



LAND FOR SALE

EAST HUBBARD STREET

East Hubbard Street, Lindale, TX 75771

2741 EAST BELT LINE ROAD , SUITE 105, CARROLLTON, TX 75006 | [PRIMECAPITALRE.COM](https://www.primecapitalre.com) | 214.851.3050



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REAL ESTATE GROUP

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PROPERTY INFORMATION

Section 1

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PROPERTY DESCRIPTION

Introducing a prime investment opportunity on East Hubbard Street in Lindale, TX. This property offers an ideal location for Land / Office investors seeking a strategic foothold in the thriving Lindale area. Boasting [feature 1], [feature 2], and [feature 3], this versatile property presents a compelling canvas for development and growth. With its strategic positioning, this property is poised to capitalize on the area's burgeoning commercial potential. Don't miss the chance to acquire a sought-after asset in this dynamic market.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$262,800
Lot Size:	5.84 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,216	3,814	6,525
Total Population	3,215	10,388	18,189
Average HH Income	\$100,232	\$108,288	\$109,867

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LOCATION DESCRIPTION

5.84 Acres | Prime Development Opportunity Near Lindale High School | Lindale, TX Excellent opportunity to acquire 5.84 acres in a highly desirable growth corridor near Lindale High School. This property offers a unique mix of flexibility and upside, with approximately 3.55 acres zoned residential, while the remaining acreage is currently unincorporated and outside city zoning. Located in a rapidly expanding area of Lindale, the site is surrounded by a mix of established residential neighborhoods, rental properties, and nearby commercial development, making it well-positioned for future growth and a variety of potential uses subject to approvals. With strong proximity to schools, utilities in the area, and ongoing development activity nearby, this tract presents an ideal opportunity for builders, developers, or investors looking to secure land in one of East Texas' most active markets. Additional adjacent rental homes and adjoining land with potential commercial use are also available, creating the possibility for a larger assemblage or phased development strategy.

