

The Cannery Lindale

75 Miranda Lambert Way, Lindale TX 75771

High End Shopping Center Available For Lease

TJC

COOPERATIVE TEACHERS
CREDIT UNION

Board & Brush
creative studio

LINDALE NAILS & SPA

ASIAN FUSION RESTAURANT

TJ & V
Taco & Grill & Smokehouse

30'X30'
900sqft

60'X30'
1800sqft

60'X30'
1800sqft

30'X95.5'
2865sqft

30'X95.5'
2865sqft

Prepared By:

Samuel Scarborough, CCIM

President/Broker

(903) 707-8560

sam@scarboroughcre.com

Lic: 9010976



SCARBOROUGH
COMMERCIAL REAL ESTATE

THE SPACE

Location	75 Miranda Lambert Way Lindale, TX, 75771
Traffic Count	17,978

HIGHLIGHTS

- Current Tenants: TJC, Teacher's Co Op Credit Union, Board and Brush, Lindale Nails & Spa, Vienmex - Asian Fusion Street Food
- This newly built destination offers diverse commercial spaces, ideal for retail, office, and dining ventures.
- Benefit from high traffic, proximity to major highways, the Lindale community, and surrounding communities of Mineola, Quitman, and Van.
- With new restaurants and a direct focus on bringing more entertainment to The Cannery Lindale, 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 in building the space out to their needs.



Suite	Tenant	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Vacant	2865	\$15.50	NNN	30 ft wide x 95.5 ft deep
2	Vacant	2865	\$15.50	NNN	30 ft wide x 95.5 ft deep
3	Vacant	1800	\$17.50	NNN	30 ft wide x 60 ft deep
4	Vacant	1800	\$17.50	NNN	30 ft wide x 60 ft deep
5	Vacant	900	\$17.50	NNN	30 ft wide x 30 ft deep
6	Vacant	900	\$17.50	NNN	30 ft wide x 30 ft deep
7	Vacant	1530	\$18	NNN	30 ft wide x 51 ft deep



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PROPERTY FEATURES

BUILDING SF	57,240
LAND ACRES	3.21
YEAR BUILT	2016
ZONING TYPE	Mixed Use
BUILDING CLASS	A
LOCATION CLASS	A
NUMBER OF BUILDINGS	2

NEIGHBORING PROPERTIES

NORTH	Marriott Hotel
SOUTH	Downtown Lindale
EAST	Darden Harvest Park
WEST	Anytime Fitness

TENANT INFORMATION

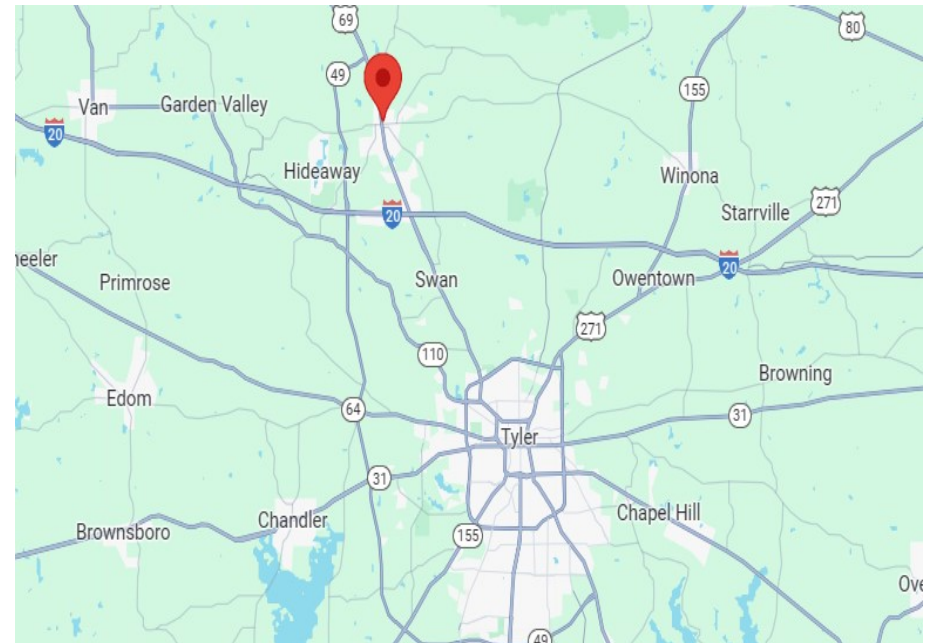
CURRENT TENANT	Tyler Junior College
CURRENT TENANT	Teacher's Co Op Credit Union
CURRENT TENANT	Board and Brush
CURRENT TENANT	Lindale Nails & Spa
CURRENT TENANT	Vienmex - Asian Fusion Street Food



