



OLLIE'S BARGAIN OUTLET AND CITI TRENDS CENTER

809 South Timberland Drive - Lufkin, TX 75901

OLLIE'S BARGAIN OUTLET AND CITI TRENDS CENTER - LUFKIN, TX

EXCLUSIVELY MARKETED BY



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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 48,000 SF Ollie's Bargain Outlet and Citi Trends Center in Lufkin, Texas. Ollie's Has Assumed the Former Big Lots Lease in This Location, Providing a Significant Upgrade to the Property.

Sale Price

\$3,347,115

OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$234,298
Price / SF:	\$69.73

BUILDING INFORMATION

Street Address:	809 S Timberland Dr
City, State, Zip:	Lufkin, TX 75901
County:	Angelina
Building Size:	48,000 SF
Lot Size:	4.34 Acres
Year Built:	1969



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Ollie's Bargain Outlet Assumed Former Big Lots' Lease and Will Be Occupying Soon
- Great Basis at \$69.73/SF
- Excellent Visibility From S Timberland Drive
- Highly Replaceable Rent at \$5.17/SF
- Roof Installed in 2018 With a 15-Year Warranty
- HVAC Units Replaced For Citi Trends in 2024
- Immediate Proximity to the Intersection of E Denman Avenue and S Timberland Drive



SECTION 2

FINANCIAL OVERVIEW

RENT ROLL

TENANT	SUITE	UNIT SF	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	PSF	EXPENSE REIMB.	LEASE TYPE	OPTIONS
Ollie's Bargain Outlet	1	32,000	67%	11/23/2004	1/31/2028	\$168,000	\$5.25	\$67,095	NNN	3 x 5
Citi Trends	2	16,000	33%	1/18/2007	6/1/2027	\$80,000	\$5.00	\$28,811	NNN	None
Total/Avg		48,000				\$248,000	\$5.17	\$95,906		
Occupied	2	48,000	100.0%							
Vacant	0		0.0%							

Comments:

Ollie's Bargain Outlet Renewal Options - \$176K/Year, \$192K/Year, \$208K/Year

INCOME & EXPENSES

FINANCIAL ANALYSIS - INCOME & EXPENSES		
INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$248,000	\$5.17
NNN Reimbursements	\$95,906	\$2.00
EFFECTIVE GROSS INCOME	\$343,906	\$7.16

EXPENSE SUMMARY	CURRENT	PER SF
CAM	\$15,526	\$0.32
Real Estate Taxes	\$38,472	\$0.80
Insurance	\$40,571	\$0.85
Management Fee	\$15,039	\$0.31
GROSS EXPENSES	\$109,608	\$2.28

NET OPERATING INCOME	\$234,298	\$4.88
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CAM DETAIL		
Electricity	\$2,500	\$0.05
Landscaping	\$2,534	\$0.05
Parking Lot Maintenance	\$1,031	\$0.02
Maintenance and Repairs	\$9,461	\$0.20
GROSS EXPENSES	\$15,526	\$0.32

Comments:

