



**SELLER
FINANCING
AVAILABLE**

1306

**W Frank Avenue
Lufkin, TX 75904**



INVESTMENT OPPORTUNITY 13,490 SF MEDICAL OFFICE & ASC

1306

W Frank Avenue
Lufkin, TX 75904

Currently operating as **East Texas Eye Associates**, this versatile medical office building offers a prime location directly across from St. Luke's Health - Memorial Hospital, placing it at the heart of Lufkin's vibrant healthcare corridor. Situated in the county seat of Angelina County, Lufkin is a key healthcare hub for the surrounding region, making this property an ideal choice for medical practitioners seeking high visibility and proximity to a major medical center.

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EXECUTIVE SUMMARY

1306
W Frank Avenue
Lufkin, TX 75904



OPPORTUNITY HIGHLIGHTS



Jennifer Stein Real Estate, Inc in association with out of state cooperating broker ERE Healthcare Real Estate Advisors (“ERE Advisors”) has been retained as the exclusive advisor in the sale or lease of the 13,490 SF Medical Office located at 1306 W Frank Avenue, Lufkin, Texas 75904.

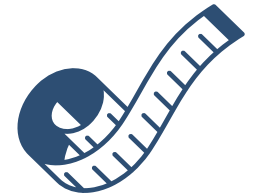
Located in the beautiful Texas Forest Country, Lufkin, the largest city in Angelina County, is located approximately 90 miles northeast of Houston. Surprisingly convenient to Dallas, Waco, and San Antonio, Lufkin residents enjoy superior bass fishing, top-notch golfing, state-of-the-art museums, an outstanding zoo, quality hotels and restaurants, an incredibly charming downtown, and the friendliest people on earth.

The subject property is located just east of downtown along West Frank Avenue, across from St Luke’s Health – Memorial Hospital, which is home to East Texas’ largest emergency department, equipped with 32 private patient rooms, a dedicated imaging and laboratory department, and a highly qualified staff of emergency physicians, nurse practitioners, and registered trauma nurses.

The facility, currently operating as East Texas Eye Associates, features 9,744 SF of clinical space, including seven exam rooms, multiple diagnostic imaging and procedure rooms, physician offices and an optical shop. The property is enhanced by an ambulatory surgical center (ASC), consisting of an additional 3,746 SF, which features two state-of-the-art operating rooms. The ASC is Joint Commission accredited and was most recently surveyed in December 2022.



13,490 SF
SQUARE FEET



1.18
ACRES



\$148
PRICE /SF



\$1,995,000
SALE PRICE

OPPORTUNITY HIGHLIGHTS



AMBULATORY SURGERY CENTER

This licensed facility is equipped with two state-of-the-art operating rooms, allowing surgeons to deliver efficient, high-quality care to patients while maximizing operational effectiveness.



CORE LOCATION

Strategically situated within a well-established medical hub, the property benefits from close proximity to residential neighborhoods, ensuring convenience for both physicians and patients.



TURNKEY FACILITY

Offering a fully licensed surgery center, clinic space, and optical shop, this property is an ideal solution for physician groups seeking a seamless transition and immediate operational capabilities.



AMPLE PARKING

The property features convenient on-site parking at 1306 W Frank Ave, complemented by an additional lot located just across the street, ensuring ample space for staff and visitors.



PROXIMITY TO HOSPITAL

Positioned across the street from St. Luke's Hospital, this location offers unparalleled convenience, fostering collaboration between facilities and ease of access for patients and providers alike.



HEALTHCARE HUB

Lufkin is the medical hub of a 12-county region and possesses two major, award-winning hospitals: CHI St. Luke's Health Memorial Lufkin and Woodland Heights Medical Center.

