



**WOODCREST**  
CAPITAL, LLC

# Lufkin Palms

2952 South John Redditt Drive | Lufkin TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**

2,074 SF



- 32,092 SF Center
- Angelina County, Texas
- New Façade in 2020
- Excellent Visibility & Access on Loop 287

Demographics	1-mile	3-mile	5-mile
Population	3,617	28,860	46,412
Households	1,499	10,840	16,957
Average HH Income	\$58,683	\$62,378	\$59,126

\*Demographics provided by CoStar Group, www.costar.com, 2020 dataset



Type	Retail
NNN's	\$2.60
Lease Rates	Call for Rates

Traffic Counts	
US-59 Business	39,000 VPD
S John Redditt Dr/ Loop 287	23,910 VPD

**Woodcrest Capital, LLC**

3113 South University Drive, Suite 600  
Fort Worth, TX 76109  
www.woodcrestcapital.com

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

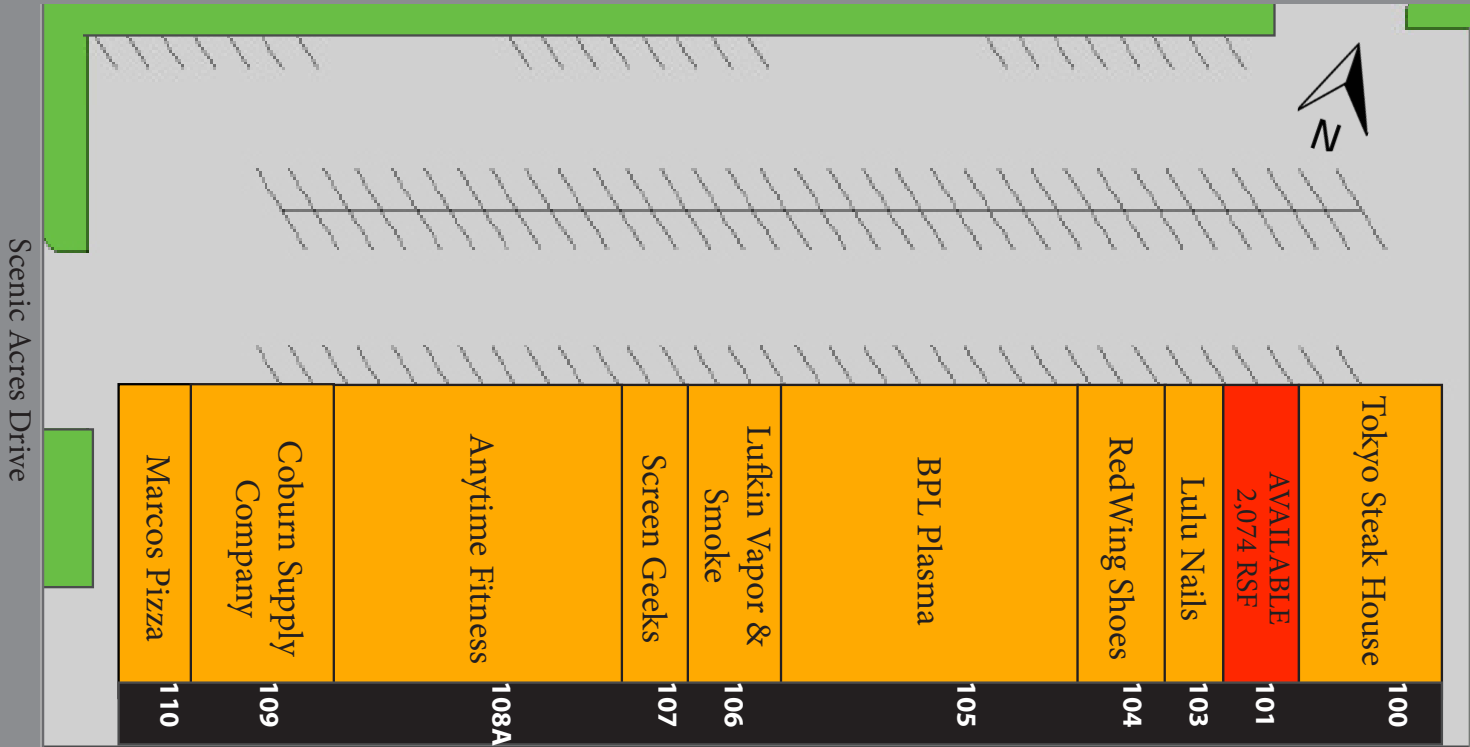


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South John Redditt Drive [State Hwy Loop 287]



November 9, 2020 1:42 PM



LUFKIN PALMS | Lufkin, Texas