

38 Acres | FM 841
FM 841
Lufkin, TX 75901

\$1,949,000
38.340± Acres
Angelina County



MORE INFO ONLINE:
www.homelandprop.com

38 Acres | FM 841
Lufkin, TX / Angelina County

SUMMARY

Address

FM 841

City, State Zip

Lufkin, TX 75901

County

Angelina County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

31.3291186436 / -94.6992655488

Acreage

38.340

Price

\$1,949,000

Property Website

<https://homelandprop.com/property/38-acres-fm-841-angelina-texas/73730/>



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PROPERTY DESCRIPTION

Rare Development Opportunity in the City of Lufkin! One of the few large acreage tracts remaining inside the Lufkin City Loop, this 38+ acre property has great access with triple frontage on FM 841 (Ford Chapel Rd), Valley Avenue, and Whippoorwill Drive. Only seconds from the US 59 Loop/S Medford Dr. (38,536 AADT). This site is close to schools, shopping, and major employers, making it an ideal location for residential development. Current residential zoning with an 8" water line along FM 841 and Valley Ave, as well as 6" sewer on both FM 841/Valley Ave., and an additional 8" sewer line running through the property. It was previously platted for 124 residential lots and an infrastructure cost share was discussed with the City of Lufkin. All city utilities are available with offsite detention nearby. Do not miss this opportunity! Contact us today!

PROPERTY FEATURES - 38+ acres inside the Lufkin City Loop close to schools, shopping, and major employers. - Great access with triple frontage on FM 841 (Ford Chapel Rd), Valley Avenue, and Whippoorwill Drive. Only seconds from the US 59 Loop/S Medford Dr. (38,536 AADT) - 8" water line along FM 841 and Valley Ave, as well as 6" sewer lines on both FM 841/Valley Ave, and an additional 8" sewer line running through the property. - Previously platted for 124 residential lots with an opportunity for an infrastructure cost share. - Location and zoning make it a great candidate for Residential Development. - Offsite detention nearby and with all city utilities. - Do not miss this opportunity. Contact us today!

MARKET HIGHLIGHTS

The charming City of Lufkin offers a high quality of life, a strong economy, low crime, and a low cost of living. Close to major employers such as Georgia Pacific, Lockheed Martin, Pilgrim's Pride, Brookshire Brothers, and West Fraser Timber Company. It also has good access to education (Lufkin ISD/Angelina College/Texas Bible College) as well as state-of-the-art medical facilities (CHI/St. Luke's Memorial Hospital). Lufkin offers many recreational activities such as the Ellen Trout Zoo, Texas Forestry Museum, golfing, hiking, and fishing.

Demographics 1 Mile 3 Mile 5 Mile

Total Population 2022 3,718 21,472 18,121 Total Daytime Population 3,867 27,909 22,197 Average HH Income \$57,126 \$55,136 \$69,912

**Demographic data derived from 2022 STDB*

Utilities: Electricity Available, Cable Available, Natural Gas Available, Phone Available, Water Available

