



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*24.44 Acres + 1,257 SF  
Single Family Residence*

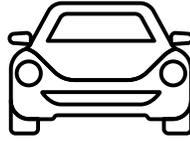
*0 S. Main St. + 14028 CR 474 | Lindale, TX 75771*

# INVESTMENT SUMMARY



PROPERTY SIZE

**24.44 ACRES**



TRAFFIC COUNT

**27,356 VPD**



PRICING

**\$1,489,900**

## INVESTMENT DETAILS:

### Property Overview:

This unique offering includes both land and a single-family residence with access from both Highway 69 (S. Main St.) and County Road 474 in Lindale, Texas. The properties must be sold together, presenting an excellent opportunity for future development, investment, or estate use.

The residence, built in 1958, sits adjacent to 24.08 acres of undeveloped land, offering abundant space and visibility for a variety of potential uses. The site's dual access points and strong traffic counts make it ideal for retail, hospitality, multifamily, or mixed-use development (subject to zoning).

### Property Features:

- **Pricing:** \$1,489,900
- **Property size:**
  - Land parcel: 24.08 acres
  - Home: 1,257 SF + 0.36 acres
- **Traffic count:** 27,356 VPD
- **Utilities:** All available to site
- **Zoning:** MU-1 (mixed use)
- **Site access:** TXDOT-approved curb cuts in place



## INVESTMENT HIGHLIGHTS:

- High-visibility frontage on US Hwy 69
- Multiple access points: Hwy 69 and CR 474
- Strong growth corridor in Lindale ISD
- Flexible rural zoning with multiple potential uses
- Close proximity to local schools, retail and services



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)





# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	5,376	14,035	22,766
2030 Projected Population	5,983	15,590	25,348
2020 Census Population	5,033	12,690	20,281
2010 Census Population	4,207	10,626	16,808
Projected Annual Growth Percentage 2025 to 2030	2.26	2.22	2.27
Historical Annual Growth Percentage 2010 to 2025	1.85	2.14	2.36
Median Age	36.3	37.87	39.52
Population Density (/Square Mile)	1711.21	496.38	289.86
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,027	5,255	8,671
2030 Estimated Households	2,286	5,919	9,786
2020 Census Households	1,842	4,628	7,558
2010 Census Households	1,500	3,823	6,239
Projected Annual Growth Percentage 2025 to 2030	2.56	2.52	2.57
Historical Annual Growth Percentage 2010 to 2025	2.34	2.5	2.6
<b>INCOME</b>			
Average household income	\$107,351	\$118,662	\$118,794
Median household income	\$93,970	\$95,264	\$94,252
Per capita income	\$40,643	\$44,549	\$45,334
<b>EDUCATION (by percentage)</b>			
High School Graduate	28.06	24.89	24.82
Some College	28.63	29.39	28.34
Associate Degree	7.31	9.75	10.88
Bachelor's Degree	18.44	18.29	18.53
Graduate or Professional Degree	6.49	7.39	8.53
<b>BUSINESS</b>			
Total Establishments	240	361	599
Total Employees	1,446	2,200	3,667
Average Employees Per Business	6.03	6.09	6.12
Residential Population Per Business	22.44	38.84	37.98



## 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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
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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