Citi Trends - 5% Annual Cap on CAM Increase

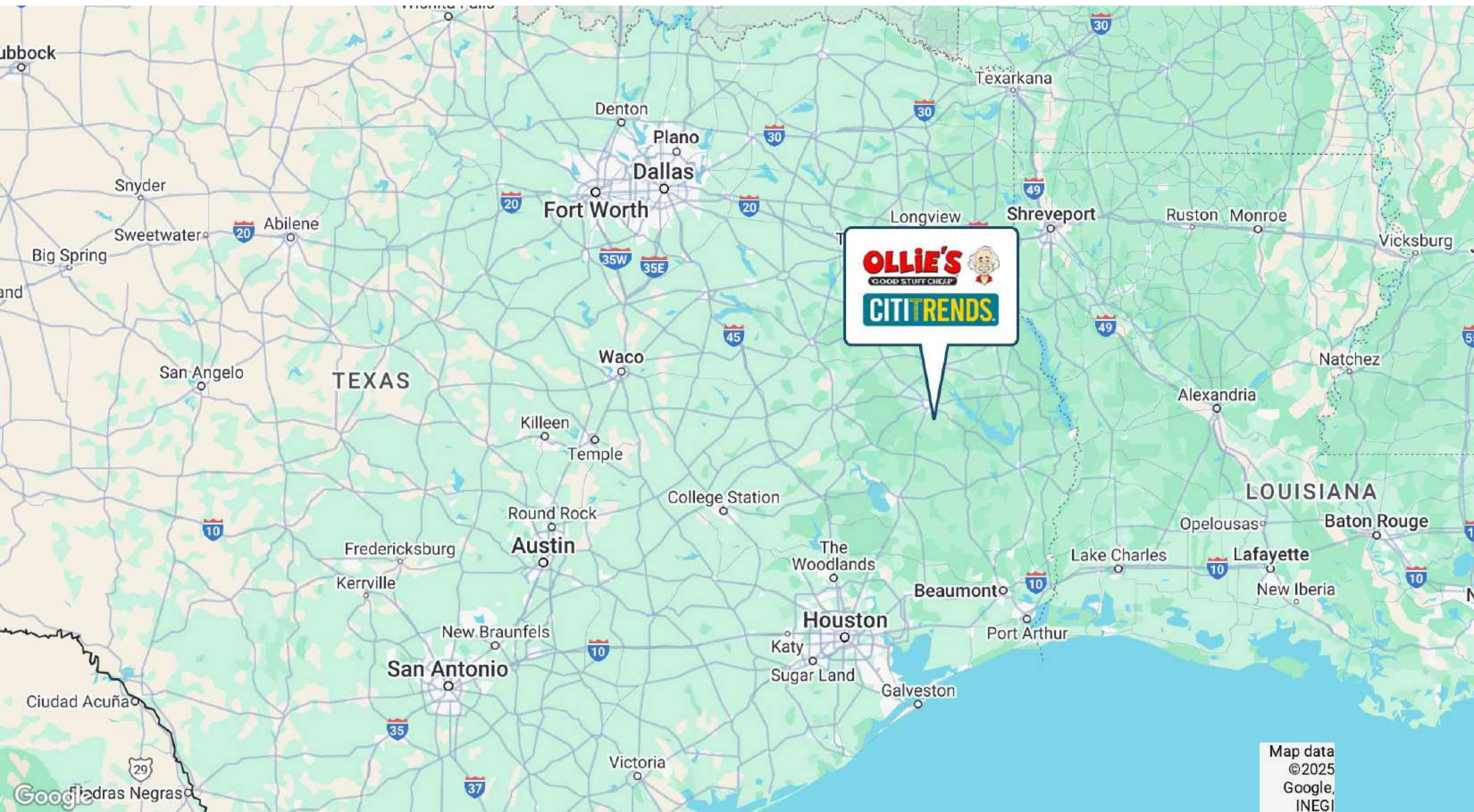
Big Lots (Ollie's) - CAM Cap \$0.45/sf



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



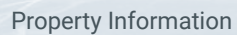
Actual Property Image



Actual Property Image

AERIAL MAP



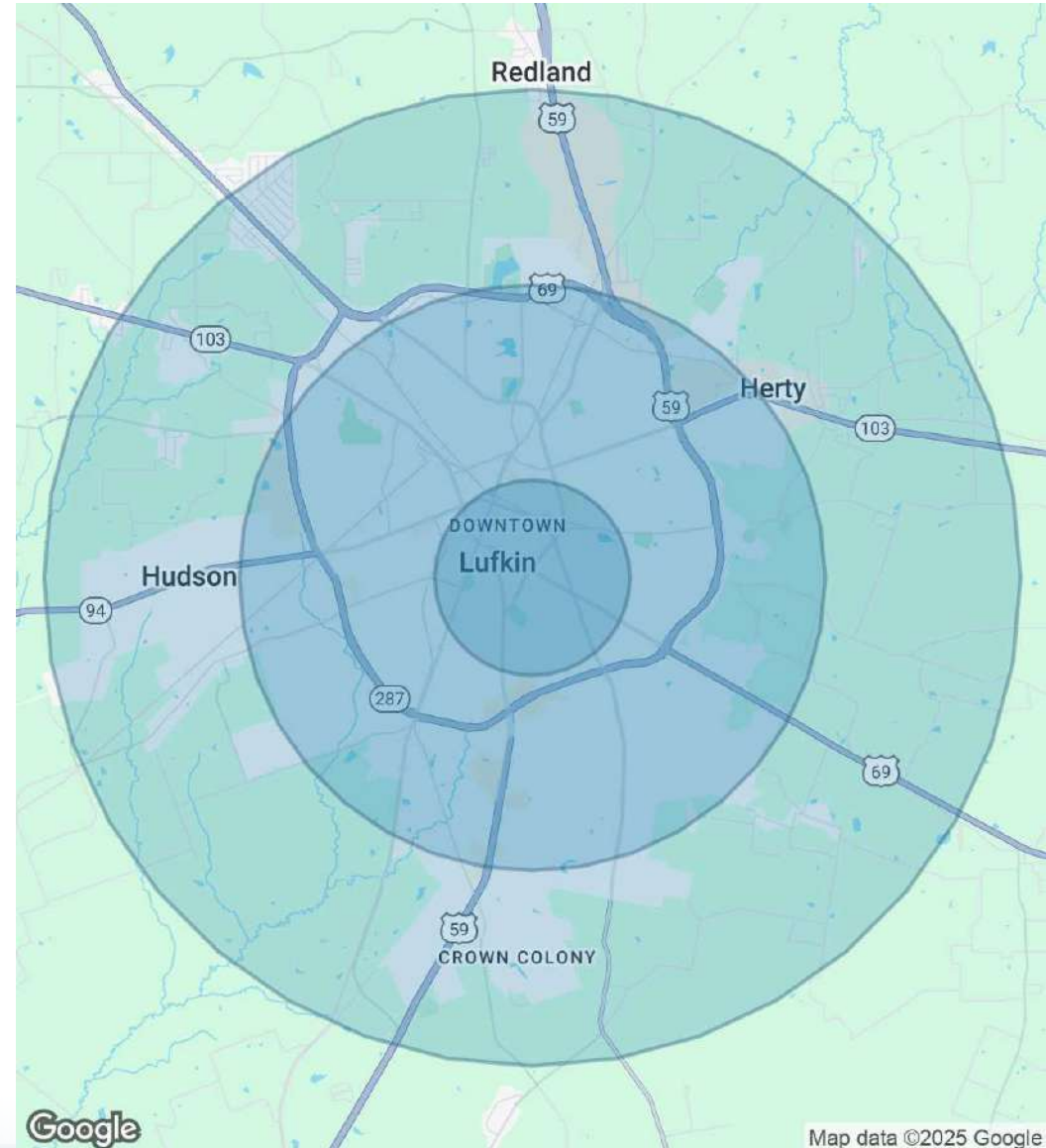


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,215	31,938	46,514

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,272	12,182	17,948
Average HH Income	\$56,373	\$62,789	\$66,795
Average House Value	\$132,011	\$170,628	\$187,749

TRAFFIC COUNTS			
S Timberland Dr		18,289 VPD	
E Denman Ave		6,606 VPD	
S Medford Dr		48,456 VPD	





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Lufkin, TX



CHI St. Lukes Health

LUFKIN, TX

The City of Lufkin, incorporated in 1890, is located in East Texas at the intersection of U.S. Highways 69 and 59, and serves as the county seat of Angelina County. It also acts as the commercial hub of a 12 county rural market region, serving over 300,000 residents. The city currently has a land area of 34.02 square miles. Conveniently located near major cities like Dallas, Fort Worth, Houston, and Shreveport, Lufkin benefits from connectivity, thriving industries, and small town comforts. Situated in East Texas is Lufkin where companies and people feel welcomed and at home. The City of Lufkin had a population of 34,151 as of July 1, 2024.