PROPERTY OVERVIEW

1306
W Frank Avenue
Lufkin, TX 75904

PROPERTY SUMMARY

Address	1306 W Frank Avenue, Lufkin, TX 75904
Current Use	Clinic & Surgery Center
Combined Parcel	1.18 Acres
Building Size	13,490 SF
Parking	51 Stalls; 3.78 per Thousand
Specialty Features	2 Operating Rooms and 7 Exam Rooms

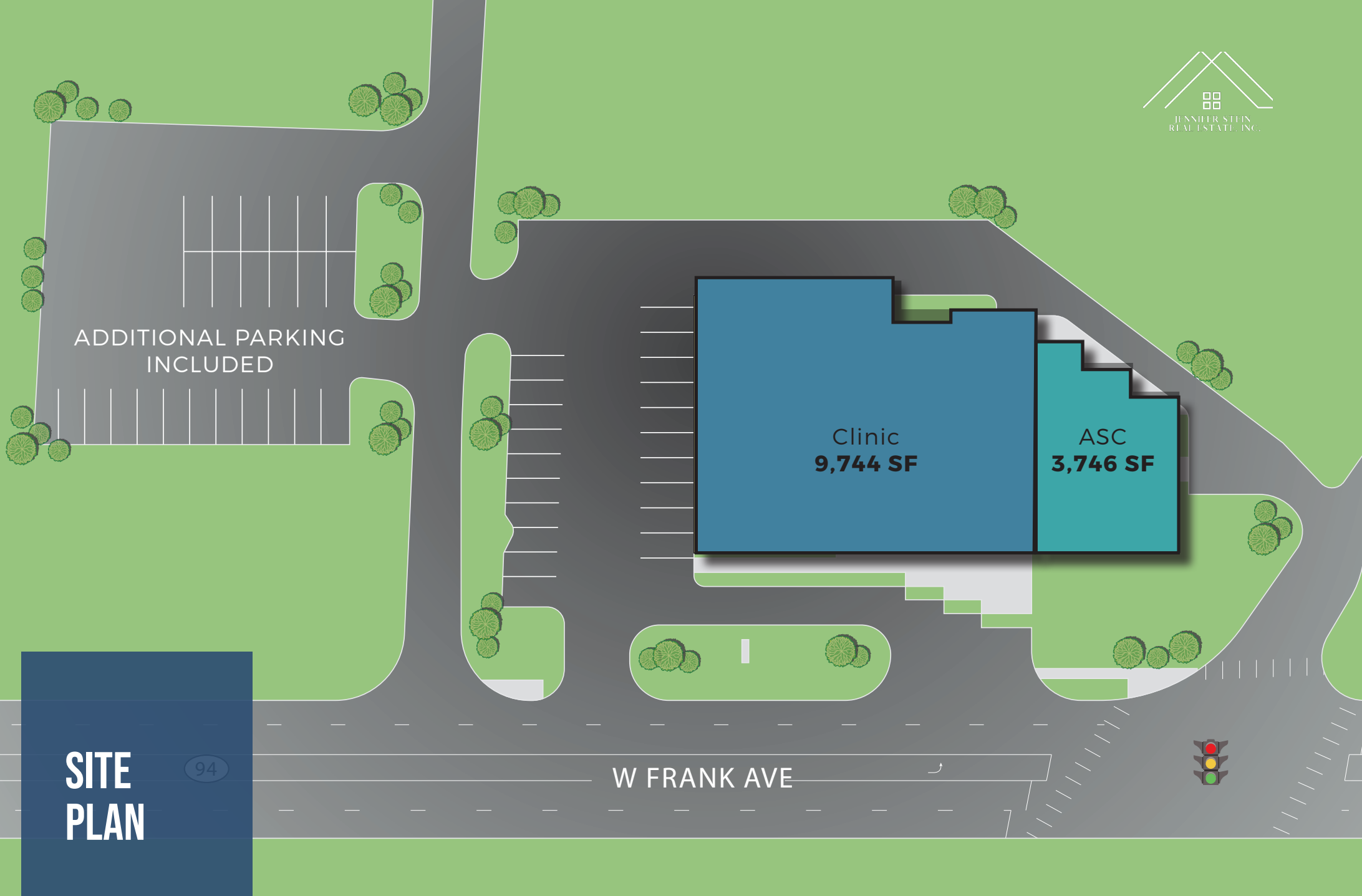
SELLER FINANCING AVAILABLE



\$148
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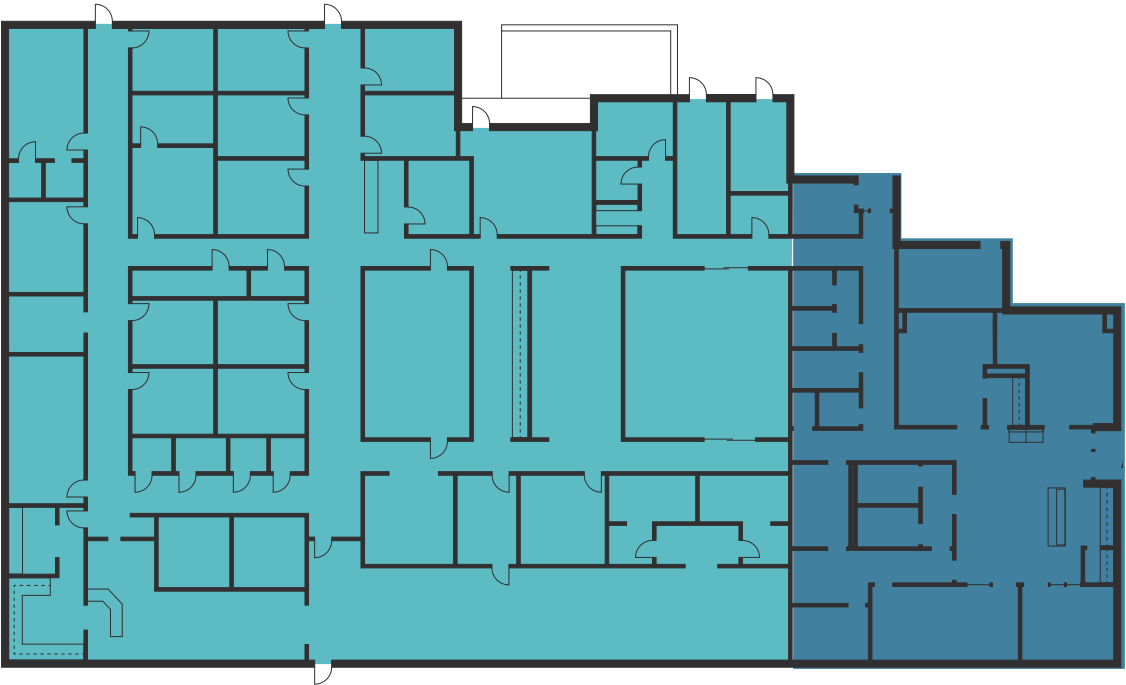
**SITE
PLAN**

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W FRANK AVE

FLOOR PLAN

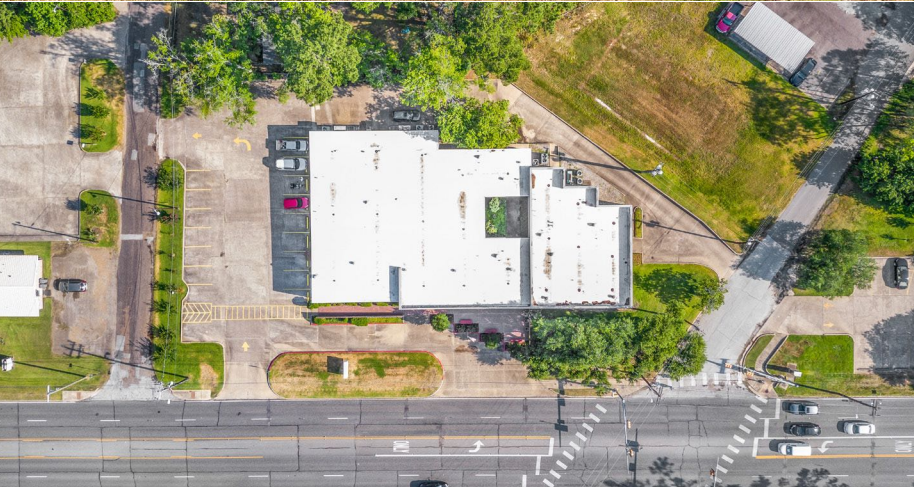
 Clinic: 9,744 SF  ASC: 3,746 SF



BUILDING ATTRIBUTES

7 EXAM ROOMS	2 OPERATING ROOMS
2 DIAGNOSTIC ROOMS	2 PHYSICIAN OFFICES
1 OPTICAL SHOP	

PROPERTY PHOTOS



PROPERTY PHOTOS





MARKET OVERVIEW

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AREA OVERVIEW



Founded in the late 1800s, Lufkin, Texas, is located in Angelina County and serves as a key economic and cultural hub for East Texas. Originally a railroad town, Lufkin has grown into a vibrant community focused on industry, healthcare, education, and recreation. With a population of around 50,000, residents enjoy a small-town atmosphere with many amenities typically found in larger cities.

