



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

The Cannery High-End Shopping Center

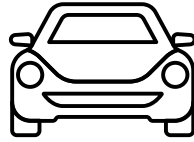
75 Miranda Lambert Way | Lindale, TX 75771

LEASE SUMMARY



BUILDING SIZE

57,240 SF



TRAFFIC COUNT

17,978 VPD



PRICING

**\$15.50-\$17.50
PSF + NNN**

LEASE DETAILS:

Property Overview:

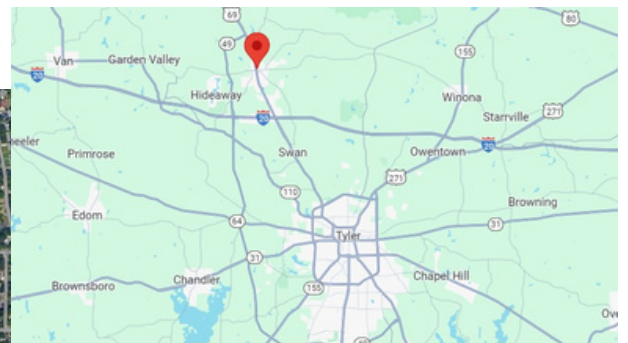
This high-end retail destination offers diverse commercial spaces, ideal for retail, office, and dining ventures. The site benefits from high traffic, proximity to major highways, the Lindale community, and surrounding communities of Mineola, Quitman, and Van.

With new restaurants and a focus on bringing more entertainment to the development, any business will thrive from foot traffic and exposure.

Spaces are delivered in shell condition with 23' tall ceiling height. Landlord is offering \$45 PSF in tenant improvement allowance to assist new tenants with space buildout.

Property Features:

- **Pricing:** \$15.50-\$17.50 per SF per year + NNN
- **Building size:** 57,240 SF
- **Total acreage:** 3.21
- **Traffic count:** 17,978 vpd
- **Number of buildings:** 2



LEASE HIGHLIGHTS:

- **Strategic Location:** Located in a vibrant community with easy access to major highways.
- **High Traffic:** With approximately 17,978 of cars per day, tenants will benefit from a steady flow of visitors in East Texas's entertainment epicenter.
- **Diverse Spaces:** Ideal for retail, dining, office, and entertainment ventures.
- **Historic Charm:** A beautifully curated space that combines Texas heritage with modern amenities.

