commercial investment advisors
OFFERING MEMORANDUM

SAM'S SOUTHERN EATERY

214 SOUTH TIMBERLAND DRIVE | LUFKIN, TEXAS 75901

ADVISORY TEAM

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Highlights

PRICE	CAP RATE	NOI
$550,000	8.30%	$45,658

POINTS OF INTEREST

Retailers | Entertainment: Major retailers in Lufkin include Walmart, Sam's Club, Target, Home Depot, Lowe's, Hobby Lobby, Atwoods, T.J. Maxx, Ross Dress for Less, Burlington, Old Navy, Academy Sports + Outdoors, Bealls, Belk, Cato, Maurices, JCPenney, Boot Barn, Shoe Carnival, Ulta Beauty, Five Below, dd's Discounts, Office Depot, H-E-B, Brookshire Brothers, Tractor Supply, Harbor Freight, Ashley Store, Dollar General, Dollar Tree, Family Dollar, AMC Theatres, Cinemark, Planet Fitness

Higher Education: 4 miles from **Angelina College** - a public community college offering associate degrees, technical certificates & continuing education programs with around 4,000 students, serving a 12-county area in East Texas; 4 miles from **Texas Bible College** - a private Apostolic Christian higher education institution, serving about 100 students

Healthcare: 3 miles from **Woodland Heights Medical Center** - a 149-bed facility providing a range of inpatient & outpatient services; 2 miles from **St. Luke's Health Memorial Hospital** - a 271-bed, acute care facility providing emergency care, advanced diagnostics, oncology services and dedicated women's health

NEW LEASE

4 years remaining on initial 5-year NN* lease with **ATTRACTIVE 2% ANNUAL** rental escalations.

**Tenant is responsible for first $10,000 in repair/maintenance costs. Landlord is 100% responsible for Roof, Parking Lot & Structure.*

TENANT | PERSONAL GUARANTOR

Lufkin Seafood and More, Inc. | Sam's Southern Eatery is a chain with **38 LOCATIONS** in Louisiana, Texas, Arkansas, Oklahoma, Mississippi, Alabama, Ohio, South Carolina, Missouri & North Carolina! The lease is guaranteed (Personally) by owner/operator.

STRONG INTRINSIC VALUE

Property is priced well-below replacement cost!

TRAFFIC COUNTS

Well-positioned on a ±0.52-acre lot, with exceptional visibility/access on S Timberland Dr (main north/south thoroughfare in Lufkin) with traffic counts of 20,127 CPD!

2026 DEMOGRAPHICS (5-MI)

Population	47,622
Households	18,258
Average Household Income	$85,048

Texas is an income tax-free state.

Financial Analysis

SITE ADDRESS	214 South Timberland Drive Lufkin | Texas 75901
TENANT	**Lufkin Seafood and More, Inc.**
GUARANTOR	**Personal**
ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,680 SF
LOT SIZE	±0.518 acre (±22,553 SF)
YEAR BUILT	1984*
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	Tenant is responsible for first $10,000 in repair/maintenance costs. Landlord is 100% responsible for Roof, Parking Lot and Structure.
LEASE TERM	4 years remaining
RENTAL INCREASES	2% annually
RENT COMMENCEMENT DATE	September 1, 2025
EXPIRATION DATE	August 31, 2030
OPTIONS	No Renewal Options remaining
FINANCING SUMMARY	All Cash or Buyer to obtain new Financing at Close of Escrow.

**According to Angelina County Assessor*

LIST PRICE $550,000 **LIST CAP RATE 8.30%**

2026 Annualized Operating Data

Income	
2026 Gross Base Rental Income	$55,080
Total Gross Annual Income	**$55,080**
Expenses	
Property Taxes	($4,688)
Insurance	($4,734)
Total Expenses	**($9,422)**
NET OPERATING INCOME	**$45,658**

