



# ER OF LUFKIN

501 N BRENTWOOD DR LUFKIN, TEXAS

OFFERED  
FOR SALE  
**\$7,767,000**  
**7.25% CAP**



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale ER of Lufkin, a 9,197-square-foot freestanding emergency care facility located at 501 N. Brentwood Drive in Lufkin, Texas. Sitting on approximately 1.19 acres, the property is leased to Focus Health and operated as ER of Lufkin, a 24-hour freestanding emergency room providing emergency medical care, on-site laboratory services and advanced diagnostic imaging to Lufkin and the surrounding Angelina County market.

The investment is secured by an absolute NNN lease extending through August 2041, providing approximately 15 years of remaining term with no landlord maintenance or operating responsibilities. The lease features 2% annual rent increases throughout the initial term and two additional 10-year renewal options, providing long-term contractual income growth and potential occupancy through 2061.

ER of Lufkin is strategically positioned within one of the area's primary retail and commercial corridors, immediately proximate to Sam's Club, Walmart, Tractor Supply and numerous national retailers, while benefiting from convenient access to US 59 and the broader East Texas region. The offering provides investors the opportunity to acquire a mission-critical healthcare asset with long-term lease security, annual contractual rent growth and zero landlord responsibilities.

| RENT SCHEDULE                              | LEASE YEARS          | ANNUAL RENT |
|--------------------------------------------|----------------------|-------------|
| Current Term                               | 9/1/2026 - 8/31/2027 | \$563,081   |
| Rental Increase                            | 9/1/2027 - 8/31/2028 | \$574,343   |
| Rental Increase                            | 9/1/2028 - 8/31/2029 | \$585,830   |
| Rental Increase                            | 9/1/2029 - 8/31/2030 | \$597,546   |
| 2% Annual Increases Through 8/31/2041      |                      |             |
| 1st Extension Term                         | 9/1/2041 - 8/31/2051 | \$757,833   |
| 2nd Extension Term                         | 9/1/2051 - 8/31/2061 | \$923,794   |
| 2% Annual Increase Through Extension Terms |                      |             |

|              |                    |
|--------------|--------------------|
| <b>NOI</b>   | <b>\$563,081</b>   |
| <b>CAP</b>   | <b>7.25%</b>       |
| <b>PRICE</b> | <b>\$7,767,000</b> |

## ASSET SNAPSHOT

|                                                   |                                      |
|---------------------------------------------------|--------------------------------------|
| <b>Tenant Name</b>                                | ER of Lufkin                         |
| <b>Lease Signatory</b>                            | ER of Lufkin, LLC                    |
| <b>Address</b>                                    | 501 N Brentwood Dr, Lufkin, TX 75904 |
| <b>Building Size (GLA)</b>                        | 9,197 Square Feet                    |
| <b>Land Size</b>                                  | 1.19 Acres                           |
| <b>Year Built/ Renovated</b>                      | 2016/2017                            |
| <b>Lease Type</b>                                 | Absolute NNN                         |
| <b>Landlord Responsibilities</b>                  | None                                 |
| <b>Lease Expiration Date</b>                      | 8/31/2041                            |
| <b>Remaining Term</b>                             | 15 Years                             |
| <b>Renewal Options</b>                            | 2 x 10-Years                         |
| <b>Rental Increases (Base Term &amp; Options)</b> | 2% Annual Increases                  |
| <b>NOI</b>                                        | \$563,081                            |



**25,323** PEOPLE  
IN 3 MILE RADIUS



**\$79,672** AHHI  
IN 3 MILE RADIUS



**38,400** VPD  
ON US 59



## LONG-TERM ABSOLUTE NNN LEASE

Approximately 15 years of lease term remain through August 2041 under an absolute NNN structure, with the tenant responsible for taxes, insurance, maintenance, roof, structure, and all other property-related expenses, providing ownership with a truly passive investment.



## 2% ANNUAL CONTRACTUAL RENT GROWTH

The lease features 2% annual rent increases throughout the initial term and renewal option periods, providing consistent NOI growth and an attractive contractual hedge against inflation.



## MISSION-CRITICAL HEALTHCARE REAL ESTATE

ER of Lufkin operates 24 hours a day, 365 days a year, providing emergency physicians, laboratory services and diagnostic imaging from a purpose-built healthcare facility serving Lufkin and surrounding Angelina County communities.



## STRATEGIC LOCATION WITHIN ESTABLISHED RETAIL CORRIDOR

The property is positioned within the Sam's Club-anchored retail trade area adjacent to Walmart, Tractor Supply and a significant concentration of additional national retailers reinforcing the site's long-term retail presence.



## REGIONAL EAST TEXAS HEALTHCARE HUB

Lufkin serves as the commercial and healthcare center of Angelina County and a regional hub for a 12-county East Texas trade area, supported by established healthcare infrastructure including Woodland Heights Medical Center and St. Luke's Health-Memorial Lufkin.







