

TURN-KEY EMERGENCY CENTER

101 S John Redditt Dr | Lufkin, TX 75904

Purpose-Built Emergency Center | High-Visibility Highway Location | Regional Healthcare Hub



Healthcare Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Andrew Fagundo, Tyler Swade, Kyle Mackulak, Rahul Chhajed & Michael Moreno in conjunction with Matthews Real Estate Investment Services, Inc., a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code.

Patrick Graham

Broker of Record

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EXECUTIVE OVERVIEW

101 S John Redditt Dr | Lufkin, TX 75904



Executive Overview

Offering Summary

Matthews™ Healthcare Division is pleased to present to qualified investors and owner-users the opportunity to acquire a vacant, purpose-built emergency care facility in Lufkin, Texas. Formerly operated by Neighbors ER, the approximately 8,066-square-foot facility is fully built out with existing medical infrastructure, offering an incoming operator meaningful time and cost savings compared to traditional shell space or new development.

The property is located within one of Lufkin's most established healthcare corridors, less than one mile from Woodland Heights Medical Center and St. Luke's Health Memorial Hospital. Its proximity to major healthcare providers, combined with strong visibility and convenient access to Loop 287 and Highway 94, positions the facility to serve both the local community and surrounding East Texas region.

Originally designed for emergency care, the facility features ambulance accessibility and a layout suited for high-acuity medical operations. The existing improvements can also accommodate a variety of healthcare uses, including urgent care, outpatient services, and specialty medicine. Delivered vacant with no existing lease constraints, the property provides immediate occupancy and repositioning flexibility for both owner-users and investors.



The Opportunity

Occupancy

Vacant

Property Address

101 S John Redditt Dr, Lufkin, TX 75904

GLA (SF)

±8,066

Land Area (AC)

