

The Lufkin area offers a variety of housing choices to new residents, including single-family homes and apartments. In addition to a substantial number of existing single-family homes, duplexes, condominiums and manufactured homes offered at a broad range of prices from under \$50,000 to over \$400.00, there are currently a number of active subdivisions inside the city limits and in a large lot subdivision west of Lufkin. There are also a number of new or recently developed apartment projects and a landscaped retirement community offering patio homes and atrium apartments.



New Single-Family Subdivisions

There are currently six new subdivisions under development. One offers affordable homes while the other five are typified by upscale custom homes. Numbers, sizes and prices of lots are as follows for each subdivision:

Name Comments	Number	Size	Prices	
Pineywoods (Central)	23	5,000SF	\$5,000	Home prices: \$60,000 - \$80,000
Southbend (Southeast)	53	1/3 - 3/5 acre	\$32,500 - \$40,000	
Saddle Ridge	30	3/8 - 1/2 acre	\$38,000 - \$42,000	
Timbercove (South Central)	19	6,250 - 11,700SF	\$32,000 - \$48,000	Activity center on site
Village at Saddle Brook (Southeast)	62	6,600 SF Avg	\$26,500 -	Garden Home Community
Copper Creek (West)	41	1.0 acre	\$18,750	

There are 35 homebuilders that do business in the Lufkin area. 27 of these are based in Lufkin, the other in nearby communities. Following provided typical current residential construction cost per square foot for four different quality levels.

Construction Finish	Square Feet				
	<1,000	1,000-1,800	1,800-2,400	2,000-3,000	>3,000
Standard	\$38	\$43	\$47	\$51	\$55
Mid Range	\$43	\$43	\$51	\$55	\$59
Upscale	\$47	\$51	\$55	\$60	\$65
Custom	\$53	\$57	\$62	\$68	\$75

There are seven new or recently development apartment complexes in Lufkin with units available at a fairly broad range of rates. Most of the properties are designed and equipped to meet the needs of individuals who are disabled or mobility impaired.

All of properties are conveniently located on the route of Brazos Transit District that provides public transportation services for Lufkin, Diboll and Nacogdoches cities.

New Lufkin Apartment Complexes

Name (Location)	Rooms	SF	Fees Appl.	Deposit	Rate Mo.	SF
Creekside Estates (North)	1BR-1B	765	\$35	\$100	\$409	\$0.53
	2BR-1B	913	35	150	494	0.54
	2BR-2B	974	35	150	494	0.51
	3BR-2B	1,152	35	200	570	0.49
The Colony (South)	1BR-1B	612	35/45	150	505	0.83
	1BR-1B	719	34/45	150	555	0.77
	2BR-2B	1,020	34/45	200	679	0.67
	2BR-2B	1,055	35/45	200	699	0.66
Deer Cross (South)	1BR-1B	495	35	100	420	0.85
	1BR-1B	556	35	100	450	0.81
	1BR-1B	694	35	100	520/530	0.75/0.76
	1BR-1B	704	35	100	535/547	0.76/0.77
	2BR-1B	856	35	200	605	0.71
	2BR-2B	926	35	200	650/660	0.70/0.71
	2BR-2B	1,105	35	200	725	0.66
	Efficiency	403			325	0.81
	1BR-1B	514			395	0.77
	1BR-1B	710			430	0.061
Deer Wood I (South)	1BR-1B	826			495	0.6
	2BR-2B	1,007			565	0.56
	2BR-2B	1,229			680	0.55
	1BR-1B	742			430	0.58
	2BR-11/2B	928			560	0.6
	3BR-21/2B	1,329			705	0.53
High Point (North West)	2BR-2B	915			450	0.49
	2BR-2B	964			551	0.57
	3BR-2B	1,086			631	0.58
Shadow Creek (South)	1BR-1B	620	35	200	535-555	0.86-0.90
	1BR-1B	711	35	200	600-620	0.84-0.87
	1BR-1B	802	35	200	655-675	0.82-0.84
	2BR-2B	1,040	35	300	815-835	0.78-0.80
	3BR-2B	1,295	35	400	985-	0.75-

