

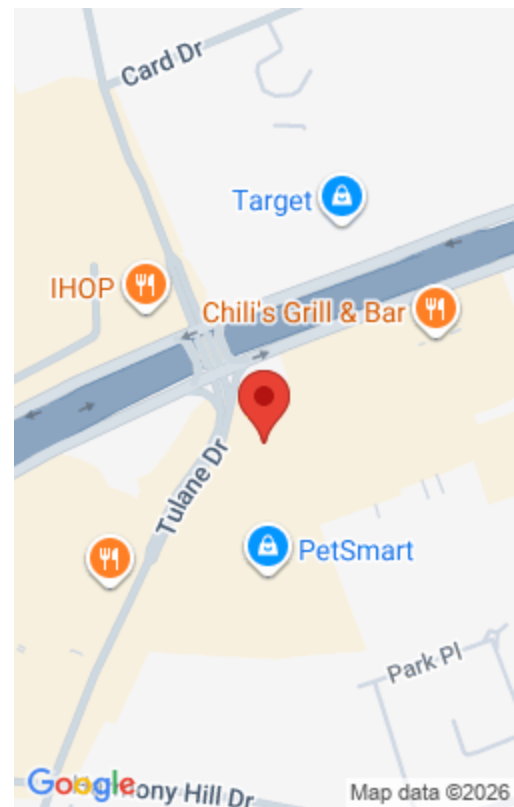


\$3,250,000

1809 TULANE DR, LUFKIN, TX 75901, USA

<https://entrust-ca.com>

Entrust Commercial Advisors Group, powered by KW Commercial, exclusively offers Aspen Dental & James Avery. This fully leased, two-tenant retail investment property sits at 1809 Tulane Drive in Lufkin, Texas. The 5,700 SF property occupies 0.99 acres in one of Lufkin's primary retail corridors. Additionally, it sits near Highway 59 and Tulane Drive, which provides [...]



Executive Summary



Property Insights

Property Type: Retail

Land Area (AC): 0.99

Market: San Antonio, MSA

Building RBA: 5700

Tenancy: Multi-Tenant

Project Highlights

- : 100% Leased Two-Tenant Retail Investment
 - : National Tenants: Aspen Dental & James Avery
 - : Located in Lufkin’s Primary Retail Corridor Near Target & Home Depot
- : Offered at \$3,250,000 | 6.0% CAP Rate
 - : NNN Lease Structure with Built-In Rental Escalations

