EXCLUSIVE

Aspen Dental & James Avery For Sale

1809 Tulane Dr, Lufkin, TX 75901

ENTRUST
COMMERCIAL ADVISORS
Powered by KW Commercial

100% Leased
NNN Lease Structure

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This Offering Memorandum (the “Memorandum”) has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential sale of the property described herein. The information contained in this Memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective purchasers and investors are strongly encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, tax, financial, and real estate advisors prior to making any investment decision.This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any interest in the property. Any offering will be made only pursuant to a fully executed purchase and sale agreement and in accordance with applicable federal, state, and local laws and regulations. The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the property. By accepting this Memorandum, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group. Prospective purchasers and investors must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.

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PROJECT OVERVIEW

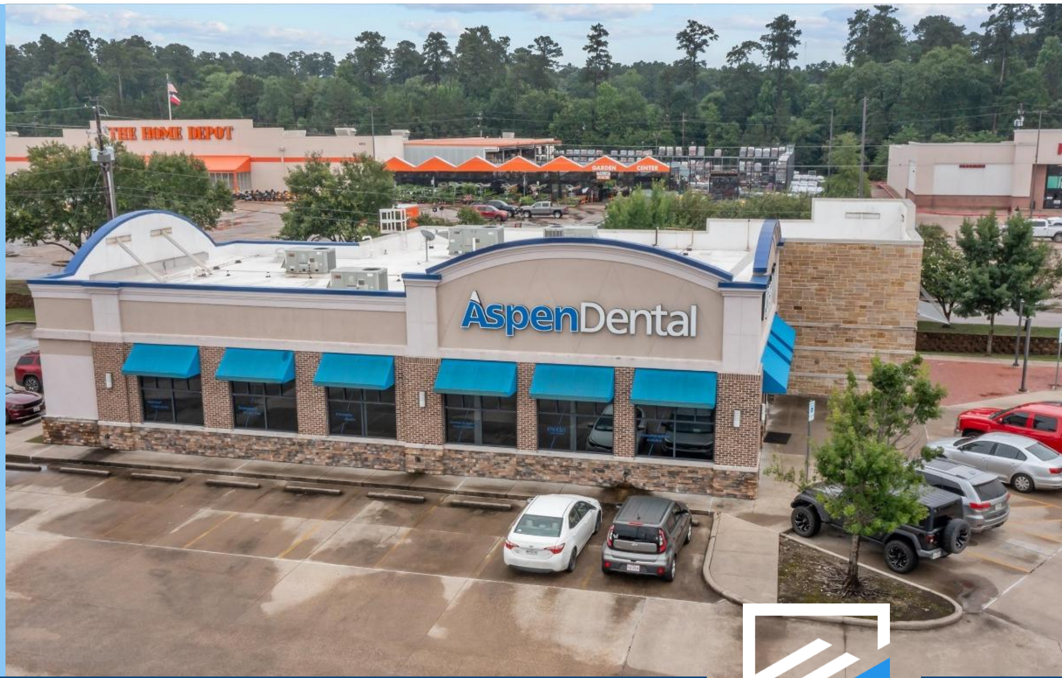
Entrust Commercial Advisors Group, powered by KW Commercial, is pleased to exclusively offer Aspen Dental & James Avery, a fully leased two-tenant retail investment property located at 1809 Tulane Drive in Lufkin, Texas. The 5,700 SF property sits on 0.99 acres within one of Lufkin's primary retail corridors near Highway 59 and Tulane Drive. Offered at $3,250,000, the asset provides a 6.0% cap rate backed by stable income from two nationally recognized tenants under NNN lease structures.

The property is shadow anchored by major retailers including Target, Home Depot, PetSmart, Best Buy, and Ross, providing strong visibility and consistent consumer traffic. Aspen Dental occupies 3,500 SF and James Avery occupies 2,200 SF, with both tenants featuring rental escalations and renewal options that support long-term income stability.

The surrounding trade area features strong regional demographics, including median household incomes exceeding $53,000 within three miles and more than 44,000 residents within five miles, making the property a well-positioned retail investment in East Texas.

PROJECT HIGHLIGHTS

- 100% Leased Retail Investment!
- $3.25M Offering at 6.0% CAP Rate
- Aspen Dental & James Avery NNN
- NNN Leases With Rent Escalations
- Near Target & Home Depot Retail
- 44,000+ Residents Within 5 Miles



EXECUTIVE SUMMARY

ASKING PRICE
$3,250,000

RENTABLE BUILDING AREA
5,700 SF

PRICE / SF
$570.18

TENANCY
Multi-Tenant

LAND AREA
0.99 AC

YEAR BUILT
2015

LEASE STRUCTURE
NNN

WALT
4.8 Yrs.

