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1901 W Frank Avenue, Lufkin, TX 75904



**OFFERING
PRICE**

\$2,589,022

**CAP
RATE**

6.75%

NOI

\$174,759



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



REGIONAL TRAFFIC HUB
INTERSECTION OF HWY 59 & I-69
CONNECTS LUFKIN TO HOUSTON
AND EAST TEXAS MARKETS



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

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