Academy  
SPORTS + OUTDOORS  
Burlington  
AAA  
SELF-STORAGE

SILVER CREEK APARTMENTS  
133 UNITS  
2026 PROPERTY-WIDE FLIP &  
MODERN RENOVATION

ANGELINA COLLEGE  
4,100 ENROLLED

SHADOW CREEK  
PHASE 1  
132 UNITS

SHADOW CREEK  
PHASE 2  
90 UNITS

HOBBY LOBBY  
belk  
DOLLAR TREE

Huntington Bank

CAVENDER'S

Coker Barrel

BURGER KING

Walmart  
Supercenter

Cane's

OUTBACK  
STEAKHOUSE

Starbucks

TACO BELL

W WHITEHOUSE DR 7,200 VPD

Wendy's

5  
Taco

US 59  
38,400 VPD

AT&T

McALISTER'S  
DELI

PANDA EXPRESS  
CHINESE KITCHEN

COURTYARD  
BY MARRIOTT

TSC TRACTOR  
SUPPLY CO

sam's club

  
**ER OF LUFKIN**  
501 N BRENTWOOD DR  
LUFKIN, TEXAS





# IMMEDIATE TRADE AREA

ER OF LUFKIN LUFKIN, TX

7

DOWNTOWN  
LUFKIN  
2.5 MILES

LUFKIN MALL  
JCPenney  
TJ-maxx  
BOOT BARN  
amc

TARGET  
Office DEPOT

Pilot

ATWOODS  
RANCH & HOME GOODS

HARBOR FREIGHT  
QUALITY TOOLS • LOWEST PRICES  
bealls cici's pizza

Ashley  
HOMESTORE

PETSMART

CINEMARK

LOWE'S

THE HOME DEPOT

N BRENTWOOD DR

SOUTH LOOP CROSSING  
OLD NAVY  
ROSS  
DRESS FOR LESS  
Michaels five FIVE GUYS

TSC TRACTOR SUPPLY CO

sam's club

Walmart  
Supercenter

HOBBY LOBBY belk  
DOLLAR TREE

SHADOW CREEK  
PHASE 2  
90 UNITS

SHADOW CREEK  
PHASE 1  
132 UNITS

Academy  
SPORTS+OUTDOORS  
Burlington  
AAA  
SELF-STORAGE

SILVER CREEK APARTMENTS  
133 UNITS  
2026 PROPERTY-WIDE FLIP &  
MODERN RENOVATION

US 59 38,400 VPD

S CHESTNUT ST 10,800 VPD

S MEDFORD DR 41,600 VPD



## ER OF LUFKIN

501 N BRENTWOOD DR  
LUFKIN, TEXAS

1 MILE  
2,269  
PEOPLE  
\$65,451  
AHHI

3 MILES  
25,323  
PEOPLE  
\$79,672  
AHHI

5 MILES  
43,993  
PEOPLE  
\$74,440  
AHHI





FORT WORTH  
190 MILES

DALLAS  
171 MILES

ARK-LA-TEX

SHREVEPORT  
120 MILES

LUFKIN

BEAUMONT  
107 MILES

HOUSTON  
119 MILES

Lufkin is the commercial, medical and employment center of Angelina County and serves as a regional hub for a 12-county area across East Texas. The Lufkin Micropolitan Statistical Area encompasses Angelina County and has an estimated population of approximately 88,000 residents, while the broader region supports a workforce of approximately 145,000. Strategically located at the intersection of U.S. Highways 59 and 69, Lufkin provides connectivity to Houston, approximately 120 miles to the south, and other major East Texas markets.

The regional economy is supported by a diverse mix of healthcare, manufacturing, forest products, food production, education and aerospace and defense industries. Healthcare represents a particularly important component of the local economy, anchored by Woodland Heights Medical Center, St. Luke's Health-Memorial Lufkin and a growing network of outpatient and specialized medical providers. Angelina College and nearby Stephen F. Austin State University further support the area's skilled workforce and long-term economic stability.

**REGIONAL POSITION:** Situated at the intersection of major corridors including US Hwy 59 (I-69 corridor) and US Hwy 69.

**PROXIMITY:** Roughly a 90-min drive to Houston, making it a key logistics and distribution link.

**COST OF LIVING:** 4.3% lower than the national average, with housing costs running roughly 13.9% below national benchmarks.

**KEY INDUSTRIES:** Strong historical & active footing in timber, manufacturing, food products, medical services, and retail.





ER of Lufkin is a full-service freestanding emergency room providing hospital-level emergency care to residents of Lufkin, Angelina County and surrounding East Texas communities. The facility operates 24 hours a day, 365 days a year, offering patients convenient access to emergency medical treatment without the extended wait times commonly associated with traditional hospital emergency departments. Its clinical team includes board-certified emergency physicians and trauma-trained nurses equipped to treat both adult and pediatric patients.

The facility maintains a comprehensive range of on-site diagnostic and treatment capabilities, including CT scans, digital X-rays, ultrasound, laboratory testing, pharmacy services, cardiac monitoring and intravenous medications. These resources allow ER of Lufkin to evaluate and treat a broad range of conditions, including cardiac events, respiratory emergencies, illnesses, infections, fractures, orthopedic injuries and other acute medical needs.

ER of Lufkin is operated by Focus Health, a privately held healthcare infrastructure company specializing in the development, funding and operation of emergency rooms, micro-hospitals and wellness facilities. Focus Health currently operates a portfolio of healthcare facilities across Texas and Illinois, including freestanding emergency rooms in Lufkin, Irving and Dallas. The company's leadership reports experience managing more than 24 medical locations throughout Texas, providing the platform with experience in emergency medicine, facility development and healthcare operations.

### ER OF LUFKIN QUICK FACTS

|                      |                                                               |
|----------------------|---------------------------------------------------------------|
| Operating Platform:  | Focus Health                                                  |
| Founded:             | 2024                                                          |
| Headquarters:        | Irving, TX                                                    |
| Ownership:           | Private                                                       |
| Locations:           | 5                                                             |
| Number of Employees: | 150+                                                          |
| Website:             | <a href="https://eroflufkin.com/">https://eroflufkin.com/</a> |



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**7.25% CAP**

Exclusively Offered By



## PRIMARY DEAL CONTACTS

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## BROKER OF RECORD

**BRIAN BROCKMAN**

*Broker*

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