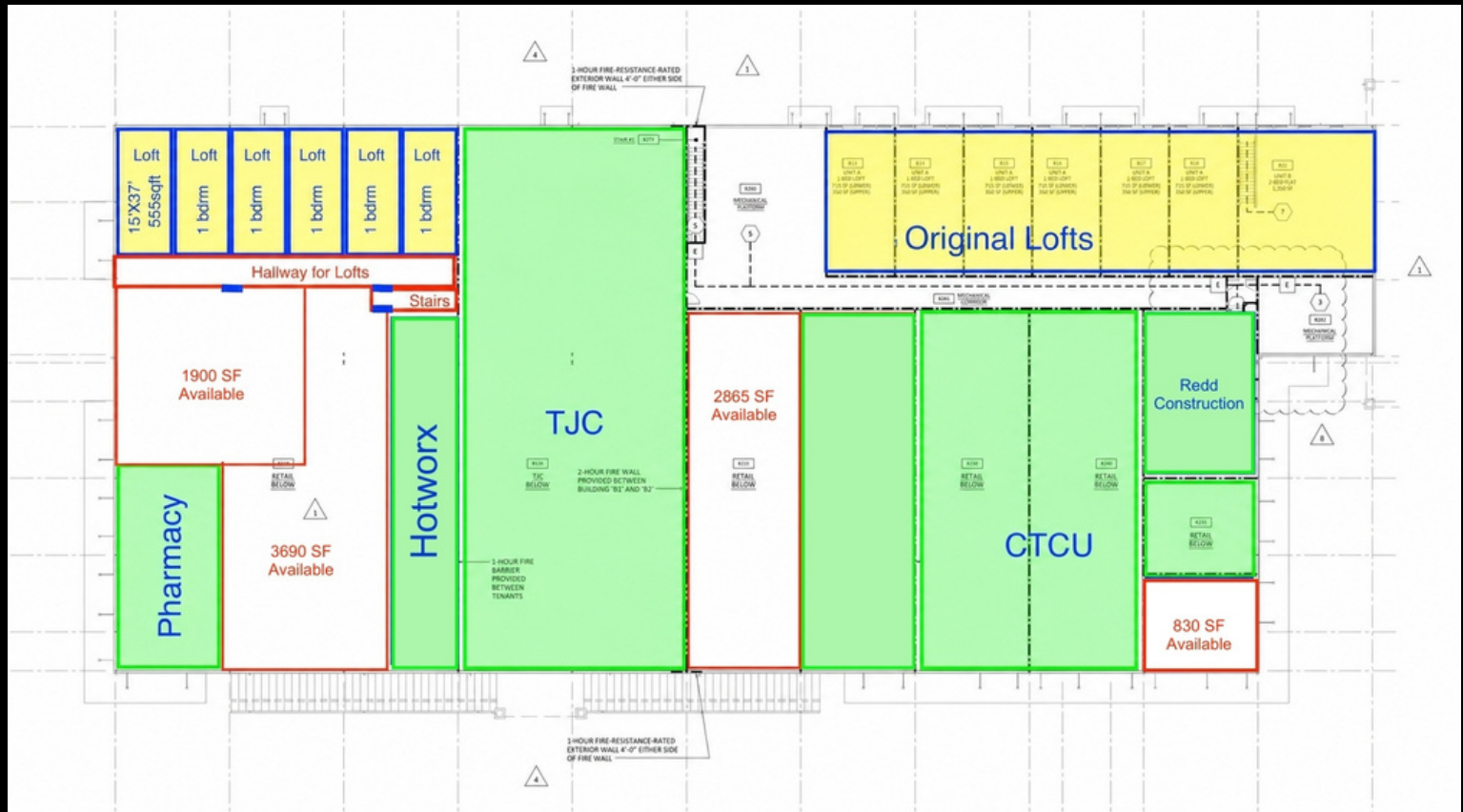


LEASE CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com







KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,476	13,865	22,751
2030 Projected Population	4,931	15,259	25,073
2020 Census Population	4,221	12,549	20,215
2010 Census Population	3,523	10,474	16,755
Projected Annual Growth Percentage 2025 to 2030	2.03	2.01	2.04
Historical Annual Growth Percentage 2010 to 2025	1.8	2.16	2.39
Median Age	36.08	37.93	39.65
Population Density (/Square Mile)	1424.84	490.37	289.67
HOUSEHOLDS			
2025 Estimated Households	1,695	5,179	8,632
2030 Estimated Households	1,891	5,789	9,661
2020 Census Households	1,551	4,569	7,533
2010 Census Households	1,259	3,759	6,219
Projected Annual Growth Percentage 2025 to 2030	2.32	2.36	2.38
Historical Annual Growth Percentage 2010 to 2025	2.31	2.52	2.59
INCOME			
Average household income	\$112,031	\$118,600	\$118,694
Median household income	\$100,673	\$95,973	\$94,639
Per capita income	\$42,571	\$44,416	\$45,123
EDUCATION			
High School Graduate	27.03%	25.05%	25.11%
Some College	29.41%	29.39%	28.28%
Associate Degree	7.11%	9.70%	10.80%
Bachelor's Degree	20.10%	18.08%	18.33%
Graduate or Professional Degree	6.67%	7.18%	8.36%
BUSINESS			
Total Establishments	185	361	599
Total Employees	1,196	2,195	3,666
Average Employees Per Business	6.47	6.08	6.12
Residential Population Per Business	24.21	38.44	37.96



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	(903)707-8560
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501