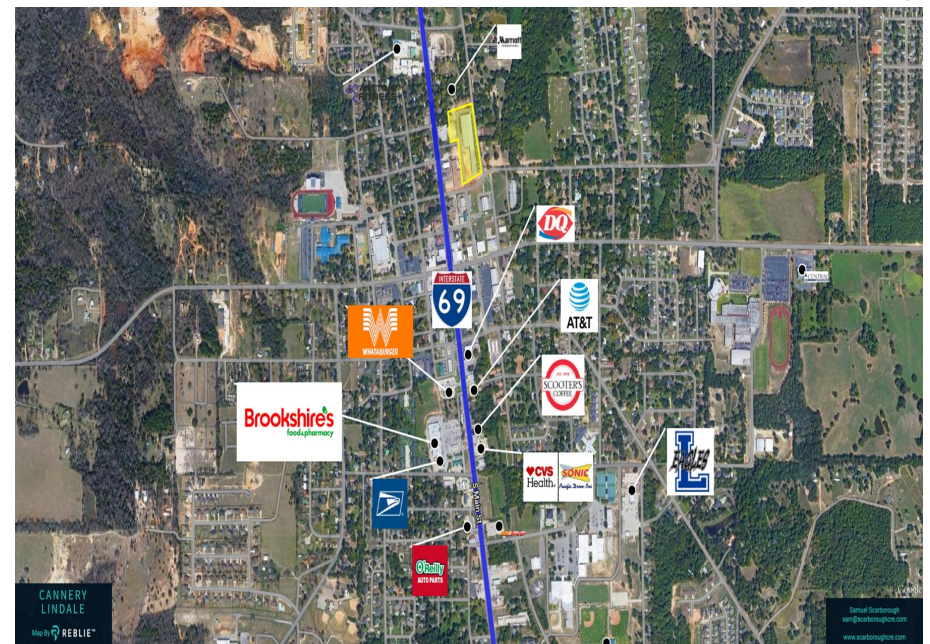
The Cannery Lindale

- **Strategic Location:** Located in a vibrant community with easy access to major highways.
- **High Traffic:** With approximately 17,978 of cars per day, you can 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.
- **Community Support:** Located next to Lindale High School and local neighborhoods. Thrive in a setting eager to welcome and support new businesses.