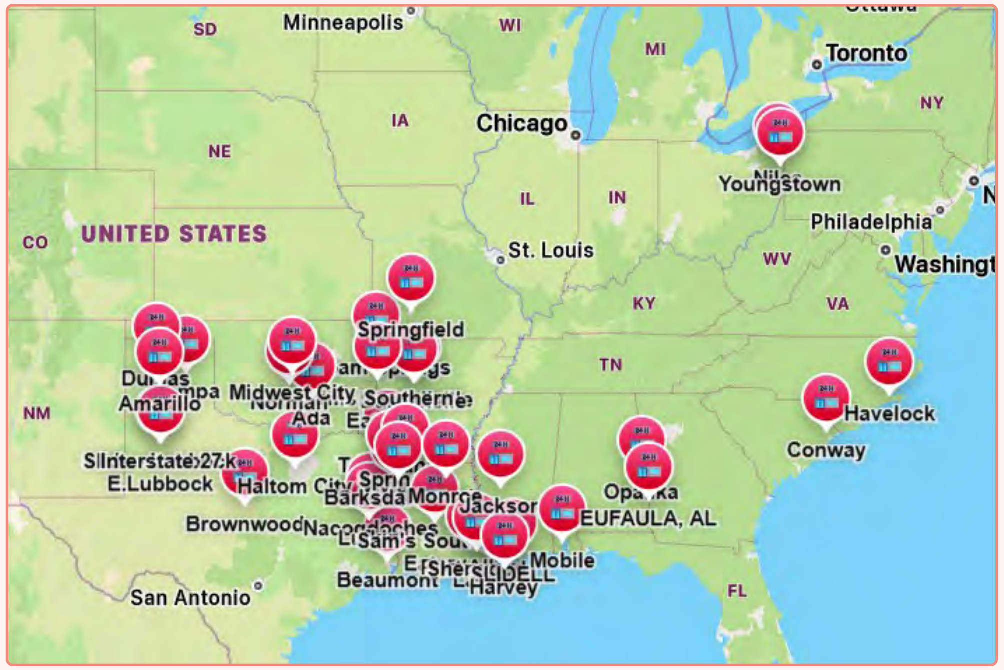
Rent Roll

TERM	ANNUAL RENT	RENT INCREASES
09/01/26 to 08/31/27	$55,080	Current
09/01/27 to 08/31/28	$56,182	2%
09/01/28 to 08/31/29	$57,305	2%
09/01/29 to 08/31/30	$58,451	2%

Tenant Profile

Founded on a passion for authentic Southern cuisine, **Sam's Southern Eatery** was created with a simple mission: deliver great flavor, generous portions, and exceptional value at an affordable price. The menu features a wide variety of Southern favorites, including Fried Green Tomatoes, Fried Pickles, Po'Boy Sandwiches, Tilapia Platters, Crab Cakes, Jumbo Shrimp, Chicken Wings, Fried Livers & Gizzards, and more.

Since opening its first location in Shreveport, Louisiana, in 2008, Sam's Southern Eatery has grown into a successful multi-unit restaurant brand with **38 locations in Louisiana, Texas, Arkansas, Oklahoma, Mississippi, Alabama, Ohio, South Carolina, Missouri & North Carolina** and over 750 employees. The company's continued growth is driven by its commitment to high-quality food, generous portions, and competitive pricing—a combination that has helped establish Sam's Southern Eatery as a recognizable and growing Southern restaurant concept.



SERVING: *Texas (11)* *Arkansas (4)* *Louisiana (11)* *Oklahoma (3)* *Mississippi (1)* *Alabama (3)* *Ohio (2)* *South Carolina (1)* *Missouri (1)* *North Carolina (1)*

