

FOR LEASE: MEDICAL SPACE ON CHI ST. LUKE'S HEALTH MEMORIAL LUFKIN CAMPUS



**Cardwell Professional Building**  
**1,622 RSF Available**

1111 W. Frank Avenue, Lufkin, TX 75904

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CHRIS SCHMEISSER | VICE PRESIDENT – LEASING  
615.324.6944 | [cschmeisser@healthpeak.com](mailto:cschmeisser@healthpeak.com)



## PROPERTY OVERVIEW

On the campus and directly connected to CHI St. Luke's Health-Memorial Lufkin, on-site specialties at this property include primary care, urology, neurosurgery, and cardiovascular care. With excellent visibility from Frank Avenue and Highway 94, this property is easily accessible from the main thoroughfares of downtown Lufkin.

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**CAMPUS SETTING**                      On Campus, directly connected to the CHI St. Luke's Health Memorial Lufkin

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**BUILDING DETAILS**                      43,044 RSF  
Three stories

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**AVAILABLE**                              Suite 302: 1,622 RSF

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**ACCESS**                                      Easy access from Texas Highway 94 and TX-287

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**PARKING**                                      Ample parking

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## AFFILIATED HOSPITAL

Part of the CommonSpirit Health network, CHI St. Luke's Health-Memorial Lufkin features an emergency room, ob-gyn and maternity services, imaging center, wound care center, cancer center, infusion center, and a heart and stroke center. CHI St. Luke's Health network specialties include oncology, orthopedics, sports medicine, surgical services, primary care, cardiovascular care, emergency care, bariatric surgery, women's health, neurology, neurosurgery, and gastroenterology. CommonSpirit is one of the nation's largest health systems, with more than 1,000 care sites and 140 hospitals in 21 states.

## AREA OVERVIEW

Located northeast of Houston and with nearly 40,000 residents, Lufkin serves as a regional hub for retail shopping, medical facilities, government, and more. Top employers include the Lufkin Independent School District, Pilgrim's Pride, Brookshire Brothers, Lufkin State Supporting Living Center, and CHI St. Luke's Health Memorial. Lufkin is also home to Angelina College, a public community college serving 5,000 students with nine additional off-campus centers.

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# Cardwell Professional Building

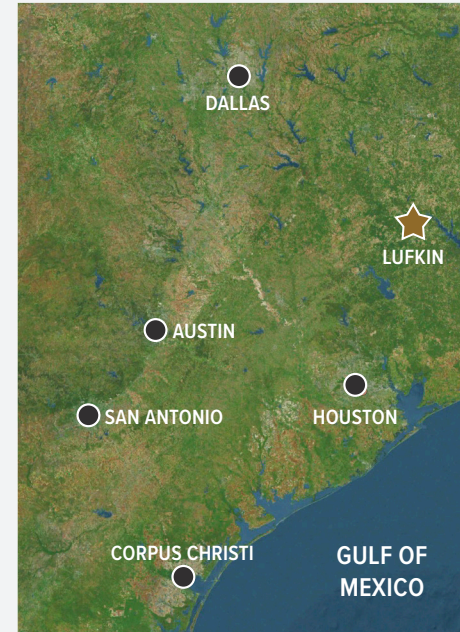
1111 W. FRANK AVENUE, LUFKIN, TX 75904



## DEMOGRAPHICS

Distance	Total Population	Median Household Income
1-Mile	6,199	\$38,572
3-Miles	30,098	\$45,069
5-Miles	45,939	\$48,737

## AREA HEALTH CARE

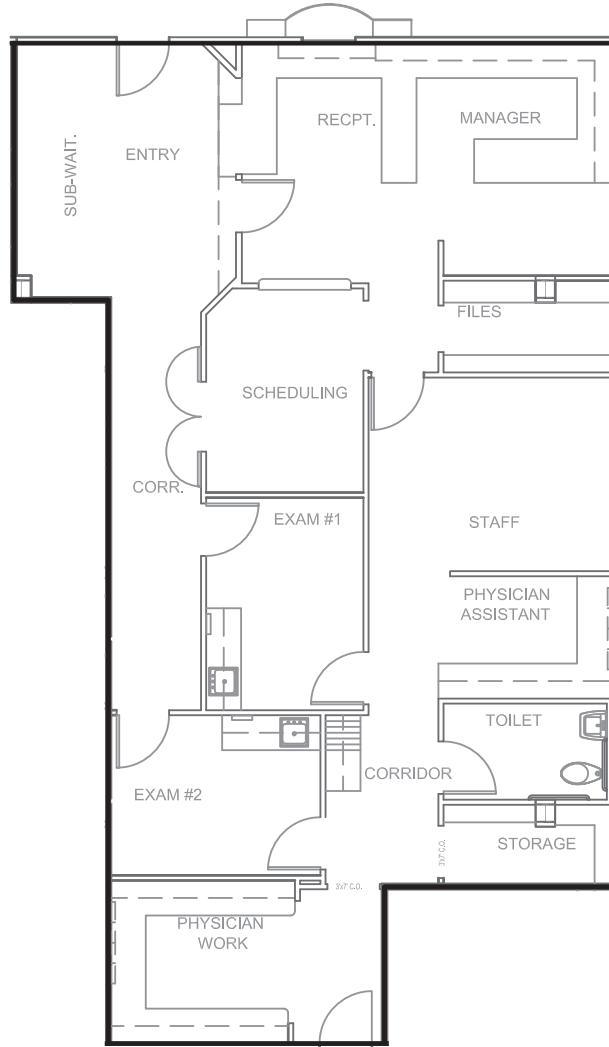


- Austin, TX**
- Baylor Scott & White Medical Center – Austin
  - St. David's South Austin Medical Center
  - Dell Children's Medical Center
  - Dell Seton Medical Center at The University of Texas
  - St. David's Medical Center
  - Heart Hospital of Austin
  - The Hospital at Westlake Medical Center
- Corpus Christi, TX**
- CHRISTUS Spohn Health System
  - Driscoll Children's Hospital
  - CHRISTUS Spohn Hospital Corpus Christi – Memorial
  - Doctors Regional Medical Center
  - Corpus Christi Medical Center Bay Area
- Dallas, TX**
- Baylor Scott & White Medical Center
  - A. Webb Roberts Hospital
  - Texas Health Presbyterian Hospital Dallas
  - Medical City Dallas Hospital
  - Parkland Memorial Hospital
- Houston, TX**
- Houston Methodist Hospital
  - Kindred Hospital Houston
  - The Heights Hospital
  - Lyndon B Johnson Hospital
  - HCA Houston Healthcare
- San Antonio, TX**
- Christus Health Santa Rosa Hospital
  - Methodist Hospital Metropolitan
  - Methodist Healthcare System
  - Northeast Baptist Hospital

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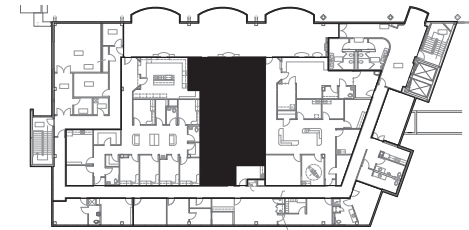
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## THIRD FLOOR

**Suite 302**  
**1,622 RSF**

Key Plan



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