School District: Lufkin ISD



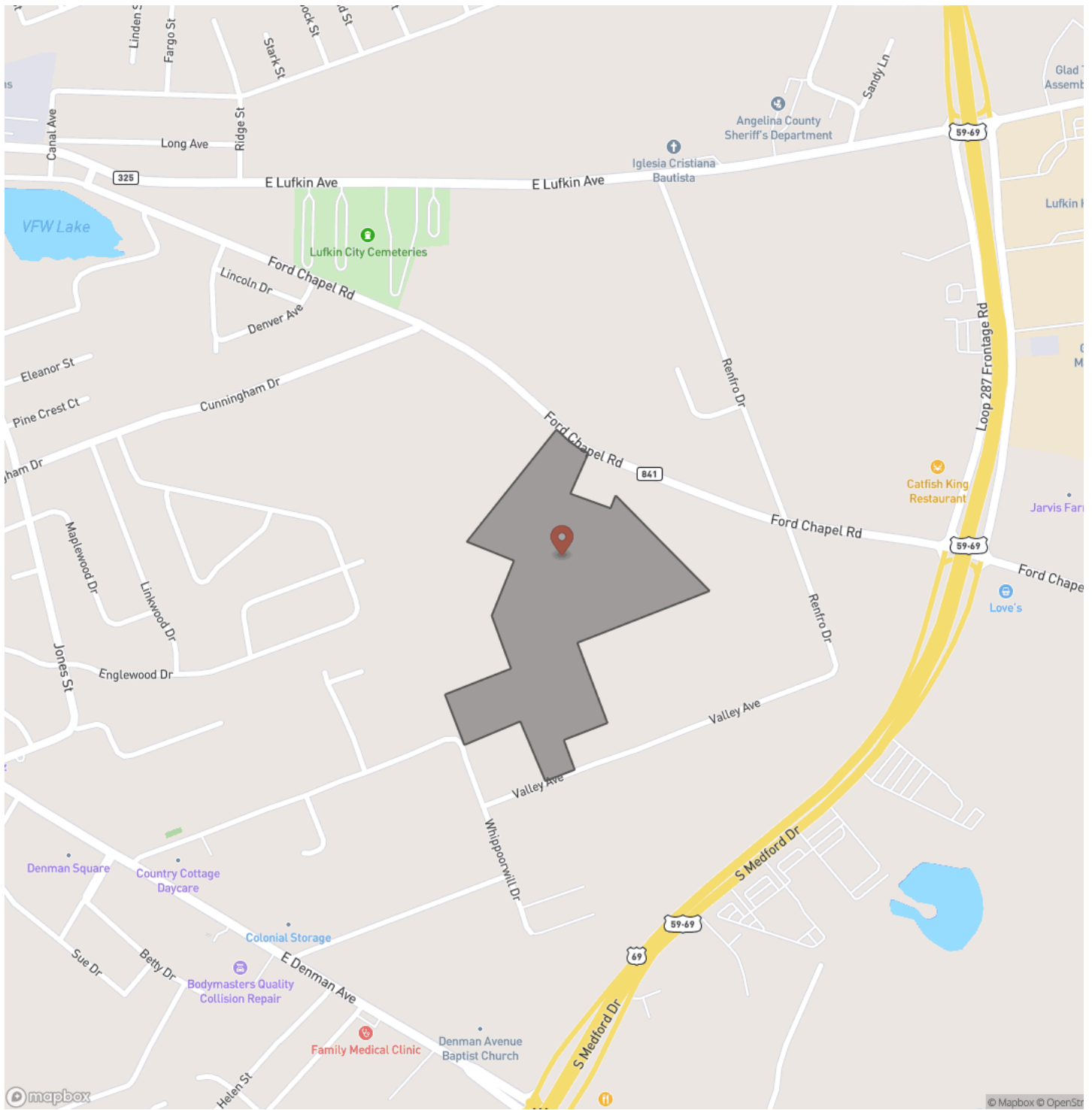
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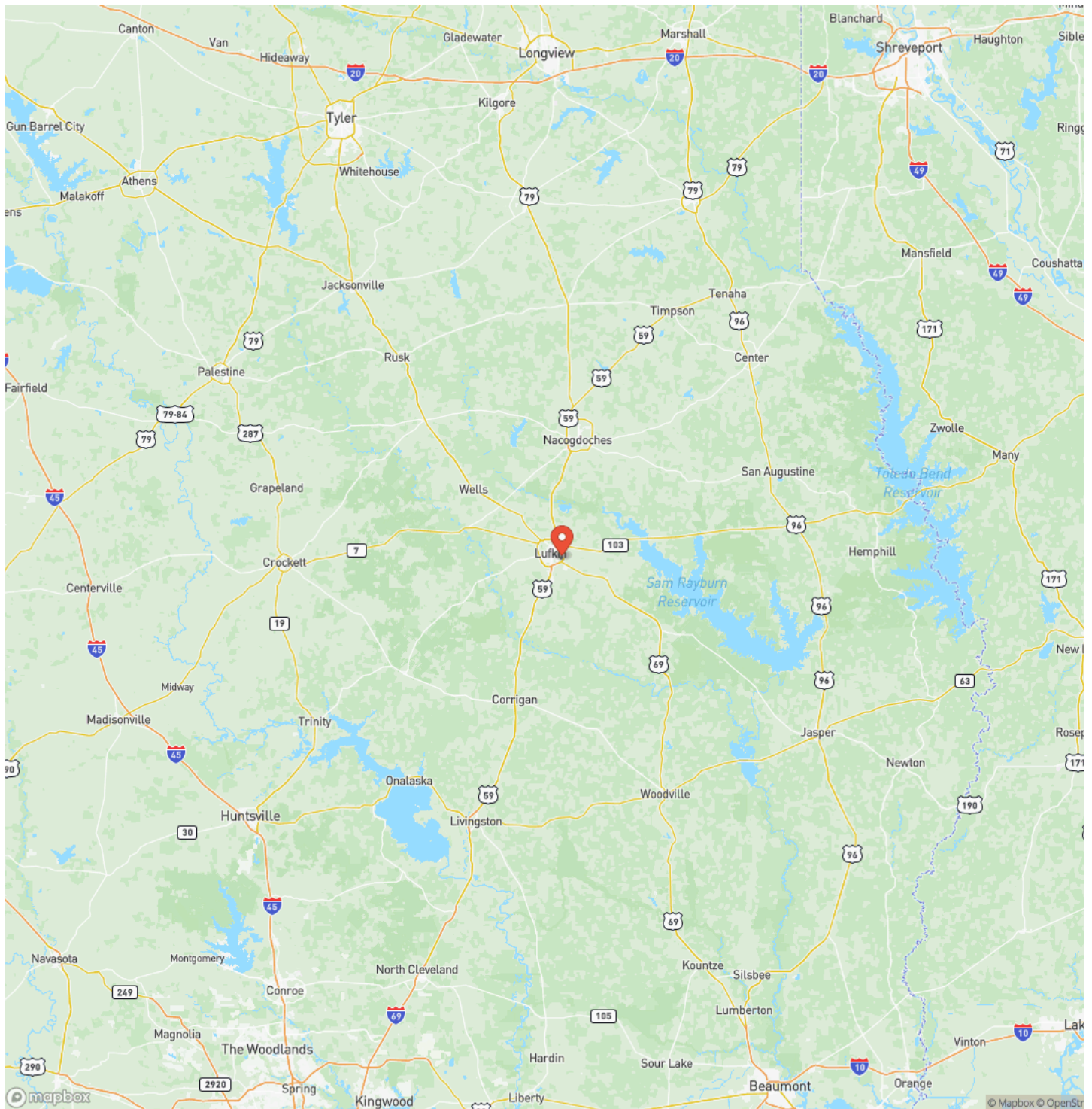
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Locator Map

