



DEVELOPMENT LAND AVAILABLE

Future I-69 and Lumberjack Dr. | Diboll, TX



32 acre mixed-use development, part of a 3,392.6 acre master planned development, for sale.

32 ACRES

CONCEPTUAL PLAN

32 ACRES AVAILABLE



COMMERCIAL SPACE: ± 21.4 ACRES

- 1** Retail and neighborhood services
(± 3.6) acres / 27,000 SF parked @ 200
Total ± 152 spaces | Required: 135 spaces
- 2** Retail and neighborhood services
(± 4.5) acres / 27,800 SF SF parked @ 200
Total ± 158 spaces | Required: 138 Spaces
- 3** Fuel Center / Truck Stop
(± 10.2) acres / 20,000 SF parked @ 200
Total ± 103 spaces | Required: 100 spaces
± 62 semi truck parking spaces
- 4** Car Maintenance
(± .9) acres / 1,800 SF parked @ 200
TOTAL ± 11 spaces | REQUIRED: 9 spaces
- 5** Car Wash
(± 2.1) acres / 6,075 SF
± 6 parking spaces

RESTAURANT SPACE: ± 6.9 ACRES

- 6** Drive-thru
(± 1.4) acres / 4,000 SF parked @ 100
Total ± 40 spaces | Required: 40
- 7** Drive-thru
(± 1.4) acres / 4,000 SF parked @ 100
TOTAL ± 40 spaces | Required: 40
- 8** Drive-thru
(± 1.4) acres / 4,000 SF parked @ 100
TOTAL ± 40 spaces | Required: 40
- 9** Restaurant
(± 2.6) acres / 11,000 SF parked @ 100
TOTAL ± 115 spaces | Required: 110



