FOR SALE OR LEASE

Lufkin, TX: Medical and Professional Facility

Ideal for ER, Urgent Care, Outpatient Surgery, Imaging, Physical Therapy, Dental, Specialty Clinic, or Other Medical/Office Use

700 S John Redditt Dr, Lufkin, TX 75904

partners

EXCLUSIVELY LISTED BY:

PRIMARY CONTACT

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EXECUTIVE SUMMARY

This former dialysis facility in Lufkin, Texas offers a versatile opportunity for healthcare providers, professional users, and investors. Purpose built with medical-grade infrastructure, the property can be easily repositioned for a variety of uses such as an er, urgent care center, specialty medical clinic, dental practice, physical therapy, or imaging facility.

Beyond healthcare, the site also lends itself to professional office, government services, community programs, or wellness-related concepts.

The property benefits from strong visibility, accessibility, and demographics, making it an attractive option for both owner-users and investors seeking to serve the growing East Texas Submarket.

PROPERTY HIGHLIGHTS

- Located in Lufkin, Texas with strong medical and professional demand
- Directly across from Woodland Heights Medical Center
- Medical-grade infrastructure designed for healthcare use
- Flexible floor plan adaptable to a wide range of professional services
- Suitable for ER, urgent care, outpatient surgery, physical therapy, dental, imaging, outpatient or other medical/office uses
- High visibility site with easy access for patients, clients, and staff