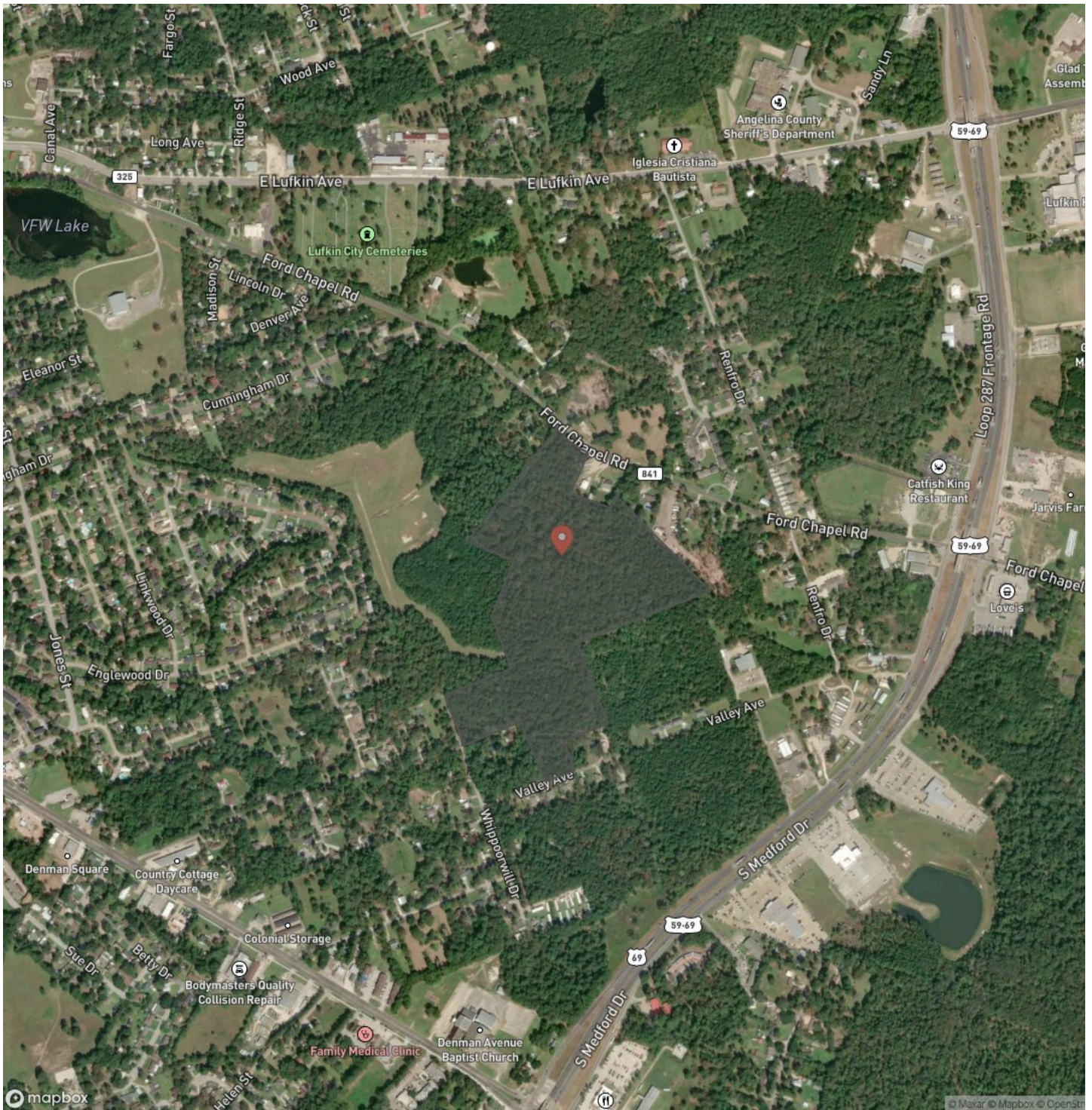


Locator Map



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Lufkin, TX / Angelina County

Satellite Map



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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



MORE INFO ONLINE:

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