AMENITIES MAP

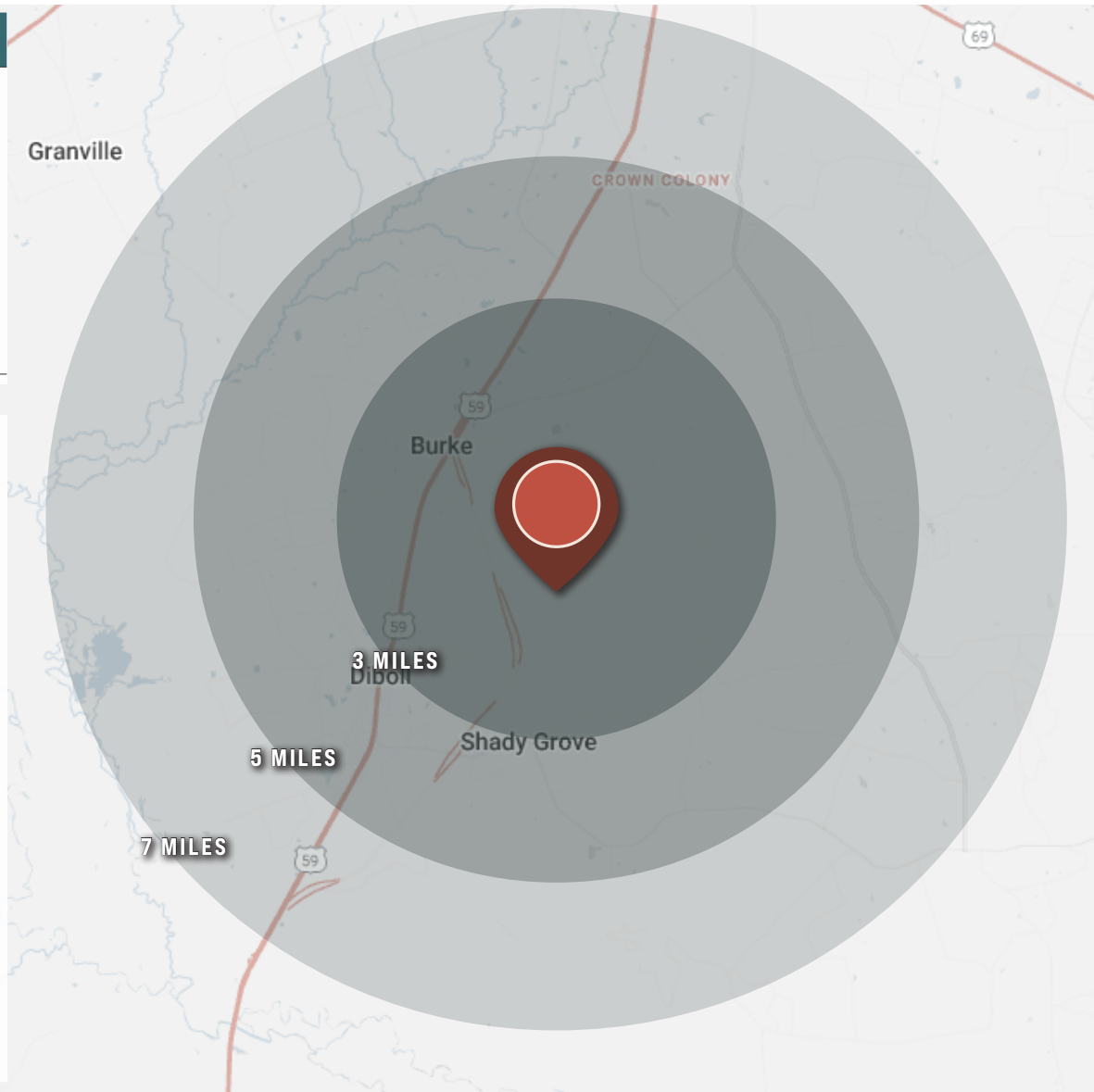
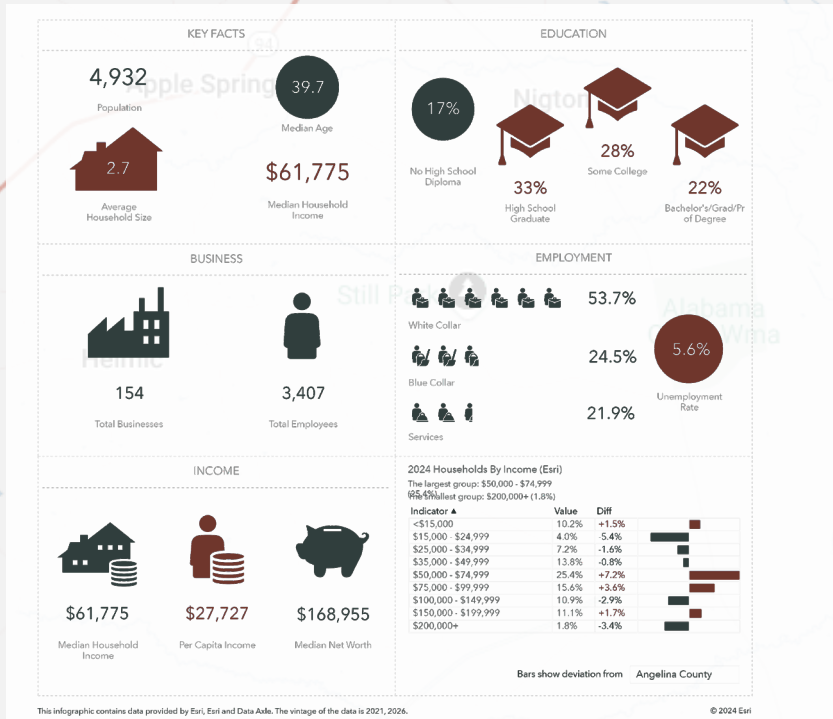
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DEMOGRAPHICS

32 ACRES AVAILABLE

2024 SUMMARY	3 MILES	5 MILES	7 MILES
Population	4,932	9,902	16,340
Households	1,759	3,364	6,190
Families	1,288	2,461	4,156
Average Household Size	2.68	2.64	2.44
Owner Occupied Housing Units	1,230	2,381	3,931
Renter Occupied Housing Units	529	983	2,259
Median Age	39.7	40.7	40.5
Median Household Income	\$61,775	\$65,110	\$69,568
Average Household Income	\$78,266	\$87,135	\$98,023