PINECREST Retirement Community

PineCrest is situated on 55 acres of beautifully-manicured lawns and towering trees in Lufkin, the heart of the East Texas Pineywoods. PineCrest is a nonprofit Continuing Care Retirement Community. PineCrest offers independent living in private apartment residences or patio homes located in a beautiful neighborhood setting. Located on campus is assisted living, 24 hour nursing, and Alzheimer's care.

PineCrest has initiated the planning stages of a multi-million dollar expansion to our existing facility. New patio homes, apartments and additions to the extended Alzheimer's care are in the works. Check back for updates!

PINECREST LIVING OPTIONS



When it comes to living options, PineCrest residents have an incredible selection. By paying a one-time fee, you can choose from a variety of sizes and floor plans, all single-level, ranging from roomy apartments to custom patio homes that include garages, private patios and yards. Residents pay a modest monthly fee that allows you to enjoy your home and all of its amenities as well as the activities at PineCrest. We will tend to the maintenance, upkeep, and yard work.



Studios, smaller suites and single rooms, all with private bathrooms are also available for those who may need assistance with their activities of daily living. If you are 62 or older, you can apply for residency at PineCrest at any time during your retirement. On the PineCrest campus, there is a living arrangement that is best suited for your care and safety...with the security of knowing that PineCrest will always be your home.

Patio Homes

The Spruce

All of Our Patio Homes Include:

- 9 foot ceilings
- Fully-equipped kitchens
- Beautifully-styled cabinetry
- Single lever faucets
- Washer and dryer
- Emergency call system



[click to enlarge](#)

1300 sq. ft.

Optional expansion to 1525 sq. ft.

- Spacious closets in bedrooms
- Ceiling fans
- Lever hardware on doors
- Mini-blinds
- Landscaping
- Lawn sprinkler system

The Live Oak



[click to enlarge](#)

1550 sq. ft.

Optional expansion to 1775 sq. ft.

Options and Custom Features:

- Enclosed single car garages and second car addition
- Standard or expanded sun room w/patio
- Covered patio
- Bay or box windows
- Box ceilings
- Whirlpool vs. bathtub
- Cabinet upgrades
- Hardwood flooring

Atrium Apartments

All of Our Apartments

Feature:

- Wall-to-wall carpeting
- Spacious balcony or patio
- Individual climate control
- Fully-equipped kitchen with dishwasher

- Fire detection and emergency response system
- Washers and dryers conveniently located on each floor

1 Bed/1 Bath



[click to enlarge](#)
approx. 617 sq. ft.

1 Bed/Study



[click to enlarge](#)

approx. 747 sq. ft.

2 Bed/1 Bath



[click to enlarge](#)
approx. 867 sq. ft.

2 Bed/2 Bath



[click to enlarge](#)
approx. 1007 sq. ft.

Amenities and Services

Included in Your Monthly Fee:

- All maintenance of building and grounds
- Trash collection
- 24-hour emergency call
- Regularly-scheduled transportation
- Full-time Director of Activities
- Weekly housekeeping

Our Building and Grounds Feature:

- Beautiful lobby and atrium area
- Attractive landscaping
- Residential dining room and private dining room
- Spacious indoor activities center
- Library
- Chapel

Additional Services Offered:

- Catering for special occasion
- Guest accommodations
- Beautician and barber services

- All utilities with monthly electrical allowance (phone and cable not included)
- Maintenance personnel on duty at all times
- Dining options
- Convenient parking
- Linens provided

- Gift/Convenience Store
- Private mailboxes
- Electronically-controlled entrance
- Exercise room
- Billiards
- Ice Cream Parlor
- Game room
- In-house banking

- Notary, photocopies, and faxes
- Transportation for planned group activities