

COMMERCIAL COMPARATIVE MARKET ANALYSIS

1416 Linda Drive • Daingerfield, Texas 75638

Prepared for Seller Pricing & Marketing Discussion

Subject Property	1416 Linda Dr, Daingerfield, TX 75638
Property Type	Commercial / Auto Service / Flex
Gross Building Area	Approx. 3,840 SF
Configuration	3 service bays; open shop/service space; second-level area
Year Built	1974 (public listing data)
Current Public Asking Price	\$160,000 \$143,999
Current Asking \$/SF	Approx. \$41.67/SF
Location	US Hwy 259 corridor / across from Daingerfield High School

Property Overview

The subject is marketed as a functioning auto-service property with a customer-facing front area, rear service/work area, roll-up doors, separate office/storage areas and highway access. Public sources conflict on the land area, reporting approximately 0.40–0.51 acre in some records while an MLS-fed source reports 1.0 acre. The land area should be verified from the survey, deed or county appraisal record before final pricing.

Market Evidence & Pricing Context

Market Evidence	Size / Site	Price	Indication
Subject – current listing	3,840 SF / acreage varies by source	\$160,000	\$41.67/SF
Subject – Aug. 2026 listing record	3,840 SF / 0.41 ac	\$204,900	\$53.36/SF
Subject – Mar. 2026 history	0.51 ac reported	\$180,000	Later reduced to \$160,000
2025 tax assessment	Land + improvements	\$209,740	Assessment, not market value

Because Daingerfield has a relatively thin commercial market and verified closed-sale data is limited in public sources, this CMA gives greater weight to the subject's own listing history, physical utility, highway exposure and current market competition. Asking prices and tax assessments are not substitutes for verified closed comparable sales.

Preliminary Value Analysis

Pricing Metric	Indicated Value
\$45/SF	\$172,800
\$50/SF	\$192,000
\$55/SF	\$211,200
\$60/SF	\$230,400
\$65/SF	\$249,600

Preliminary CMA Range: \$195,000–\$245,000

Suggested pricing discussion range: approximately \$219,000–\$229,000, subject to verification of acreage, condition, second-level usable area, parking, zoning/use compliance, equipment included in the sale, and stronger closed-sale data.

The current \$160,000 public asking price equals approximately \$41.67/SF based on the stated 3,840 SF. A prior 2026 listing record shows \$204,900 (\$53.36/SF), providing useful context for the property's recent marketing history.

Value Drivers

Positive factors include three service bays, open work area, established automotive-service configuration, highway access/exposure, customer-facing space, roll-up doors, and potential second-level utility. Items that may affect value include building condition, age, environmental considerations associated with automotive use, parking/site circulation, exact acreage, functional utility of the second level, and whether lifts, equipment, inventory, business goodwill or other personal property convey.

Recommended Next Steps

Before establishing the final list price, verify the survey/acreage, obtain the Morris County appraisal record, confirm building and second-level square footage, document improvements and mechanical systems, identify all equipment that conveys, and review recent closed commercial sales through MLS and/or commercial data sources. If the operating business is included, the business and personal property should be analyzed separately from the real estate.

Prepared by Tegra Chism, REALTOR®

eXp Realty LLC • Property Shoppe Group
903-353-1698 • t_chism@aol.com
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Broker CMA Disclaimer: This comparative market analysis is a broker price opinion/marketing analysis and is not an appraisal. It is intended to assist with a listing-price discussion. Commercial value may require additional income, cost, environmental and highest-and-best-use analysis. Public data should be independently verified.

Public-data sources reviewed: Longview Area Association of REALTORS® listing feed; Realty.com; LandWatch; Homes.com; LoopNet/public-record aggregation. Research checked September 22, 2026.