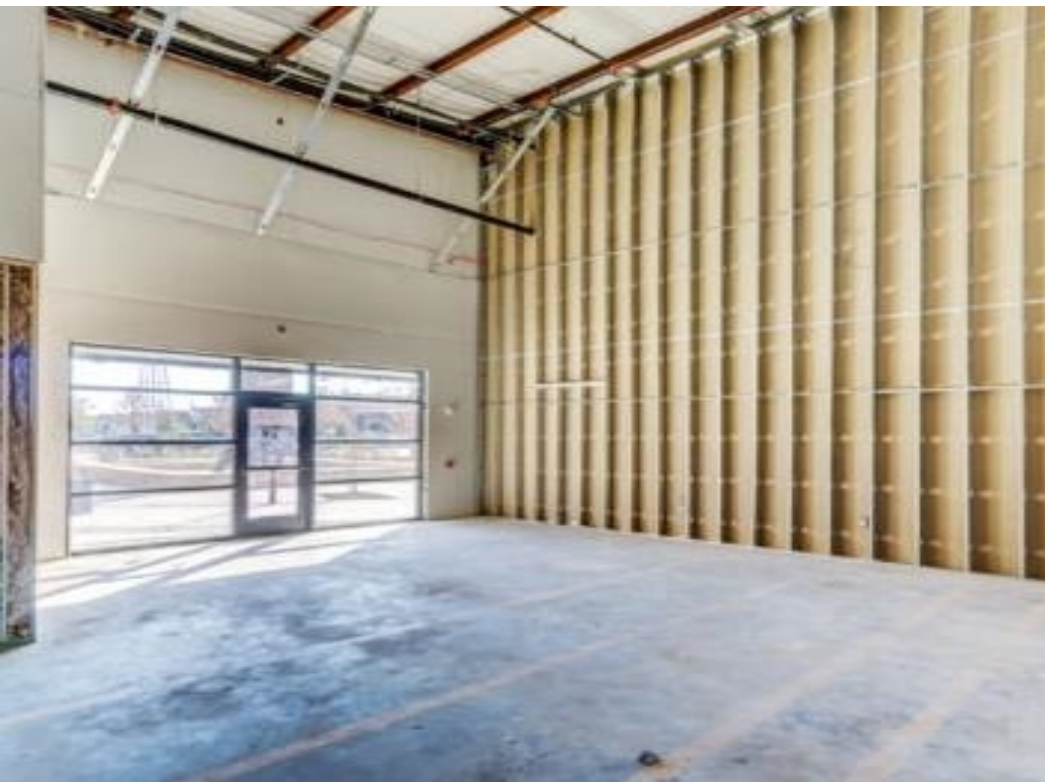
Locator Map

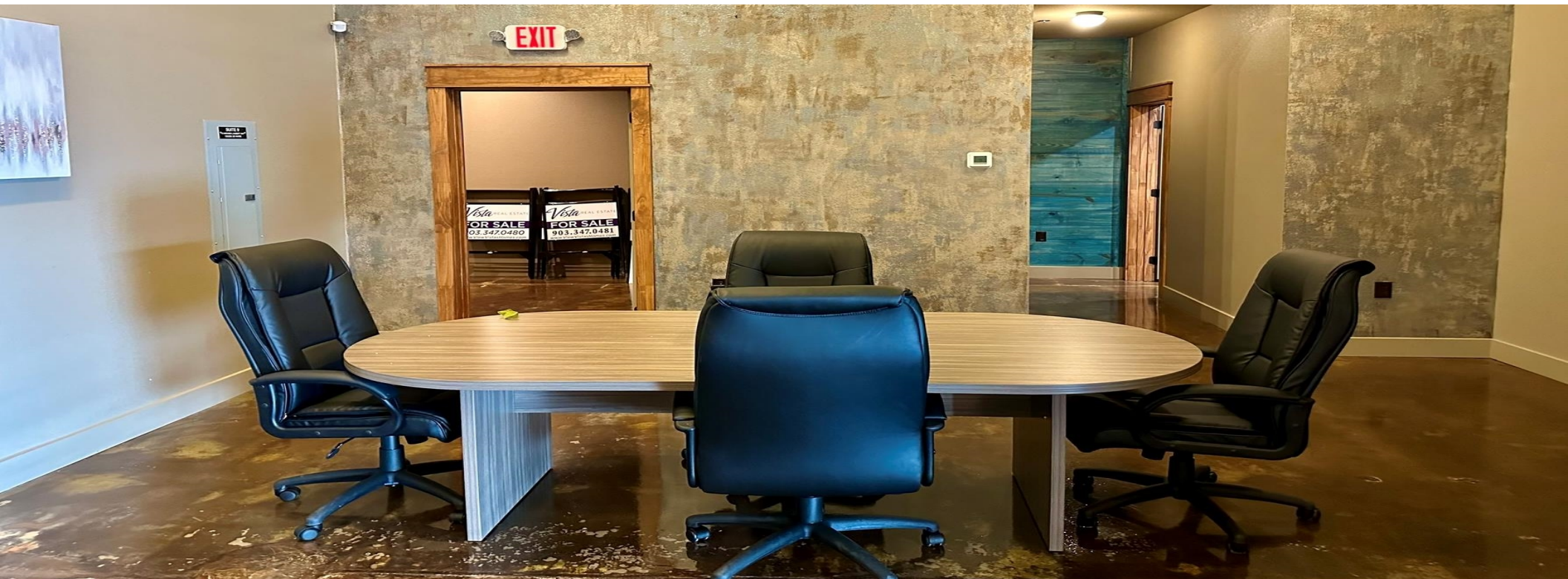


REBLIE Map



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Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.