Lufkin is the largest community between Houston to the South and Tyler to the North and serves a broad service area for jobs, education, entertainment, governmental services, medical services, and retail shopping. Five core industries are present in Lufkin, Texas: forest products, aerospace & military defense, manufacturing, medical, and food products. Each contributes to a local and regional economy with the capacity to welcome additional companies that have an interest in East Texas. Lufkin's access to a vast amount of water – 74 million gallons/day – is a powerful differentiator for the city and for businesses that require this natural resource to fuel their operations. Lumber manufacturing and production has an extensive presence in Lufkin. Manufacturing soars in Lufkin where numerous operations bring innovative solutions to the market. Pilgrims Pride, Holmes Smokehouse, and Atkinson Candy Company are produced in Lufkin and found at major retailers across the country. The Lufkin workforce is comprised of 145,000 talented individuals who power industry and business in East Texas. They're educated and trained at area institutions including Angelina College, Texas A&M University, and Stephen F. Austin State University. Principal employers in the city include: Lufkin ISD, CHI St. Lukes Health, Pilgrim's Pride, Lufkin State Supported Living Center and Brookshire Brothers/Polk Oil among the top.

There is a lot to do in the city, and people genuinely love living in Lufkin. It could be the central location in East Texas, world-class bass fishing and golfing, or state-of-the-art performing arts theater. The Lufkin lifestyle is friendly and easygoing, complemented by year-round events and activities perfect for the entire family. Lufkin offers easy access to the Ellen Trout Zoo which includes a miniature train and a beautiful lake for fishing. The city has several other parks and open spaces including Gulf Park, Winston Park, Kit McConnico Park, Brandon Park, Jones Park, Morris Franks Park, and Lufkin Land Park. Hiking can also be enjoyed at the Azalea Trail. One can also spend their leisure hours in Dave's Skate Park.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Public
Founded:	1982
Locations:	558
Headquarters:	Harrisburg, PA
Website:	ollies.us

OLLIE'S BARGAIN OUTLET

Ollie's Bargain Outlet is America's largest retailer of closeout merchandise and excess inventory, operating stores nationwide. Offering real brands at real bargain prices across various departments—including housewares, sporting goods, flooring, and food—Ollie's is known for sourcing closeouts, overstocks, package changes, manufacturer-refurbished goods, and irregulars. The company also collaborates with financial institutions to acquire liquidation inventories, converting them into value-driven deals for customers. As of January 2025, Ollie's has 558 stores. For over 40 years, Ollie's Bargain Outlet has been bringing the thrill of bargain hunting to customers nationwide. With an ever-changing selection, shoppers never know what they'll find—but they can always count on it being Good Stuff Cheap!



TENANT OVERVIEW

Company:	Public
Founded:	1958
Locations:	600+
Headquarters:	Savannah, GA
Website:	cititrends.com

CITI TRENDS

Citi Trends, Inc. is an American retail clothing chain selling discounted products targeted primarily at African-American customers. For over 75 years, Citi Trends has been dedicated to bringing fresh and fashionable merchandise to our customers and the communities we serve. Our product offering includes the hottest brands and latest trends of clothing, shoes, accessories, home décor and so much more, making us a convenient one-stop shop for the entire family from infants to adults. We are passionate about delivering quality products at prices up to 50% less than other stores. Drop into a Citi Trends near you to browse the latest apparel, accessories, and home trends, for way less spend! Founded in 1946 and headquartered in Savannah, GA the company operates over 600+ stores in 33 states

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.