Site Plan

Property Specifications

County	Angelina
Parcel #	74672
Lot Size	±0.518 Acre
GLA	±2,680 SF

Parking Stalls

Regular	39
Handicap	2

Lufkin

Lufkin Gears
a Baker Hughes business
The Lufkin Daily News
Union Pacific
S Timberland Dr | 20,127 CPD
Boys & Girls Clubs of Deep East Texas
Kurth Memorial Library
City of Lufkin Texas
Lufkin Convention Center
William George
America's Car-Mart
Texas Department of Transportation
Taco Bell
Popeyes
McDonald's
Subway
Papa John's
6
E Denman Ave | 7,892 CPD
Sam's Southern Eatery
met
Museum of East Texas
ABC Auto
Whataburger
Family Dollar
Sonic
NAPA
H-E-B
boost mobile
AutoZone
Ollie's Good Stuff Cheap
Cititrends
S Timberland Dr | 20,127 CPD
RAC Rent-A-Center
planet fitness
Atkinson Dr | 8,720 CPD
Ivan Smith Furniture
Lufkin Middle School
1,453 Students
Goodwill Central East Texas
Dollar Tree
Dollar General
S Chestnut St | 11,611 CPD
CVS
Aaron's
Church's Texas Chicken
Brookshire Brothers
Georgia-Pacific Chemicals
Dollar General
Ritter Lumber

City View

WOODLAND HEIGHTS MEDICAL CENTER
149 BEDS
Brookshire Brothers
FAMILY DOLLAR
O'Reilly AUTO PARTS
ADVANCE AUTO PARTS
cricket
Brookshire Brothers
WAREHOUSE
BROOKHOLLOW ELEMENTARY
273 STUDENTS
Atkinsons
SAM'S Southern Eatery
BRANDON ELEMENTARY
386 STUDENTS
DUNBAR PRIMARY
268 STUDENTS
Angelina County Expo Center
TROUT ELEMENTARY
219 STUDENTS
CommonSpirit
ST. LUKE'S HEALTH
271 BEDS
Brookshire Brothers
DISTRIBUTION
ATWOODS
Bealls
HARBOR FREIGHT
dd's DISCOUNTS
ASHLEY
THE UPS STORE
LESLIE'S
DOUBLE R BRAND FOODS
Walmart
sam's club
TRACTOR SUPPLY Co
ANYTIME FITNESS
JCPenney
AMC THEATRES
TJ·MAXX
BOOT BARN
Victoria's Secret
HIBBETT
Bath & Body Works
FedEx Freight
WAREHOUSE
CYBERSHIELD
RUSH TRUCK CENTERS
Angelina College
4,000 STUDENTS
target
Office DEPOT
GameStop
COSTON ELEMENTARY
211 STUDENTS
Academy SPORTS+OUTDOORS
Burlington
CAVENDER'S
T-Mobile
HOBBY LOBBY
belk
DOLLAR TREE
THE HOME DEPOT
CINEMARK
LOWE'S
HACKNEY ELEMENTARY
106 STUDENTS
Quad
Michaels
ROSS DRESS FOR LESS
OLD NAVY
ULTA BEAUTY
five BELOW
popshelf
SALLY.
PETSMART
SHOE CARNIVAL
LUFKIN HIGH SCHOOL
2,026 STUDENTS
HERTY ELEMENTARY
276 STUDENTS

Lufkin Synopsis

Lufkin is the largest city and county seat of Angelina County, serving as a regional hub for commerce, employment, healthcare, education, and retail throughout East Texas. The city has a diverse economy supported by manufacturing, energy, forestry, healthcare, and established regional businesses.

Lufkin is home to several prominent employers and companies, including **Lufkin Industries, Lufkin Gears, Atkinson Candy Company** (the creator of Chick-O-Stick) and **Brookshire Brothers**. The city also serves as an important center for East Texas' natural-resource industries and is home to the headquarters of the region's **U.S. National Forests and Grasslands**.

Education and healthcare further enhance Lufkin's regional importance. **Angelina College** serves approximately 4,000 students with degree, technical, and workforce programs, while **Woodland Heights Medical Center** and **St. Luke's Health–Memorial** provide a combined 420 beds and a broad range of medical services. Together, these institutions contribute to a strong workforce, stable employment base, and growing regional economy.

2026 Demographics

	1-MI	3-MI	5-MI
Population	6,365	30,284	47,622
Households	2,212	11,439	18,258
Daytime Demos Age 16+	7,389	34,973	43,074
Median Age	31.4	34.0	35.0
Average Household Income	$65,989	$79,065	$85,048

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 a 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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ________ ________ Date ________