



BLVD Real Estate
Investment
Co. _____



**Value-Add / Former QSR Drive-Thru / Sale or Lease
Lufkin, TX**

In Association with ParaSell, Inc. | A Licensed Texas Broker #9009637



Former QSR Drive-Thru For Sale or Lease

301 N. John Reddit Drive, Lufkin, TX 75904

EXCLUSIVE LISTING AGENTS:

Tom Chichester
Partner & Co-Founder
tom@BLVDreic.com
(714) 318-3955
R.E. License No 01915137

Nick D'Argenzio, MRED
Partner & Co-Founder
nick@BLVDreic.com
(818) 281-7893
License No 01434304

Jake McClellan
Director
jake@BLVDreic.com
(949) 734-9917
License No 01983623

Scott Reid
ParaSell, Inc.
parasellre@gmail.com
(949) 942-6585
TX Lic #9009637

BLVD Real Estate
Investment
Co. _____

www.BLVDreic.com

The information contained herein has been carefully compiled from sources we consider reliable, and while not guaranteed as to completeness or accuracy, we believe it to be correct as of this date. The proforma revenues and expenses set forth in this brochure do not constitute a representation, warranty, or guaranty of any of the numbers set forth herein or of any economic value attributable to the property or income that may be derived therefrom. Independent estimates and proforma revenues and expenses should be developed before any decision is made on where to invest in the property.

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Former Successful Dairy Queen Location** - Historically successful fast food /QSR restaurant location
- **Value-Add / Below Market Rent** - Opportunity for the Buyer to bring a new tenant and significantly increase value
- **Ideal Freeway Off-Ramp Location / High Traffic Location** - The property is ideally located along the off-ramp of TX-287 Loop and John Reddit Drive
- **Excellent Co-Tenancy Surrounding Subject Property** - Other strong national QSR tenants along this freeway off-ramp include Chic-fil-A, Whataburger, McDonald's, and Jack in the Box, proving this is a highly desirable fast food/QSR location.
- **Drive-Thru Building** - Ideal drive-thru QSR building, which are highly desirable for almost all tenants these days
- **Lufkin TX is situated between major cities like Dallas, Houston, San Antonio, and Waco**



PRICING:

FOR SALE OR LEASE

Sale Price: \$599,000
Lease Rate: \$1.53 PSF/Monthly (\$50,000 Annually, plus NNN's)

PROPERTY SPECIFICATIONS

Address: 301 N. John Reddit Drive, Lufkin, TX 75904
Building Size: 2,736 SF
Land Area: 0.47 Acres (20,517 SF)
Year Built: 1985

DEMOGRAPHICS

Source: Costar 2025	3 Mile	5 Miles	10 Miles
Population	27,089	49,515	69,610
Average Household Income	\$66,384	\$71,917	\$74,103
Employees	24,646	34,105	37,189

FAST FOOD / QSR - LEASE COMPS



Tenant: Burger King
Location: Lufkin, TX

Sold: 10/28/2021
Sale Price: \$1,931,000
Cap Rate: 5.74%
NOI (Net Income): \$110,839 - Annual Rent



Tenant: Taco Bueno
Location: Lufkin, TX

Sold: 6/24/2024
Sale Price: \$1,305,000
Cap Rate: n/a
NOI (Net Income): OWNER/USER



Tenant: Jack in the Box
Location: Diboll, TX

Sold: 3/25/2021
Sale Price: \$1,885,000
Cap Rate: 5.25%%
NOI (Net Income): \$98,962 - Annual Rent



Tenant: KFC
Location: Nacogdoches, TX

Sold: 1/13/2021
Sale Price: \$1,800,000
Cap Rate: 5.0%%
NOI (Net Income): \$90,000 - Annual Rent



Tenant: Raising Cane's
Location: Lufkin, TX

Sold: 11/30/2020
Sale Price: \$1,760,000
Cap Rate: 4.43%
NOI (Net Income): \$78,000 - Annual Rent



Tenant: Dutch Bros
Location: Nacogdoches, TX

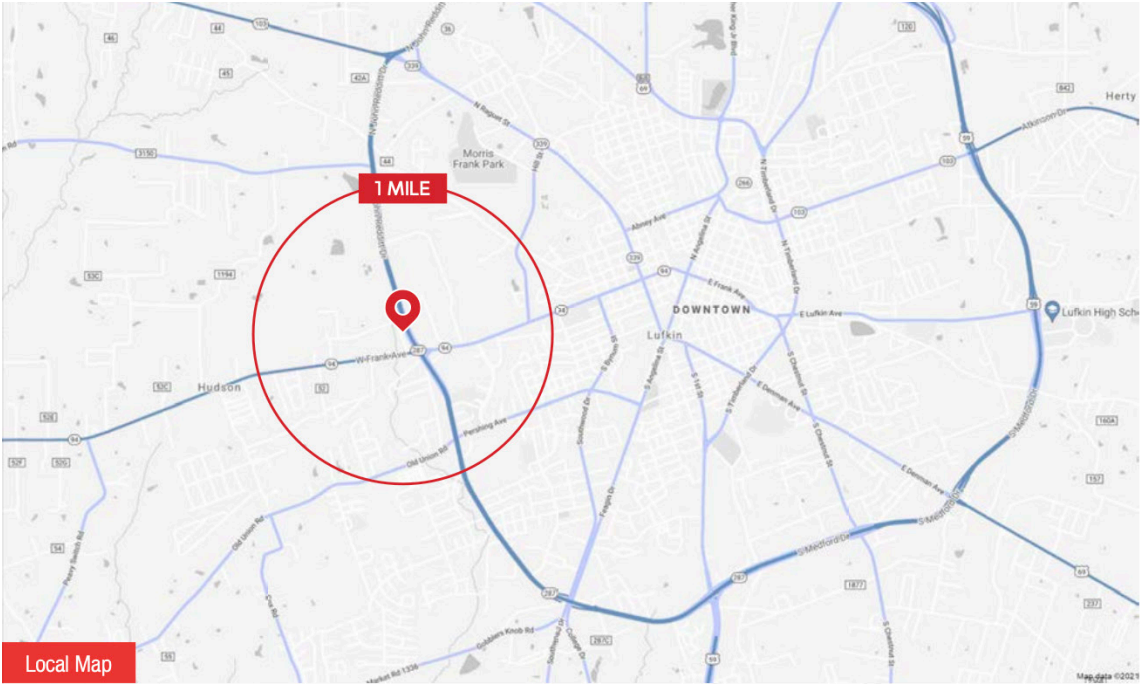
Sold: 6/21/2023
Sale Price: \$1,699,000
Cap Rate: 5.25%
NOI (Net Income): \$88,000 - Annual Rent