PROPERTY DETAILS

700 S JOHN REDDITT DR
LUFKIN, TX 75904

12,110
BUILDING SF

±1.22
LOT SIZE AC

1
STORIES

2006
YEAR BUILT

43
PARKING SPOTS

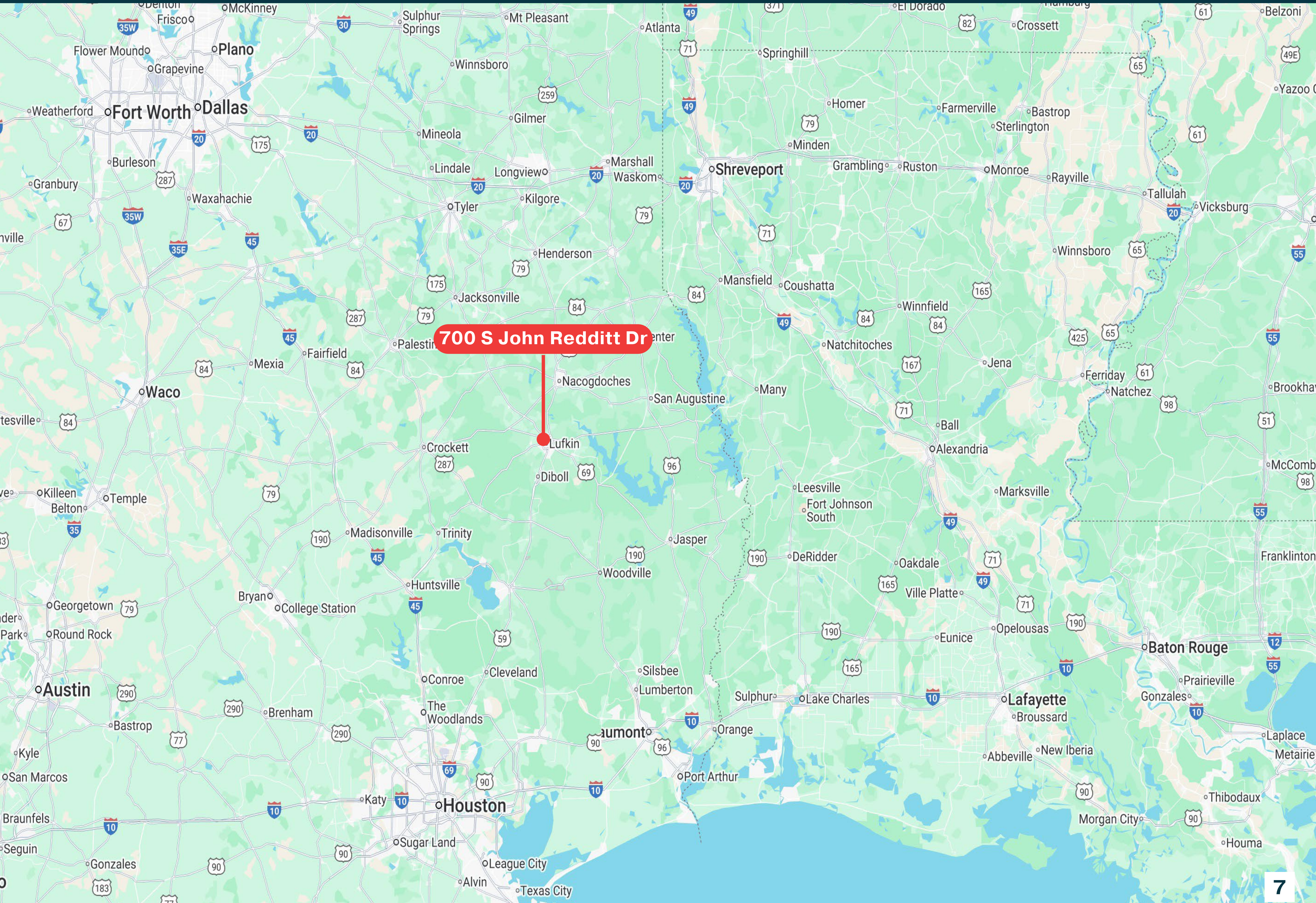
4780M-355-001-001-00
PARCEL-ID

NOT IN 100/500
FLOOD RISK

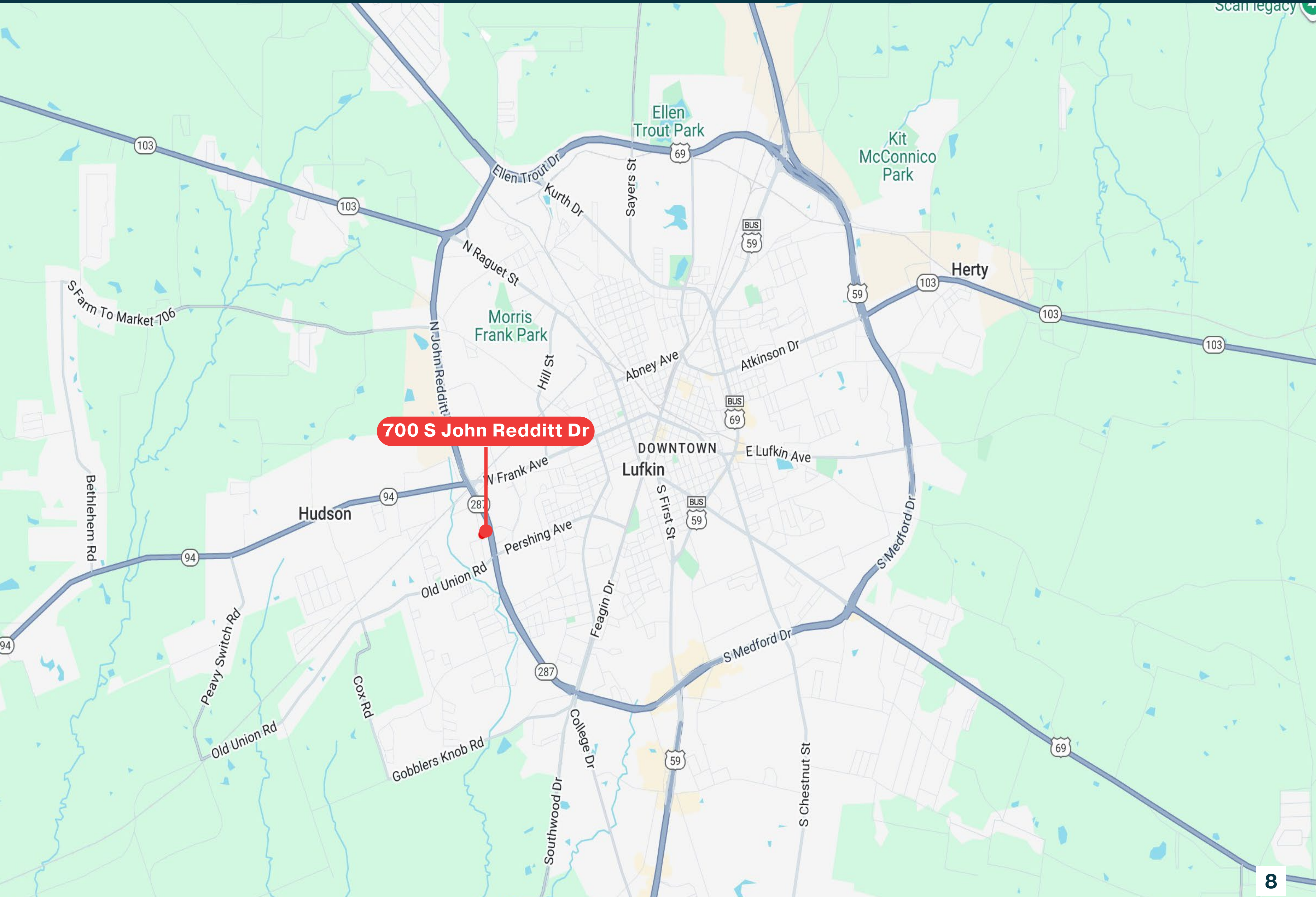
EAST TEXAS
SUBMARKET

LISTING	PRICE
Sale	$1,995,000
Lease	$18.00 - $20/SF/yr + NNN

REGIONAL MAP



LOCATION MAP



