



**Crown Colony South  
Angelina County, TX (03123, 03124 & 031259)**

Located at one of the busiest intersections in Lufkin, TX, this 12 acre property has terrific commercial potential. It is situated at the intersection of Hwy 59 and Farm to Market Road 819 or College Drive and has frontage along both roads, making access to this property ideal.

This tract is within the city limits and is also within the fastest growing area of Lufkin. Within a mile of this property are numerous retail shopping opportunities, six franchise hotels, numerous dining establishments and an outstanding golf course located at the nearby Crown Colony Country Club. Also within close proximity to the tract is Angelina College, a public community college with an enrollment in excess of 4,600 students annually.

**Tract Information**

- County: Angelina County, TX
- Property ID: 03123, 03124 & 03125
- Total GIS Acres: 12
- Avail. Parcels: 1
- Price per Sq Ft: \$3
- Total Price: \$1,568,160
- Zoning: Central Business
- Tax Map: 348
- Parcel Number: R44224
- Schools: Lufkin Independent School District

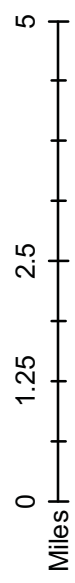
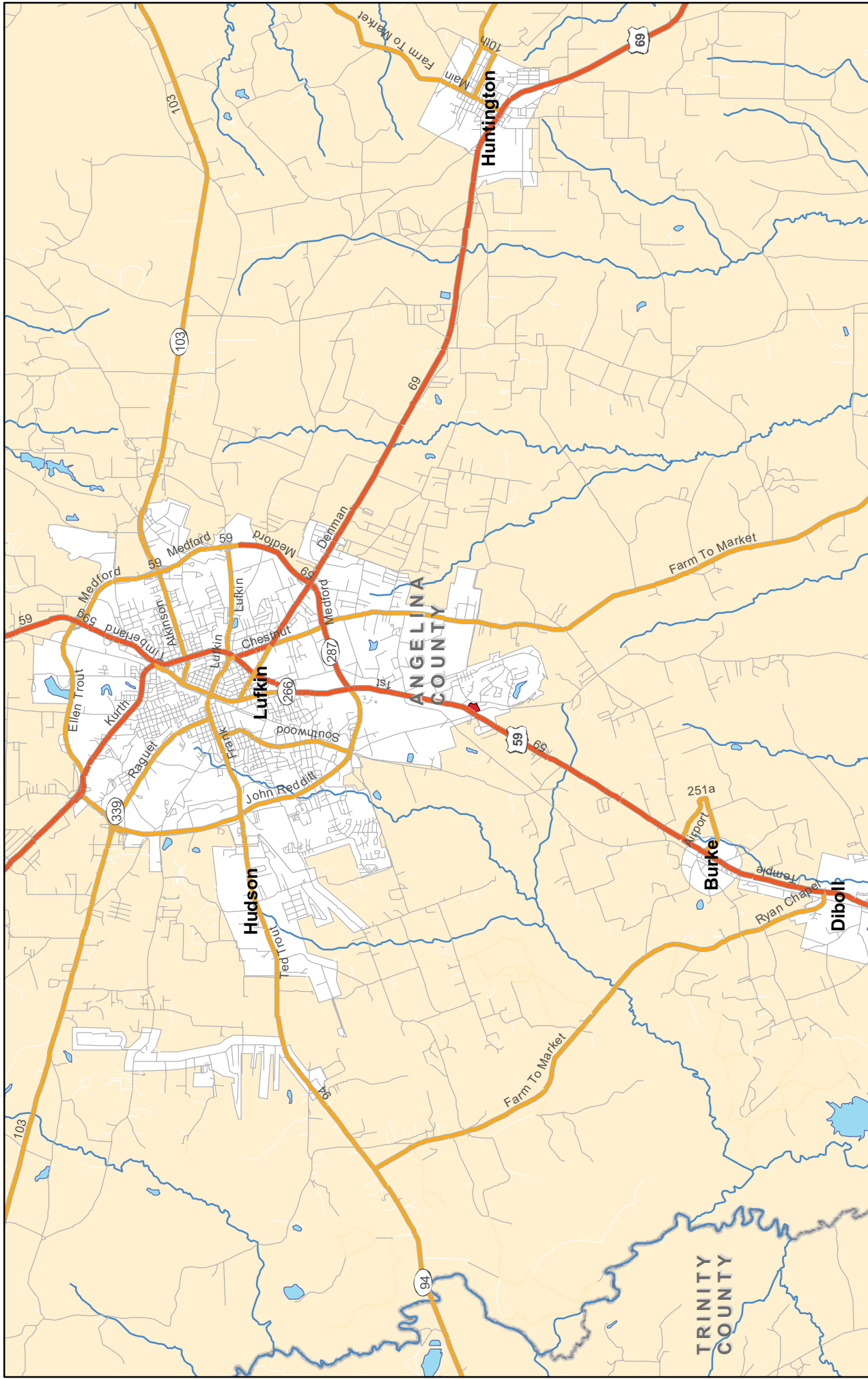
**Property Amenities**

- Prime Business Location
- Highway Frontage and 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.

