



6938 US HIGHWAY 69 S, LUFKIN, TEXAS

\$148,500



1.134-acre commercial tract located just 3.3 miles east of Lufkin city limits in Angelina County. The property offers over 1,000 feet of total road frontage, including more than 500 feet along US Highway 69, providing excellent visibility and access for high-traffic commercial use. With its strong highway exposure and ideal location, this property presents a valuable opportunity for a sales lot or future commercial development. Existing improvements have been deemed unsafe and require decontamination in accordance with Texas EPA standards. Property is being sold As-Is. Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

TOM PATTERSON

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