



### **Crown Colony North, Angelina County, TX (03099)**

With 54 acres situated along the heavily traveled U.S. Highway 59 North route and within the city limits of Lufkin, this tract's prime location and potential for commercial development make it a select property. Its three way access from U.S. Highway 59 North, Brentwood Drive and Champions Drive would afford potential customers and patrons convenience and ease of access.

The property is within the locality of numerous retail shopping establishments, several franchise hotels, restaurants, a public community college, Angelina College, and an excellent golf course at nearby Crown Colony Country Club.

#### **Tract Information**

- County: Angelina County, TX
- Property ID: 03099
- Total GIS Acres: 54
- Avail. Parcels: 1
- Price per Sq Ft: \$3
- Total Price: \$7,056,720
- Zoning: Commercial
- Tax Map: 348
- Parcel Number: R94548
- Schools: Lufkin Independent School District

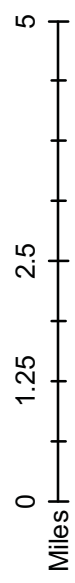
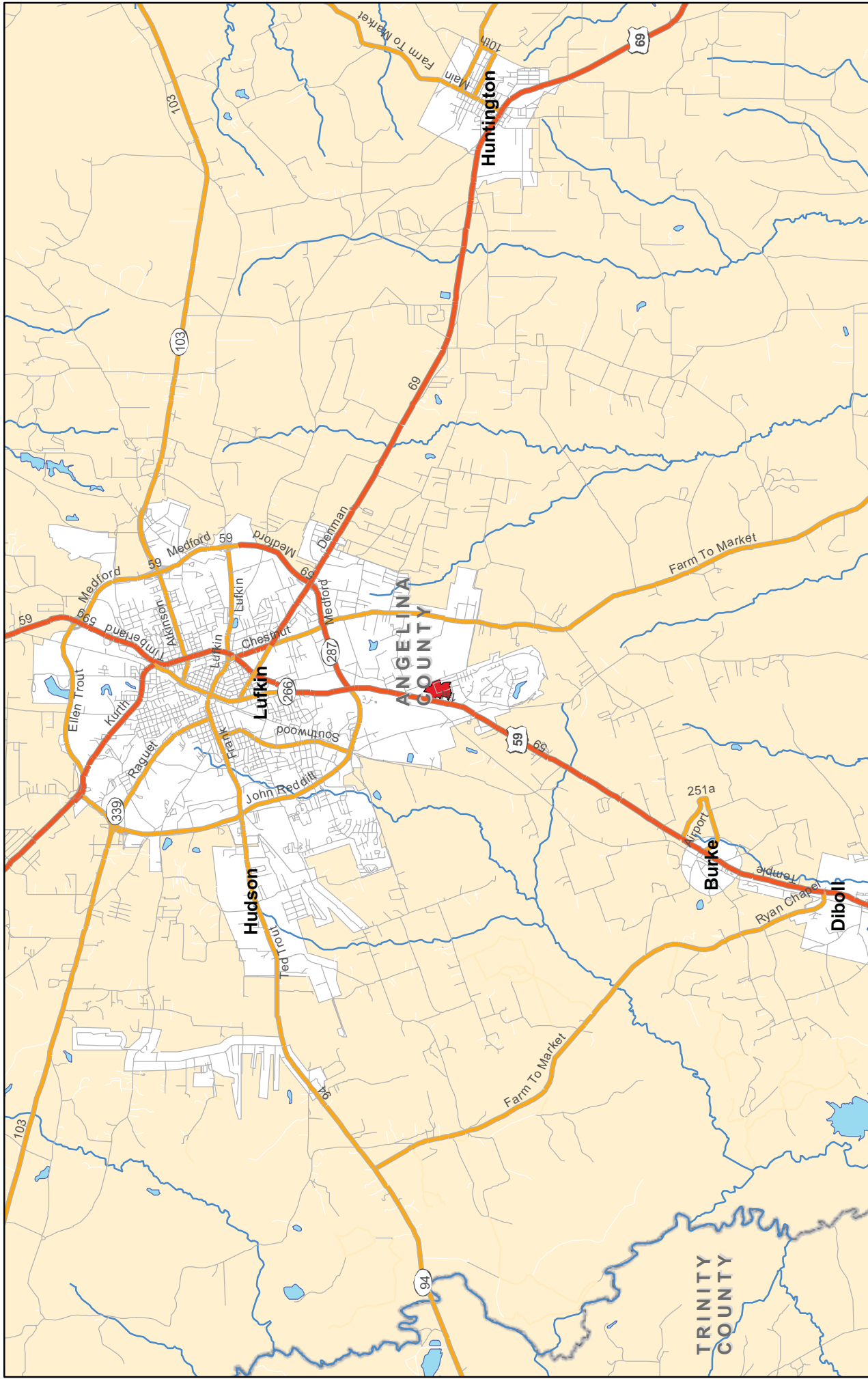
#### **Property Amenities**

- Prime Location
- Excellent Access
- Nearby Retail and Dining Establishments
- Close Proximity to Crown Colony Golf Course

The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.



