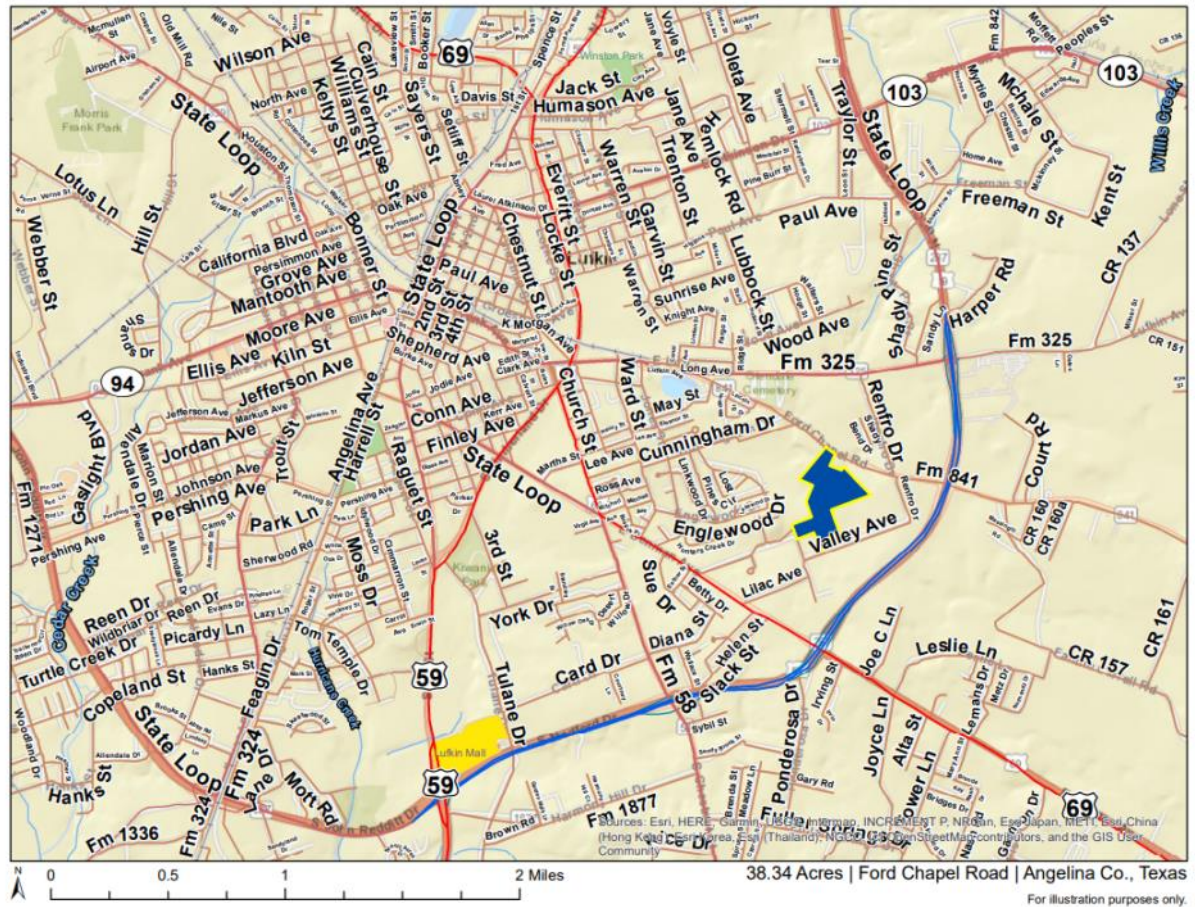
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## MARKET HIGHLIGHTS

The charming City of Lufkin offers a high quality of life, strong economy, low crime, and low cost of living.

Close to major employers such as Georgia Pacific, Lockheed Martin, Pilgrim's Pride, Brookshire Brothers, and Westfraser Timber Company. It also has good access to education (Lufkin ISD/Angelina College/Texas Bible College) as well as state of the art medical facilities (CHI/St. Luke's Memorial Hospital).

Lufkin offers many recreational activities such as the Ellen Trout Zoo, Texas Forestry Museum, golfing, hiking, and fishing.



**2 Minutes from 287 Loop provides fast access to the Lufkin area!**

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