

**CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM**

1805 South 1st Street, Lufkin, TX 75901



**OFFERING  
PRICE**

**\$1,669,696**

**CAP  
RATE**

**6.25%**

**NOI**

**\$104,356**



**LONG-TERM NNN LEASE**  
**ABSOLUTE NNN LEASE WITH OVER**  
**14 YEARS REMAINING AND 10%**  
**INCREASES EVERY 5 YEARS**



**STRONG RETAIL CORRIDOR**  
**DOWN THE STREET FROM A FULLY**  
**OCCUPIED MALL, SURROUNDED**  
**BY CAR DEALERSHIPS AND 21 K**  
**VPD ON S FIRST STREET**



**TOP FRANCHISEE GUARANTY**  
**191-UNIT GUARANTY BY A TOP 3**  
**FRANCHISEE WITHIN THE SONIC**  
**SYSTEM AND TOP 20 QSR FRANCHISEE**  
**OVER THE ENTIRE COUNTRY**

**POINTS OF CONTACT**

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