



**BURNS COMMERCIAL  
PROPERTIES**

## Centennial Marketplace Pad Sites

120 E Centennial Blvd  
Lindale, TX 75771

1.56 +/- acres  
Wal-Mart Shadow  
Development  
Pads

Exclusively Offered By:

### PHILIP HUMBER

Sales Agent  
t 903.534.1200  
c 281.382.1438  
[phumber@bcptx.com](mailto:phumber@bcptx.com)

### BLAIR SWAIM

Sales Agent  
t 903.534.1200  
c 903.245.0238  
[bswaim@bcptx.com](mailto:bswaim@bcptx.com)

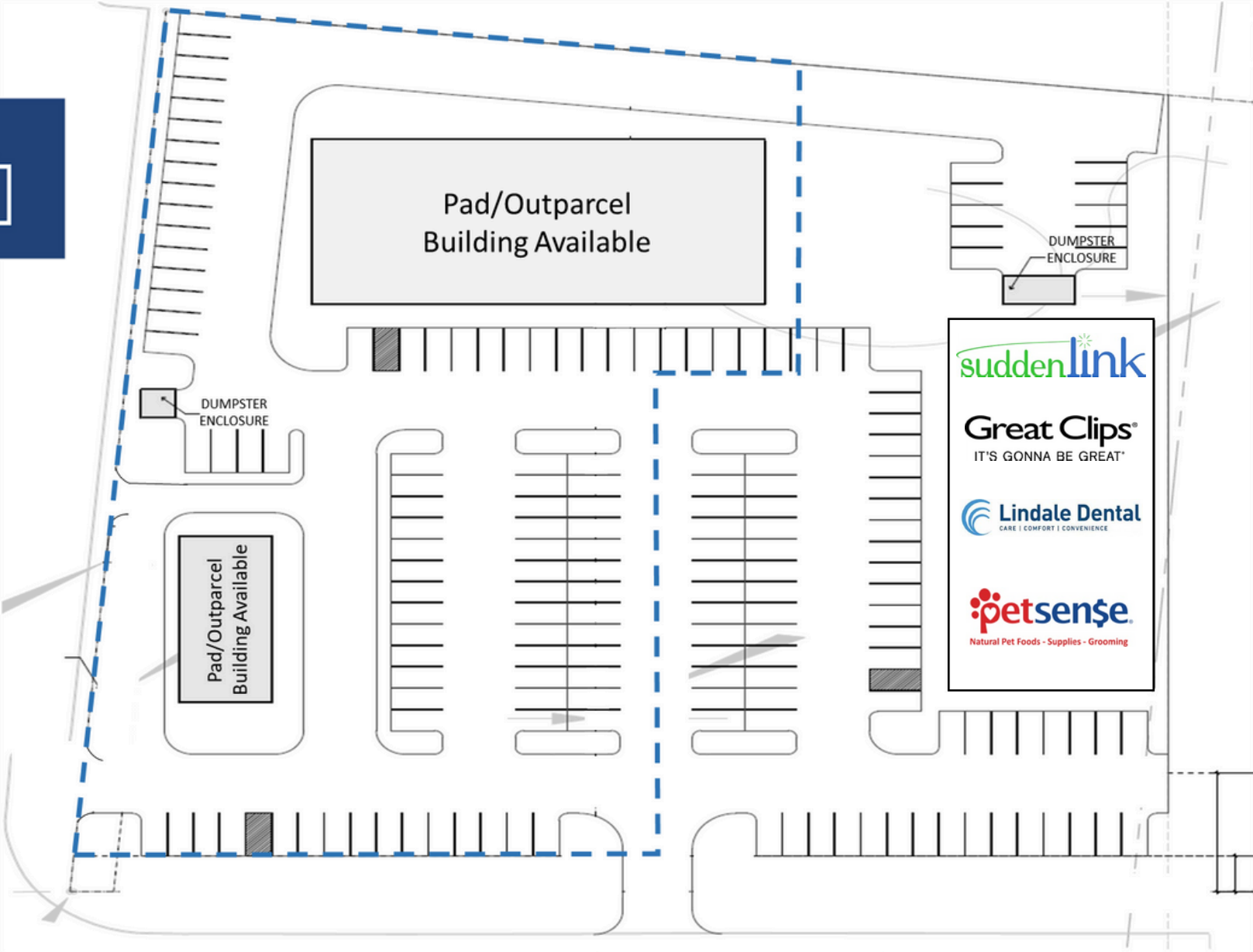






## PROPERTY SUMMARY

Property	Centennial Marketplace 120 E
Location	Centennial Blvd, Lindale, TX 75771
Sales Price	\$950,000
LandArea	1.56 +/-Acres
Access	Two 25' easements from Lowe's parking lot
Ownership Type	Fee Simple











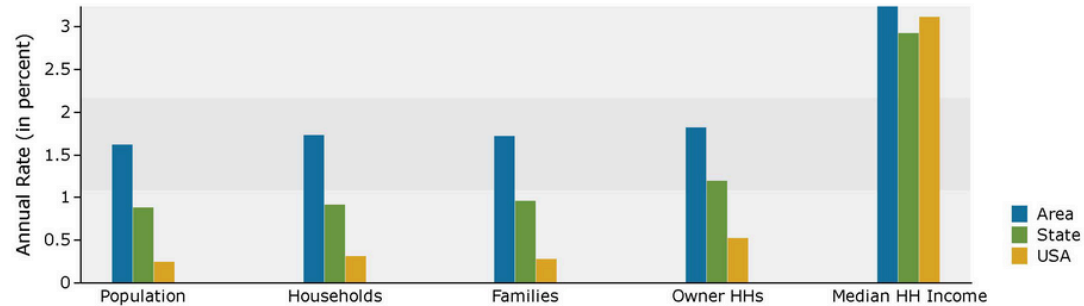


## Demographic and Income Profile

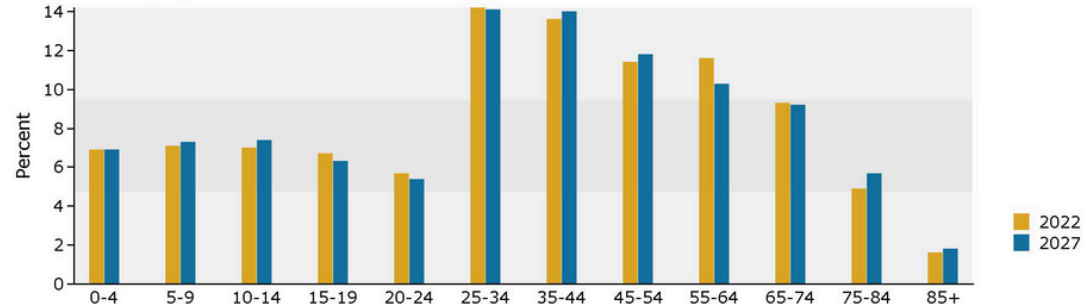
120E Centennial Blvd, Lindale, Texas, 75771  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 32.47589  
Longitude: -95.38842

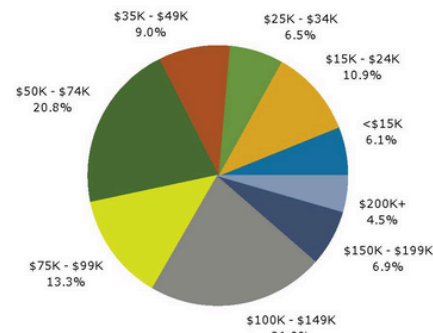
Trends 2022-2027



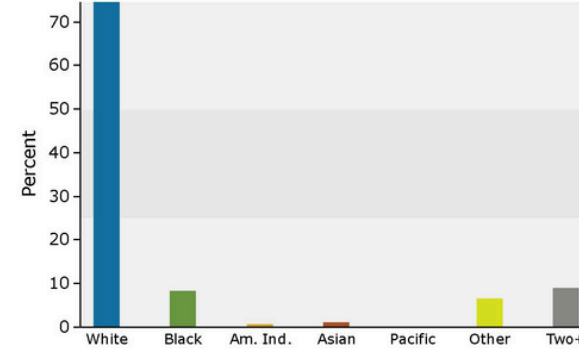
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 15.7%

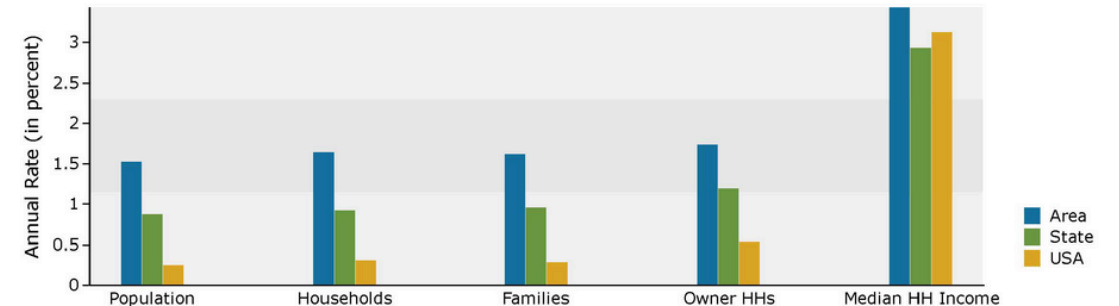


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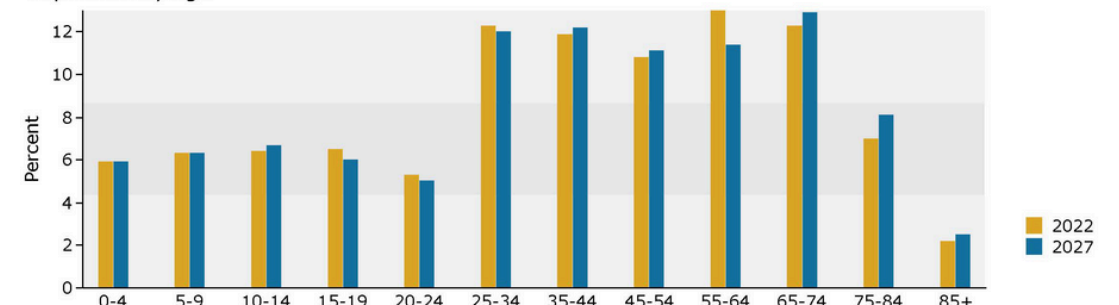
120E Centennial Blvd, Lindale, Texas, 75771  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 32.47589  
Longitude: -95.38842

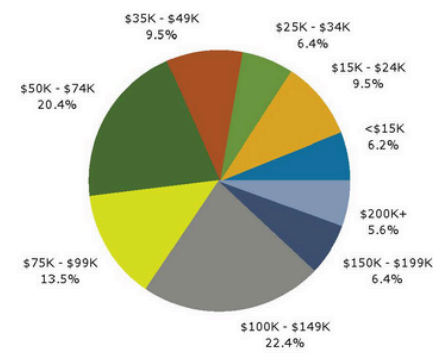
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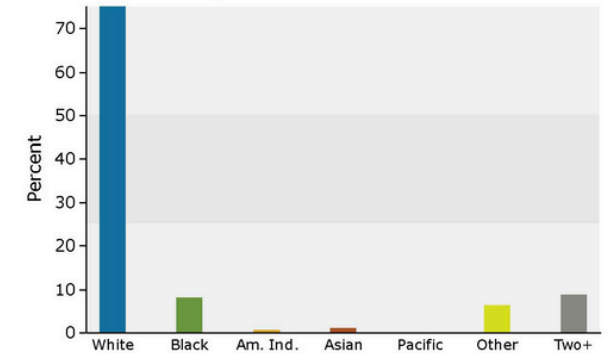
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 15.1%



Lindale is a fast-growing community nestled in the pine and hardwood forests of beautiful northeast Texas, just 13 miles northwest of Tyler in northern Smith County. The city is strategically situated at the intersection of U.S. 69 and Interstate 20 with approximately 70,000 vehicles passing through per day, according to a recent TXDOT traffic study. Lindale continues to grow along the U.S. 69 and Interstate 20 corridors. Recent commercial developments include Sanderson Farms 72,000 SF Offices and Hatchery, FedEx Ground 163,000 SF Distribution Center, along with Chick-Fil-A, Starbucks, and Panda Express.





## 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.

11-2-2015



### 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.

**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.

**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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Humber	675335	phumber@burns-commercial.com	(281) 382-1438
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
THOMAS BLAIR SWAIM	585458	bswaim@burns-commercial.com	(903) 245-0238
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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