±1.12

Price

\$2,823,100

Price/SF

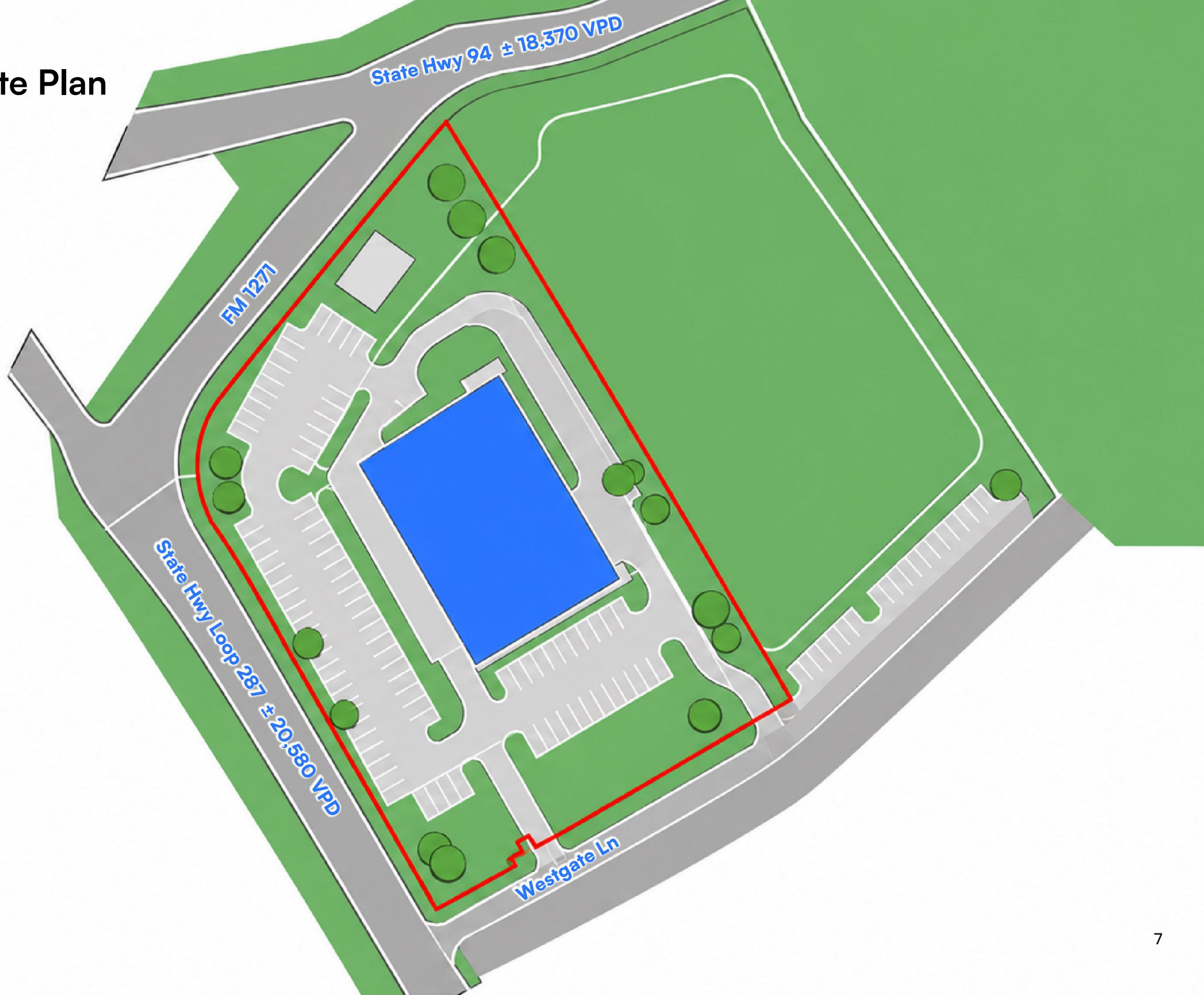
\$350

Investment Highlights

- **Turn-Key Emergency Center:** This is a purpose-built emergency care facility, formerly operated by Neighbors ER. The property is fully built out with medical infrastructure in place, giving a new operator the ability to step into a highly functional clinical space with minimal upfront improvements.
- **Regional Healthcare Hub:** Lufkin serves as the healthcare hub for a 12-county region, anchored by the two major hospital campuses, Woodland Heights Medical Center (149 Beds) and St. Luke's Health Memorial Hospital (279 Beds). This regional healthcare infrastructure creates a patient draw extending well beyond Lufkin and Angelina County.
- **Nine Patient-Care Rooms & In-House Diagnostics:** Six treatment rooms, two triage rooms and an observation room sit around a central nurse station, with a CT suite, X-ray room, lab and pharmacy on site. Physicians lounge, on-call room, break room, two offices and a file room complete the back of house.
- **Emergency-Ready Infrastructure:** Designed specifically for emergency care, the property features direct ambulance access which is an important operational advantage that many traditional medical buildings do not offer.
- **High-Visibility Highway Location:** Positioned along Loop 287 with convenient access to Highway 94, the property benefits from strong regional visibility, easy patient access, and ample on-site parking (39 Parking Spaces).
- **Versatile Medical Build-Out:** While originally designed for emergency and urgent care, the existing build-out can support a wide range of medical uses, including specialty practices, outpatient clinics, surgery-related uses, and other high-acuity healthcare operations.
- **Immediate Occupancy & Repositioning Flexibility:** Delivered vacant, the property gives an owner-user, health system or specialty operator immediate control of the facility with the ability to occupy, rebrand or reposition the asset without waiting for an existing lease to expire.



Site Plan







SE

 **THE HEART INSTITUTE**
OF EAST TEXAS, P.A.
Specializing in Heart & Vascular Care Since 1982
Heart Hospital
±50 Employees

America's Choice in Home Care
VisitingAngels
LIVING ASSISTANCE SERVICES

EAST TEXAS ENDODONTICS
EYE

CPL LABS
accentCare.

Quest Diagnostics

EXCEL Complete HOME HEALTHCARE

 **WOODLAND HEIGHTS MEDICAL CENTER**
General Hospital
±149 Beds | ±563 Employees

 **St. Cyprian's Episcopal School**
±165 Students

East Texas
OMFS
Facial Surgery

LUFKIN
FAMILY DENTAL

 **Sagewood Villas Apartments**
±89 Units

DOLLAR GENERAL

Brookshire's
food & pharmacy

 **SKYLINE**
BURRITO SOUP EXPRESS

 **Dedicated MRI Center**
of East Texas

O'Reilly AUTO PARTS
PROFESSIONAL UNIVERSITY

Larkspur
At Creekside
Nursing Home

SONIC

Jack
in the box

Subject Property

VALERO

W Frank Ave ± 18,370 VPD

94

287

State Hwy Loop 287 ± 20,580 VPD

FINANCIAL OVERVIEW

101 S John Redditt Dr | Lufkin, TX 75904



Financial Overview

Investment Summary

List Price \$2,823,100

Price PSF \$350

Property Overview

Address 101 S John Redditt Dr, Lufkin, TX 75904

Property Size ±8,066 SF

Lot Size (AC) ±1.12 AC

Year Built 2016

Occupancy Vacant

Property Type Vacant Emergency Room

Ownership Type Fee Simple

Parking Spaces 39 Spaces



Interior Photos



MARKET OVERVIEW

101 S John Redditt Dr | Lufkin, TX 75904





LUFKIN, TX

Local Market Overview

Lufkin serves as the primary healthcare, retail, employment, and service center for Angelina County and much of Deep East Texas. The city has approximately **34,300 residents**, while the broader Lufkin market encompasses more than 87,000 people. Median household income is approximately \$57,000, and the community combines an established employment base with comparatively attainable housing costs. Healthcare is particularly important to the regional economy: **Health Care & Social Assistance employs approximately 5,780 people** across the Lufkin metropolitan area, making it the market’s largest employment sector.

Lufkin also functions as a regional destination for medical services, supported by major hospital campuses, specialty providers, educational institutions, and convenient highway access. The city sits at the convergence of major East Texas transportation corridors, including **US 59/Future I-69, US 69 and Loop 287**. For healthcare users, these connections expand the potential patient draw beyond city limits and reinforce Lufkin’s role as a centralized medical-services hub for surrounding rural communities.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2025 Population	27,581	48,848	69,717
2030 Population	27,724	49,184	70,446
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2025 Households	10,485	18,475	25,800
2030 Households	10,540	18,607	26,067
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$66,725	\$71,847	\$74,071

| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner for real property located at **101 S John Redditt Dr, Lufkin, TX 75904** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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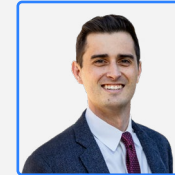
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date