

ANGELINA VILLAGE

LOOP 287 & U.S. HIGHWAY 59 LUFKIN, TX 75901



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PROPERTY DETAILS

- 244,564 SF Shopping Center
- Anchored by Ashley HomeStore, Conn'sHomePlus, and Burke's Outlet
- Project is situated near the intersection of HWY 59 & Loop 287 in Lufkin, TX with excellent visibility



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PROPERTY OVERVIEW

AREA DEMOGRAPHICS



2022
POPULATION

2 Mile	15,107
5 Mile	46,127
10 Mile	75,006



2022
HOUSEHOLDS

2 Mile	5,908
5 Mile	16,884
10 Mile	26,684



2022
HOUSEHOLD
INCOME

2 Mile	\$69,597
5 Mile	\$64,836
10 Mile	\$67,185



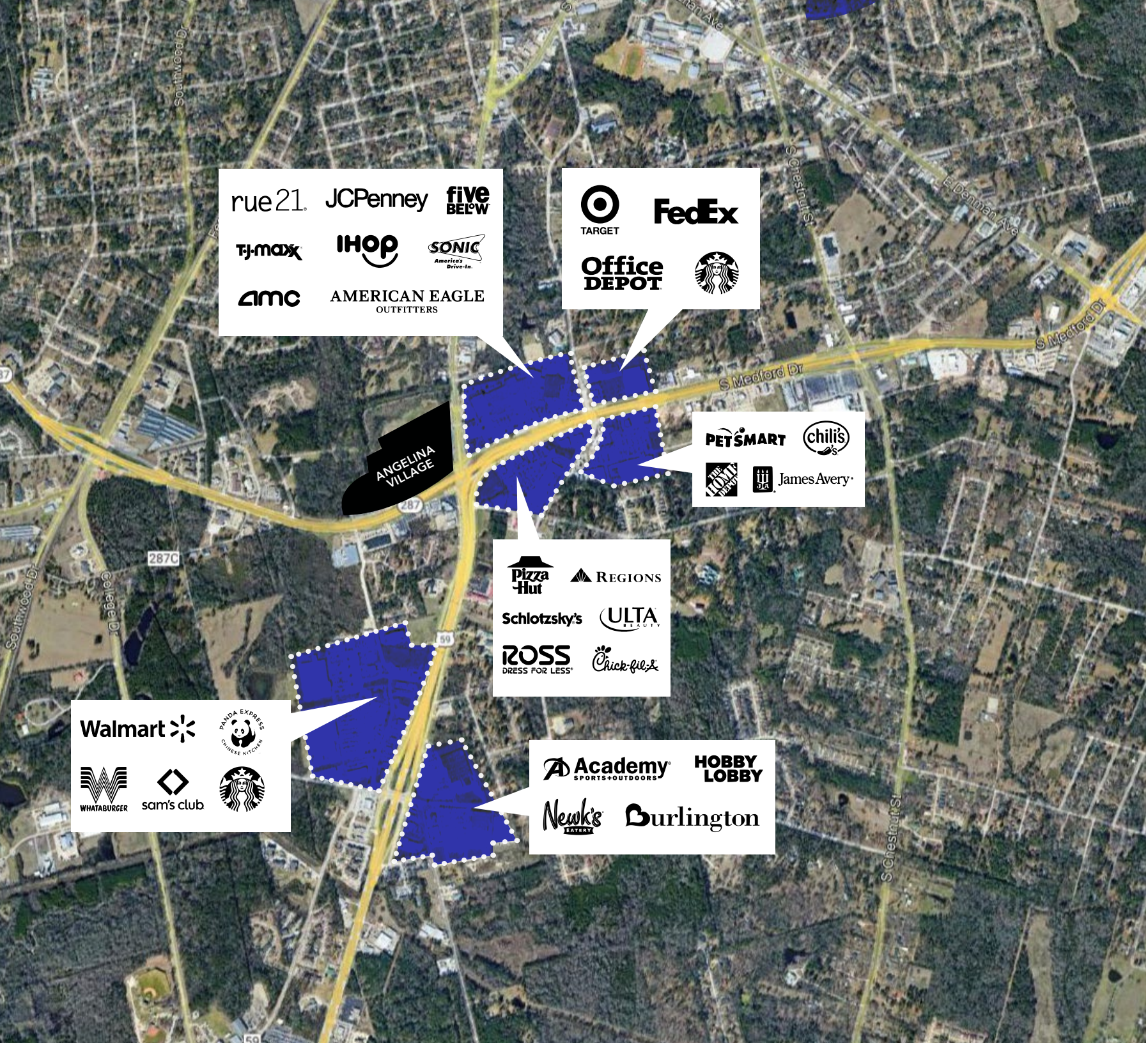
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TENANT OVERVIEW

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TRADE AREA OVERVIEW



rue21 JCPenney five BELOW
TJ-maxx IHOP SONIC
AMC AMERICAN EAGLE OUTFITTERS

TARGET FedEx
Office DEPOT Starbucks

PETS M A R T chili's
THE HOME DEPOT James Avery

Pizza Hut REGIONS
Schlotzsky's ULTA BEAUTY
ROSS DRESS FOR LESS Chick-fil-e

Walmart PANDA EXPRESS CHINESE KITCHEN
WHATABURGER sam's club Starbucks

Academy SPORTS+OUTDOORS HOBBY LOBBY
Newk's BAKERY Burlington

SITE PLAN

90,355 SF AVAILABLE:

A0F Vacant	74,571 SF
B0B Vacant	6,876 SF
F0A Vacant	1,500 SF
F0B Vacant	2,000 SF
F0F Vacant	2,000 SF
G0N Vacant	1,500 SF
R01 Vacant	508 SF
R3D Vacant	1,400 SF

Benevis Kool Smiles	6,000 SF
Harbor Freight Tools	14,982 SF
dd's Discount	18,026 SF
Burke's Outlet	24,675 SF
Conn's	44,005 SF
Herraduras Mexican	4,650 SF
SBG Pizza South	4,365 SF
Leslie's Swimming Pools	4,400 SF
Rent-A-Center	3,800 SF
Elan RGV Wireless	2,000 SF
Ashley Furniture Store	23,500 SF
Harry's Building Materials	2,280 SF
All star Barber Shop	960 SF
Partners Investors	1,500 SF
H&R Block	1,600 SF
Lendmark Financial Services	1,000 SF
The UPS Store	1,000 SF
Pro Nails	1,000 SF
Cellphone Repair Solution	750 SF
RCZB LLC	750 SF



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PROPERTY PHOTOS