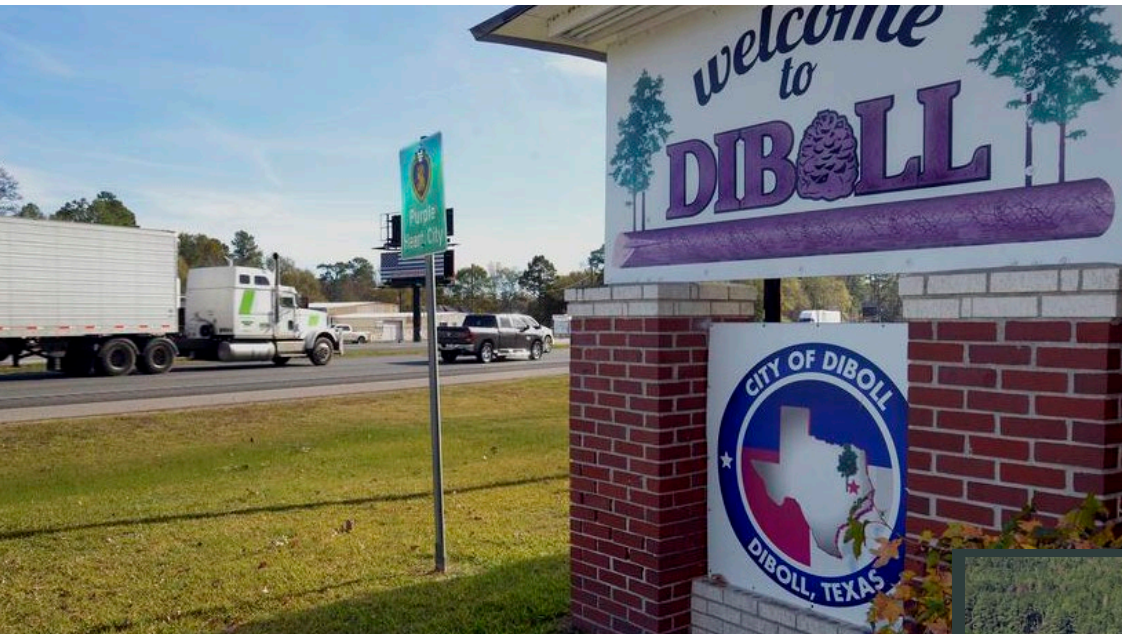


MARKET OVERVIEW

32 ACRES AVAILABLE

DIBOLL, TEXAS

Diboll, Texas, is a thriving small town located in Angelina County, strategically positioned along U.S. Highway 59, a major corridor connecting Houston to East Texas and beyond. Known as the “Gateway to the Piney Woods,” Diboll offers a blend of rich history, natural beauty, and economic potential. Its proximity to the larger city of Lufkin, just 12 miles north, provides access to a broader workforce and amenities while maintaining a tight-knit community atmosphere. Diboll’s local government is dedicated to economic growth, and the area is seeing increased interest in commercial and retail development due to its strategic location, supportive business climate, and growing population. This 32-acre plot represents a prime opportunity for commercial and retail projects that will meet the needs of the community and contribute to the region’s ongoing economic expansion.



ANGELINA COUNTY

Angelina County, located in the heart of East Texas, is known for its lush forests, vibrant communities, and robust economic opportunities. The county serves as a regional hub for commerce, healthcare, and education, anchored by its largest city, Lufkin. With a population of approximately 87,000, Angelina County offers a blend of urban conveniences and small-town charm. The region’s economy is diverse, with strong contributions from industries such as timber, manufacturing, healthcare, and retail. Angelina County is also home to attractions like the Angelina National Forest and Lake Sam Rayburn, which draw outdoor enthusiasts and tourists year-round. Supported by a strategic location along major transportation corridors and a business-friendly environment, Angelina County is an ideal area for investment and development, with Diboll playing a key role in its continued growth.





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.

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Land Wise Investments, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9015090 License No.	landmanrealtor@gmail.com Email	(936) 462-3526 Phone
Bradley P Wilson Designated Broker of Firm	0560800 License No.	landmanrealtor@gmail.com Email	(936) 462-3526 Phone
_____ 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