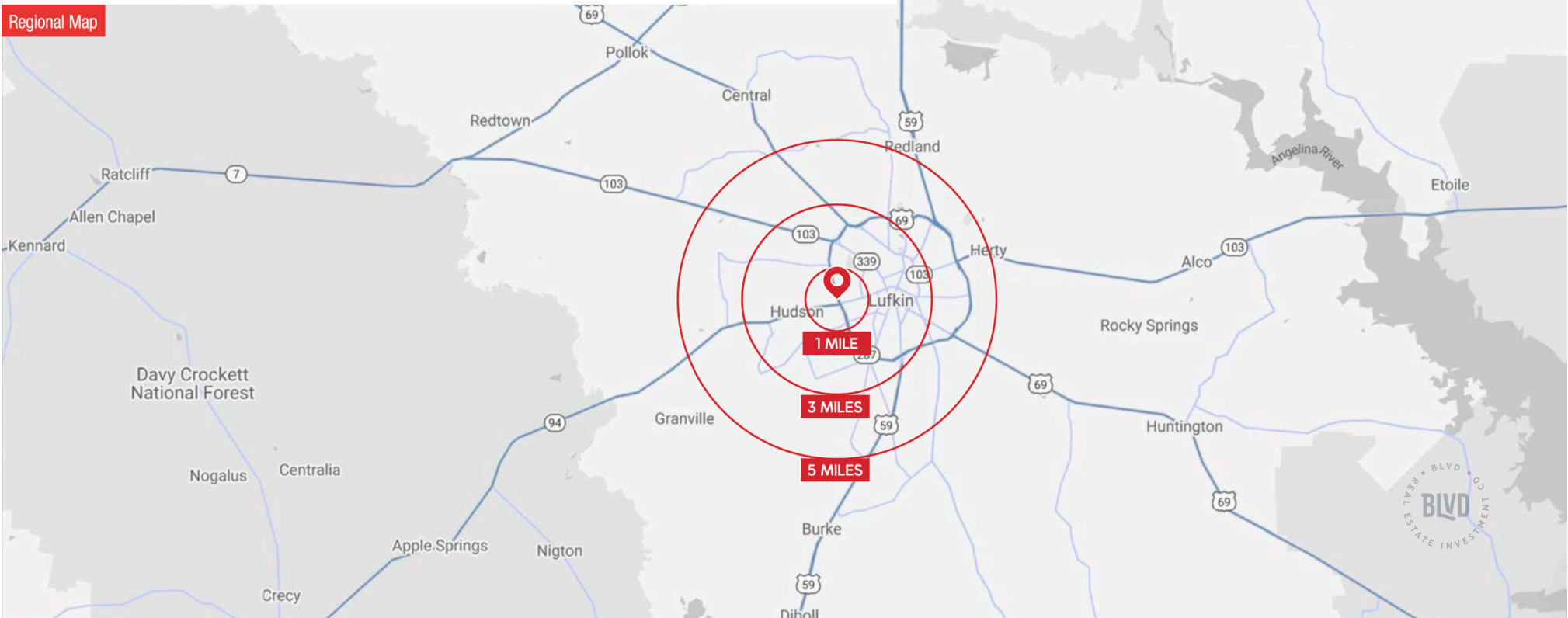
SITE PLAN



LOCATION MAP



Local Map



Regional Map



TOP EMPLOYERS



Brookshire Brothers



Walmart



LUFKIN TEXAS

Located in the beautiful Texas Forest Country, Lufkin is situated between major cities like Dallas, Houston, San Antonio and Waco. Residents and visitors alike can explore the city's opportunities for activities like bass fishing, golf, museums, and a zoo. When it comes to business, the city hosts various conventions and meetings throughout the year.

Lufkin's population is growing closer to 40,000 people. However, it still remains peaceful and quaint while also serving as a regional hub for retail shopping, medical facilities, industry, government and much more.



121 miles to Houston



170 miles to Dallas



294 miles to San Antonio





Exclusively Listed By:

Tom Chichester
Partner & Co-Founder
tom@blvdreic.com
(714) 318-3955
License No 01915137

Nick D'Argenzio, MRED
Partner & Co-Founder
nick@blvdreic.com
(818) 281-7893
License No 01434304

Jake McClellan
Director
jake@BLVDreic.com
(949) 734-9917
License No 01983623

Scott Reid
ParaSell, Inc.
parasellre@gmail.com
(949) 942-6585
TX Lic #9009637

www.BLVDreic.com