GEO ID
4540-385-006-003-00

CAP RATE
6.00%

NOI
$195,000

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RENT ROLL

Suite	Tenant	SF	% of SF	Move In	Term		Base Rent		Escalations			Lease	Renewal Options
					Start	End	$/SF	$ Total	Date	$/SF	$ Total	Type	
A	Aspen Dental	3500	61.4%	Aug-15	Aug-25	Jul-30	$38.72	$135,520.00				NNN	2nd Aug-30 $38.72 3rd Aug-35 $42.59
B	James Avery	2200	38.6%	Mar-20	Mar-20	Feb-32	$31.90	$70,180.00	Mar-30	35.09	77198	NNN	1st Mar-28 $31.90 2nd Mar 32 $35.09
	Total Area:	**5700**											
	Total Leased Area:	**5700**	**100%**					**$205,700.00**					
	Total Vacant Area:	**0**	**0%**										

AERIAL MAP


Feagin Dr
E Denman Ave
S Medford Dr
287
59
LUFKIN MALL
JCPenney
ZALES
VICTORIA'S SECRET
claire's
TJ maxx
KAY JEWELERS
Buckle
Bath & Body Works
TARGET
Office DEPOT
OLD NAVY
ROSS DRESS FOR LESS
Marshalls
Michaels
five BELOW
Chick-fil-A
crumbl cookies
Pizza Hut
Freddy's
Schlotzsky's Deli
WING STOP
1809 Tulane Dr
THE HOME DEPOT
ULTA BEAUTY
PETSMART
chili's
Olive Garden ITALIAN KITCHEN
Walmart
sam's club
HOBBY LOBBY

AERIAL

AERIAL

EXTERIOR

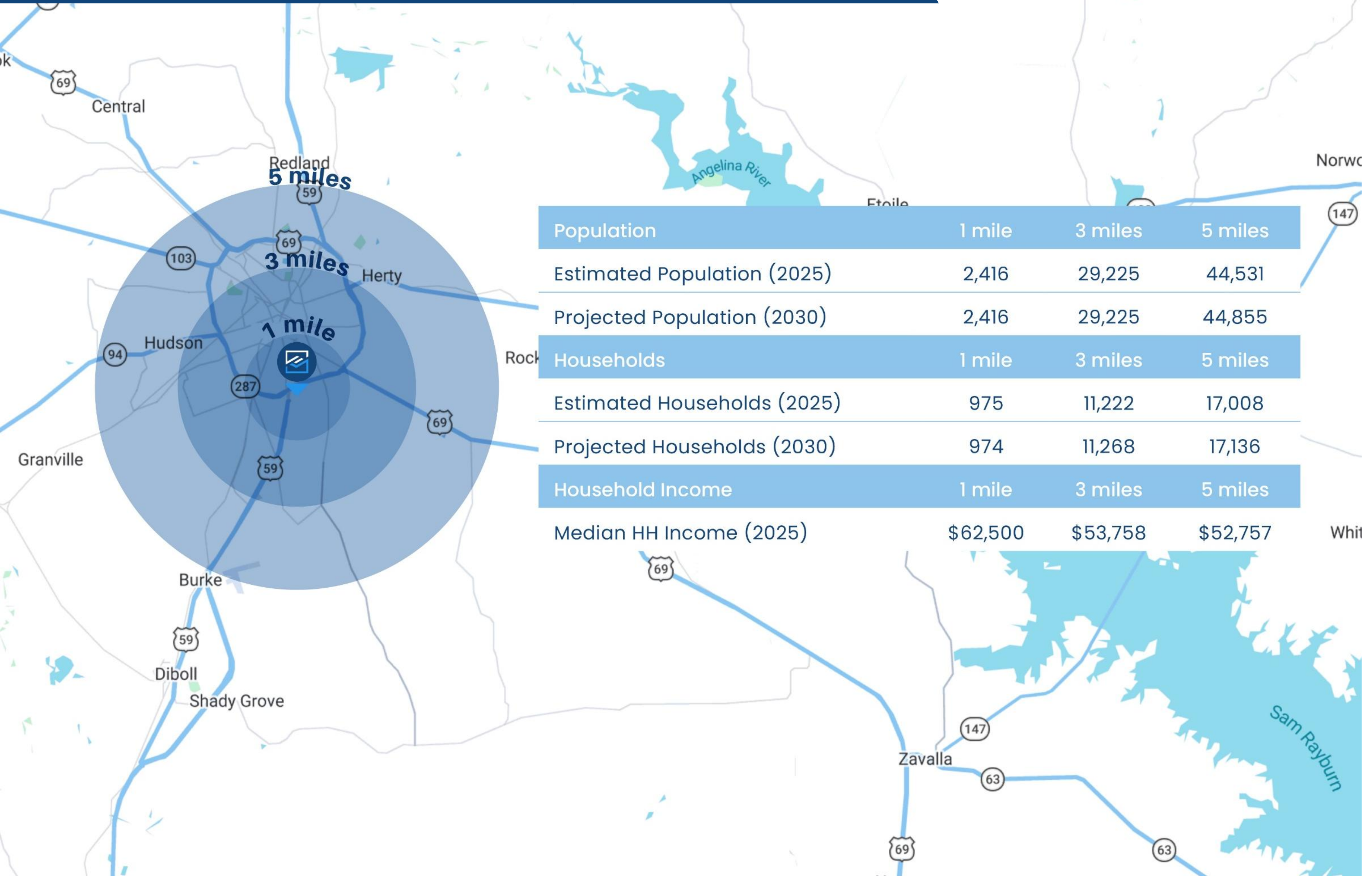

AspenDental
AspenDental
JAMES AVERY
artisan jewelry


AspenDental
JAMES
AVERY
artisan jewelry


THE HOME DEPOT
AspenDental


AspenDental
JAMES AVERY
artisan jewelry
PETSMART
AspenDental
AspenDental

DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
Estimated Population (2025)	2,416	29,225	44,531
Projected Population (2030)	2,416	29,225	44,855
Households	**1 mile**	**3 miles**	**5 miles**
Estimated Households (2025)	975	11,222	17,008
Projected Households (2030)	974	11,268	17,136
Household Income	**1 mile**	**3 miles**	**5 miles**
Median HH Income (2025)	$62,500	$53,758	$52,757

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Information About Brokerage Services

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

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW
(A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov