



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

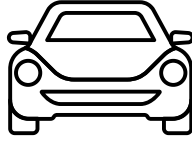
Medical Office Building on 1.81 Acres

2410 S. Main St. | Lindale, TX 75771

INVESTMENT SUMMARY



PROPERTY SIZE
3,200 SF



TRAFFIC COUNT
26,050 VPD



PRICING
\$380,000

INVESTMENT DETAILS:

Property Overview:

Presenting an exceptional opportunity to acquire a medical office building with room for additional development, located on the high-traffic corridor of Hwy 69 in Lindale, TX.

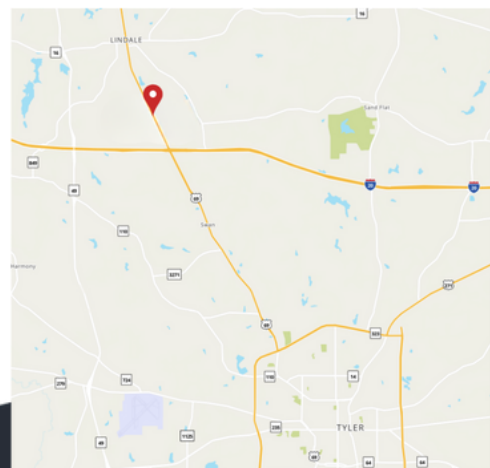
The 3,200 SF building includes a reception area, greeting room, break room, four exam rooms, four offices, two restrooms and two gas HVAC units.

The property is ideal for owner-users, investors, or healthcare providers seeking a move-in-ready presence in one of East Texas' fastest-growing communities.

Additionally, the site includes a billboard lease through 2042 that brings in approximately \$1,900 per year in passive income.

Property Features:

- **Property Size:** 3,200 SF
- **Acreage:** 1.81
- **Asking:** \$380,000
- **Traffic count:** 26,050 vpd on Main St. / Hwy 69
- **Zoning:** MU-1
- **Frontage:** ~160 feet on Main St. / Hwy 69



INVESTMENT HIGHLIGHTS:

- High visibility and accessibility on Hwy 69
- Long-term income from billboard lease through 2042
- Flexible MU-1 zoning allows for medical, office, or other commercial use
- Perfect for medical, dental, or wellness practitioners
- Within one mile of Interstate 20 and retailers such as Walmart and Lowe's



INVESTMENT CONTACT:

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





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	1,800	12,295	22,662	64,095
2029 Projected Population	2,064	14,087	25,601	69,779
2020 Census Population	1,521	11,133	20,572	59,652
2010 Census Population	1,331	9,281	17,382	51,909
Projected Annual Growth 2024 to 2029	2.93%	2.92%	2.59%	1.77%
Historical Annual Growth 2010 to 2024	2.51%	2.32%	2.17%	1.68%
Median Age	36.52	36.93	39.27	35.87
Population Density (/Square Mile)	572.94	434.84	288.54	204.02
HOUSEHOLDS				
2024 Estimated Households	645	4,568	8,640	23,173
2029 Estimated Households	747	5,268	9,811	25,451
2020 Census Households	546	4,033	7,665	20,871
2010 Census Households	464	3,285	6,401	17,921
Projected Annual Growth 2024 to 2029	3.17%	3.06%	2.71%	1.97%
Historical Annual Growth 2010 to 2024	2.79%	2.79%	2.50%	2.09%
INCOME				
Average household Income	\$108,321	\$102,856	\$110,563	\$92,721
Median household income	\$84,761	\$86,079	\$88,618	\$70,716
Per capita income	\$38,838	\$38,312	\$42,226	\$33,610
EDUCATION				
Less than 9th Grade	4.65%	4.91%	4.38%	8.64%
Some High School	10.18%	7.56%	6.32%	9.00%
High School Graduate	22.80%	27.39%	26.86%	29.46%
Some College	36.33%	28.52%	26.69%	24.20%
Associate Degree	9.98%	9.24%	10.49%	9.94%
Bachelor's Degree	11.49%	16.34%	17.43%	12.36%
Graduate or Professional Degree	4.58%	6.03%	7.83%	6.39%
BUSINESS				
Total Establishments	109	425	649	1,688
Total Employees	781	2,820	5,222	16,418
Average Employees Per Business	7.15	6.63	8.04	9.73
Residential Population Per Business	16.47	28.92	34.91	37.97



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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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

IABS 1-1

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