The information and materials contained herein and the terms, conditions, and descriptions that appear are subject to change. Master plans, site plans and similar information represent development concepts only and may not represent actual design, foliage, layout or final construction. All acreage amounts are approximations and are subject to revision at any time. Prices are subject to change without notice. The land sales information is a solicitation for offers only and is not an offer to sell. No offer should be considered accepted and there will be no binding contract of sale until authorized representatives of both Forestar and the buyer have executed a written Purchase and Sale Agreement. All land is subject to prior sale or withdraw from sale.



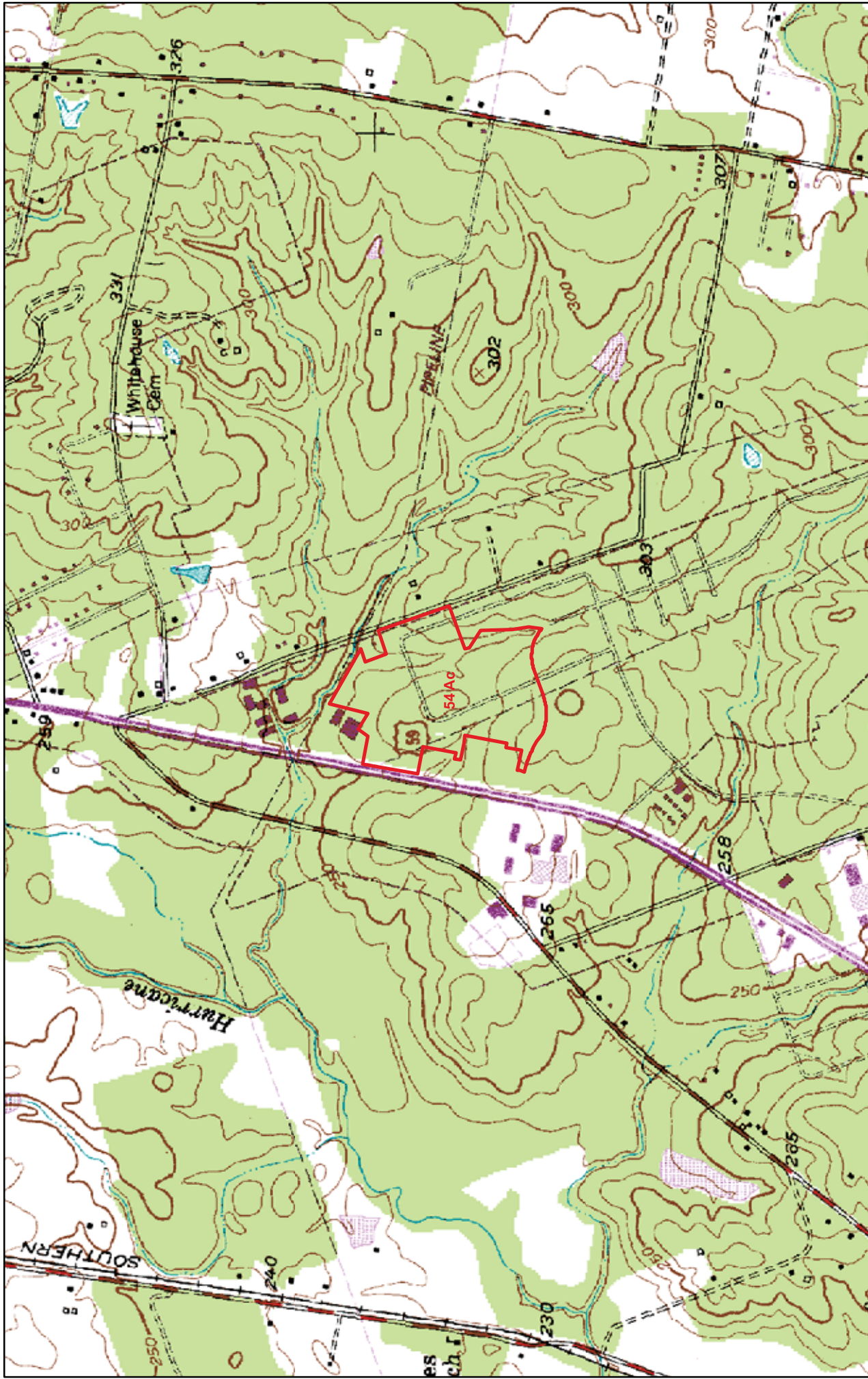
**Crown Colony - North Tract**  
**Angelina County Texas**





**Crown Colony - North Tract**  
**Angelina County Texas**





**Crown Colony - North Tract**  
**Angelina County Texas**