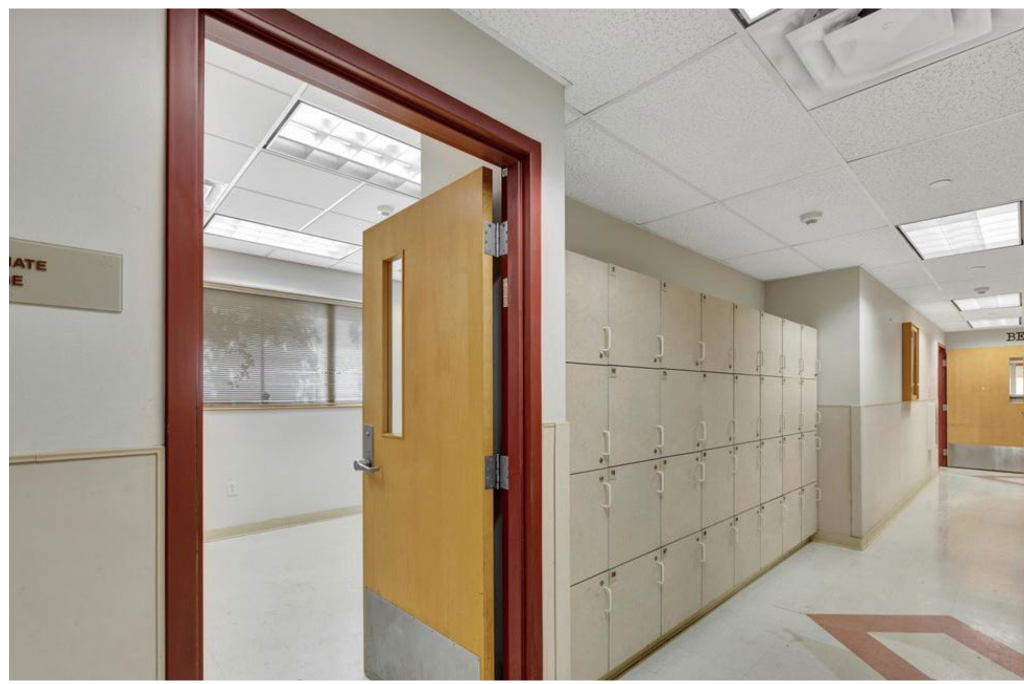
AERIAL OVERVIEW


EXIT
PATIENT
UNISEX


EXIT


EXIT


EXAM ROOM




AERIAL & INTERIOR
VIDEO

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11-03-2025

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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Dimitri Jordan	594006	dimitri.jordan@partnersrealestate.com	713-405-7483
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date