The local economy is bolstered by major employers like Lockheed Martin and Pilgrim's Pride, providing stability and job opportunities. The healthcare sector is also significant, attracting patients from across East Texas to Lufkin's medical facilities.

Lufkin offers a variety of recreational options, including the Ellen Trout Zoo, parks, and golf courses. Its proximity to the Davy Crockett and Angelina National Forests provides residents and visitors access to outdoor activities like hiking, camping, and fishing.

The city has a lively arts scene, with the Museum of East Texas offering exhibits and classes, while the historic Pines Theater hosts performances and events, enriching the local culture.

Blending small-town charm with modern conveniences, Lufkin offers a high quality of life and is an attractive place to live, work, and invest in, supporting both the local community and the broader East Texas region.



49,773
TOTAL POPULATION



58,324
DAYTIME POPULATION



\$74,005
AVERAGE HOUSEHOLD INCOME



2,636
BUSINESSES



5.2%
UNEMPLOYMENT RATE



19,098
HOUSEHOLDS

DEMOGRAPHICS WITHIN A 5-MILE RADIUS OF THE SUBJECT PROPERTY



1306 W FRANK AVE
LUFKIN, TX



Contractor's Supplies, Inc.

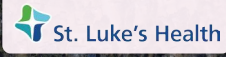


Bailey's RV Sales

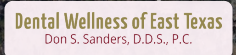


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PINEYWOODS COMMUNITY ACADEMY



REAL ESTATE, INC.

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REGIONAL HOSPITALS



www.stlukeshealth.org

Memorial Hospital, located on North Frank Avenue in Lufkin, Texas, has been a cornerstone of East Texas healthcare since its establishment in 1949. Over the decades, it has grown into the largest hospital in the region, with a 178-bed capacity and a network of over 300 affiliated physicians. Today, the hospital provides comprehensive medical services to meet the needs of a diverse patient population, serving as a critical healthcare hub for Lufkin and its surrounding communities.

Memorial Hospital is especially renowned for its excellence in stroke and cardiovascular care, offering specialized treatment programs that draw patients from across the region. The hospital's commitment to quality in these areas has been recognized through numerous awards and distinctions, including Healthgrades' Top 100 distinction for coronary intervention in both 2022 and 2023. In addition, Memorial received the Get With The Guidelines®-Stroke Gold Plus Quality Achievement Award in 2017, was named Best Stroke Center by WomenCertified, and ranks within the top 10% nationwide for stroke care, according to CareChex. These accolades underscore Memorial Hospital's reputation for excellence and its dedication to life-saving, specialized care.

In 2014, Memorial Hospital merged with Catholic Health Initiatives, adopting the name St. Luke's Health - Memorial. This partnership has strengthened the hospital's resources, expanded its capabilities, and reinforced its commitment to delivering high-quality healthcare across a range of specialties. Today, St. Luke's Health - Memorial Hospital is well-equipped to address complex medical needs, offering an array of services from emergency care to advanced surgical and therapeutic programs, and it continues to uphold a legacy of compassionate, patient-centered care for the East Texas community.



www.woodlandheights.net

Established in 1918, Woodland Heights Medical Center was the first hospital dedicated to supporting the Lufkin community, making it a foundational part of local healthcare for over a century. This 149-bed facility provides a full range of inpatient and outpatient services, including emergency care, specialized surgeries, and diagnostic imaging. Woodland Heights is staffed by a team of 159 active physicians and 88 consulting physicians across various specialties, ensuring comprehensive care for patients.

Woodland Heights Medical Center is a multi-specialty hospital, offering convenient, centralized access to high-quality care. The hospital has earned recognition for its expertise in cardiology, pulmonology, neurology, and orthopedic surgery, with notable awards reflecting its commitment to excellence in each of these specialties. By focusing on these critical areas, Woodland Heights has become a trusted institution for both routine and complex medical needs.

To further support the health of the community, Woodland Heights Medical Center extends its services through affiliated facilities within Lufkin, enabling a broader reach and improving accessibility for patients across the area. This network underscores the hospital's dedication to delivering quality healthcare where it's most needed and enhancing the overall wellbeing of Lufkin's residents.

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TEXAS
Eye Associates
THOMAS E. DUNCAN MD

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