

# 24782 I-20 W, Lindale, TX



2,000 SF Retail For Lease  
End Cap with Drive-Thru  
High Visibility on I-20  
40,000+ Vehicles Per Day  
Immediate Availability

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# Property Overview

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High-visibility retail space directly on I-20, connected to a new, high traffic, upscale truck stop and convenience store in Lindale, Texas, ideal for QSR, coffee, and service-oriented users.

Listed By:  
Jon Stafford | 336.601.5680



## Property Summary

M&D CRE is proud to present this 2,000 square foot end cap retail space now available for lease at 24782 Interstate 20 W in Lindale, Texas. This property is positioned directly along high-visibility I-20 frontage with over 40,000 vehicles per day. Delivered in warm dark shell condition, the suite includes a drive-thru window, installed restroom, utility closet, finished drywall, tile flooring, on-site parking, and three points of access, with no zoning restrictions. The location benefits from strong I-20 traffic counts and exceptional exposure, making it ideal for Quick-Service Restaurant (QSR), coffee, and service-oriented retail users.

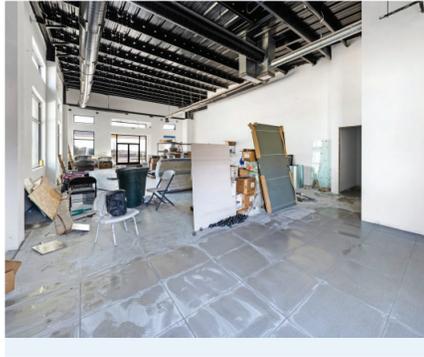
This property sits directly along Interstate 20 — a major east-west corridor connecting Dallas-Fort Worth to key Southeastern markets. As DFW continues expanding into East Texas, I-20 serves as the primary artery for commuter, freight, and regional travel, generating strong and consistent traffic flow. With heavy trucking activity, limited alternate routes, and additional draw from regional recreation and nearby lakes, the corridor delivers sustained daily and weekend traffic exposure. Situated within the rapidly growing East Texas corridor, this site offers an outstanding opportunity to establish a presence along one of the region's most traveled routes. For additional information, please contact Jon Stafford at 336.601.5680.

Retail for Lease	2,000 SF
Space Type	End Cap
Condition	Warm, Dark Shell
Vehicles Per Day	40,000+
Parking	On-Site
Access	3+ Access Points
Zoning	No Zoning or Restrictions
Visibility	Interstate 20 Frontage



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## Highlights

- 2K SF Retail Space Available
- High Visibility, Over 40K VPD
- Drive-Thru Capability
- Adjacent to High-Traffic Convenience Store
- Growing East Texas Market
- Strong Commuter & Regional Traffic
- Easy Ingress/Egress
- Paved, On-site Parking
- No Zoning or Restrictions
- Ideal for QSR & Service Users

Listed By:  
Jon Stafford | 336.601.5680



# Location Overview

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The property is located within the thriving community of Lindale, TX within Smith County. Interstate 20 is one of the primary east–west freight and commuter routes across the southern U.S., connecting Dallas–Fort Worth to Shreveport, Jackson, Birmingham, and Atlanta. Lindale sits directly along this corridor, so it captures constant through-traffic — not just local drivers.

Lindale benefits from its position east of the Dallas–Fort Worth metroplex. As DFW continues expanding outward, more residential, commercial, and industrial activity is pushing into East Texas. I-20 becomes the main artery connecting these markets.

I-20 is also a major freight route. Commercial trucking volume alone significantly elevates daily vehicle counts, especially near truck stops and fuel centers — like the upscale truck stop connected to your retail space. East Texas lakes (Lake Tyler, Lake Fork, etc.) and regional recreation destinations additionally draw weekend and seasonal traffic through this corridor.

There are few comparable high-speed east–west alternatives in the region, so most regional traffic consolidates onto I-20 rather than dispersing across multiple highways.

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# Lindale, TX— Where Opportunity Meets Community

## Lindale, TX Overview

Located in the heart of East Texas, Lindale is a dynamic and rapidly growing community recognized for its exceptional schools, strategic location, and welcoming environment. Its close proximity to the Dallas-Fort Worth metroplex provides residents and businesses with convenient access to a major urban center, while preserving Lindale's unique small-town character. With a rich historical heritage and a progressive outlook, Lindale offers an ideal setting to live, work, and thrive. The city seamlessly blends small-town charm with the conveniences of modern life, creating a vibrant environment for families and businesses alike.

**17.71%**

Population  
Increase  
(Lindale EDC)

**6,923**

Total  
Population  
(Lindale EDC)

**3.9%**

Unemployment  
Rate  
(Lindale EDC)

**114.6K**

Total  
Employment  
(Lindale EDC)





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# 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.

2-10-2025



## 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.

## 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date