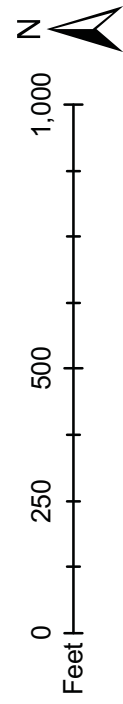


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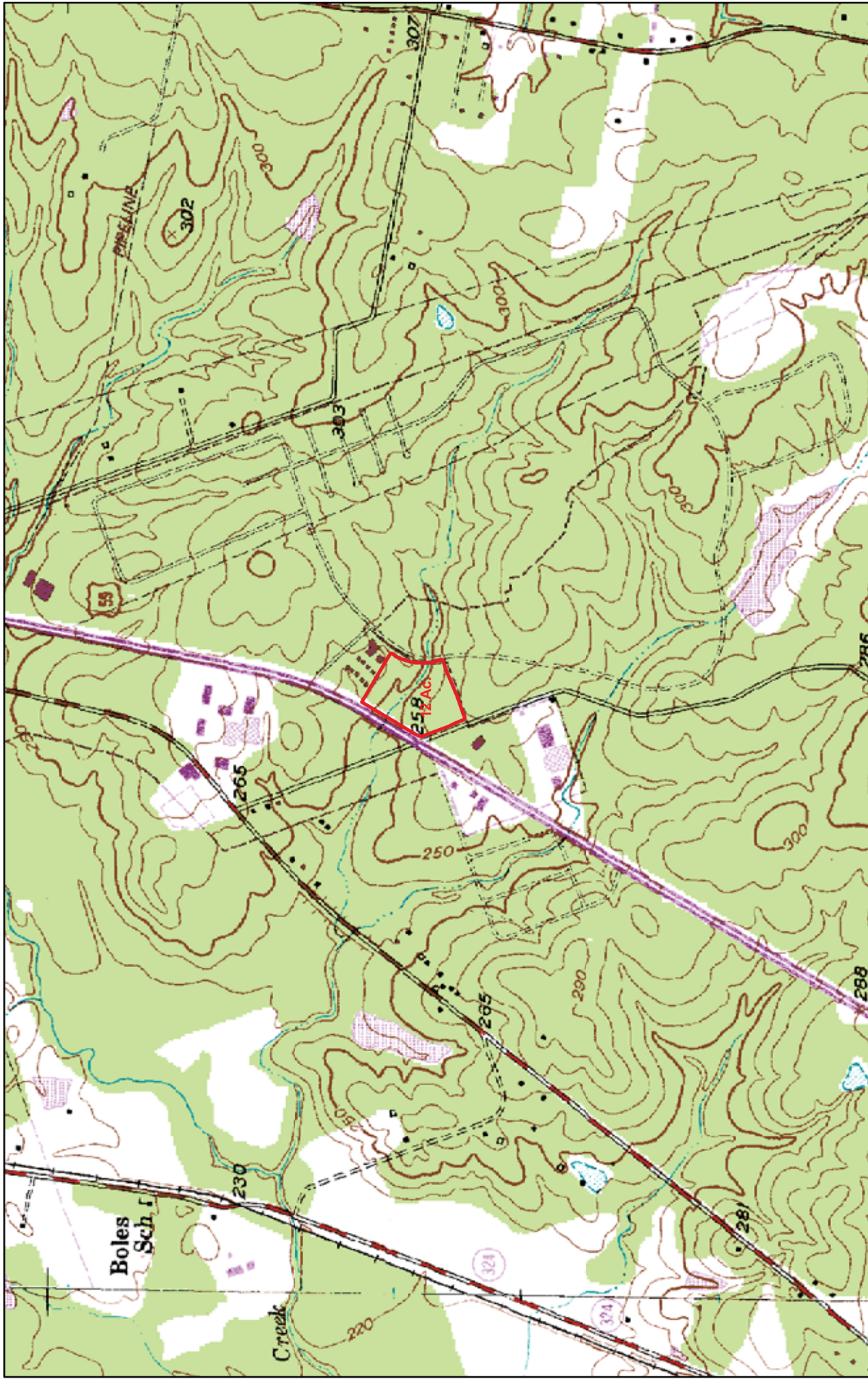
**Crown Colony - South Tract**  
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