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LOCATION INFORMATION

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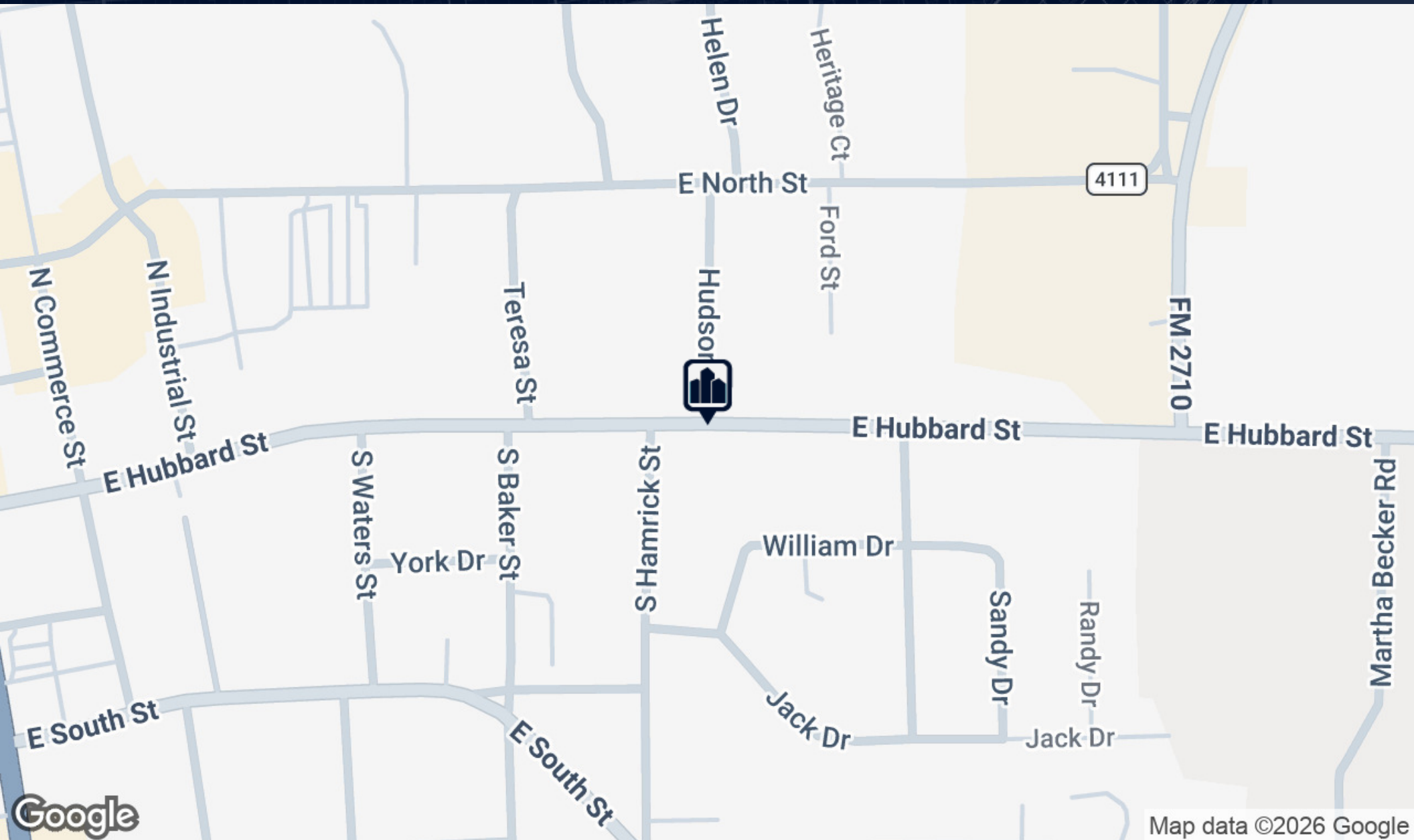
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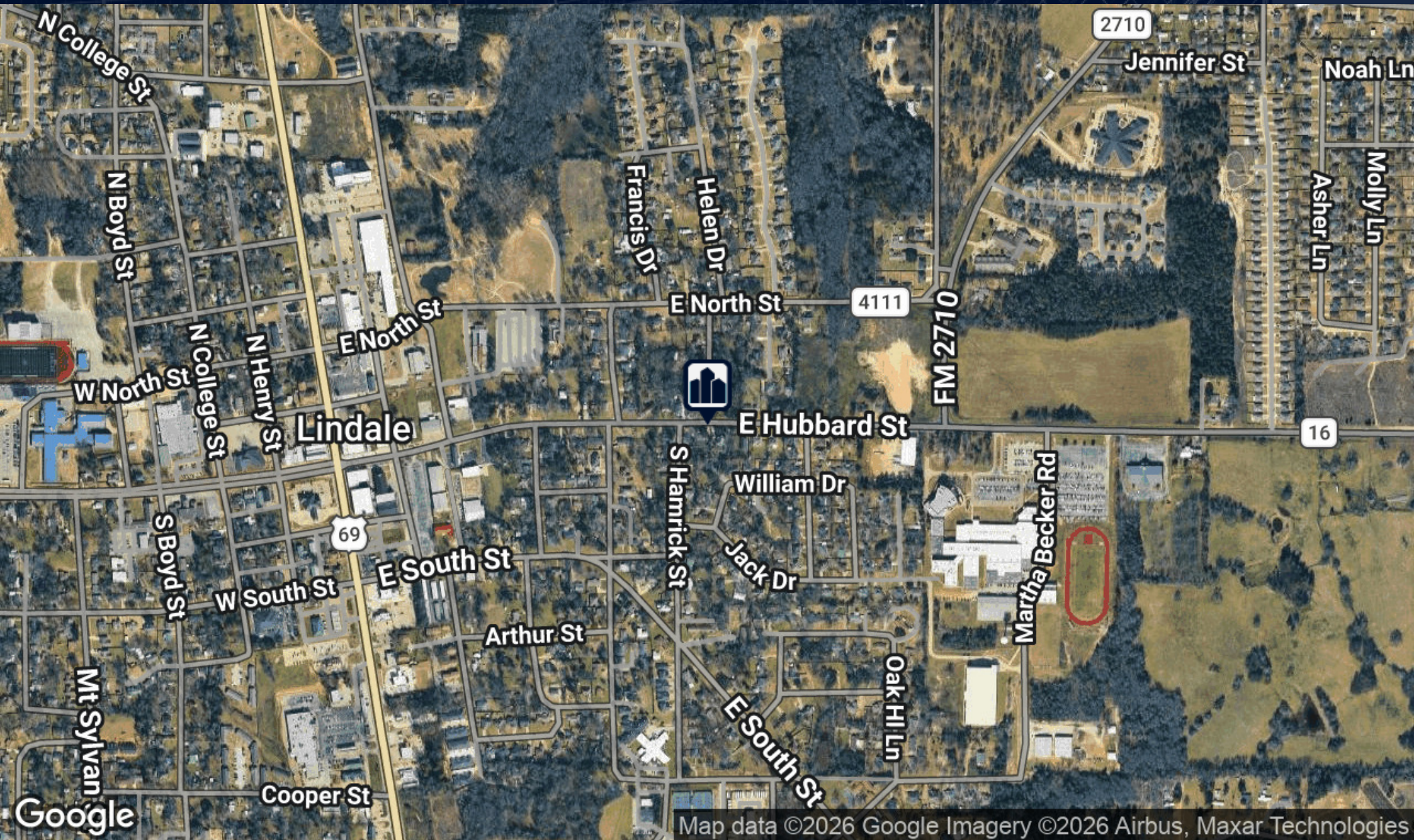
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DEMOGRAPHICS

Section 3

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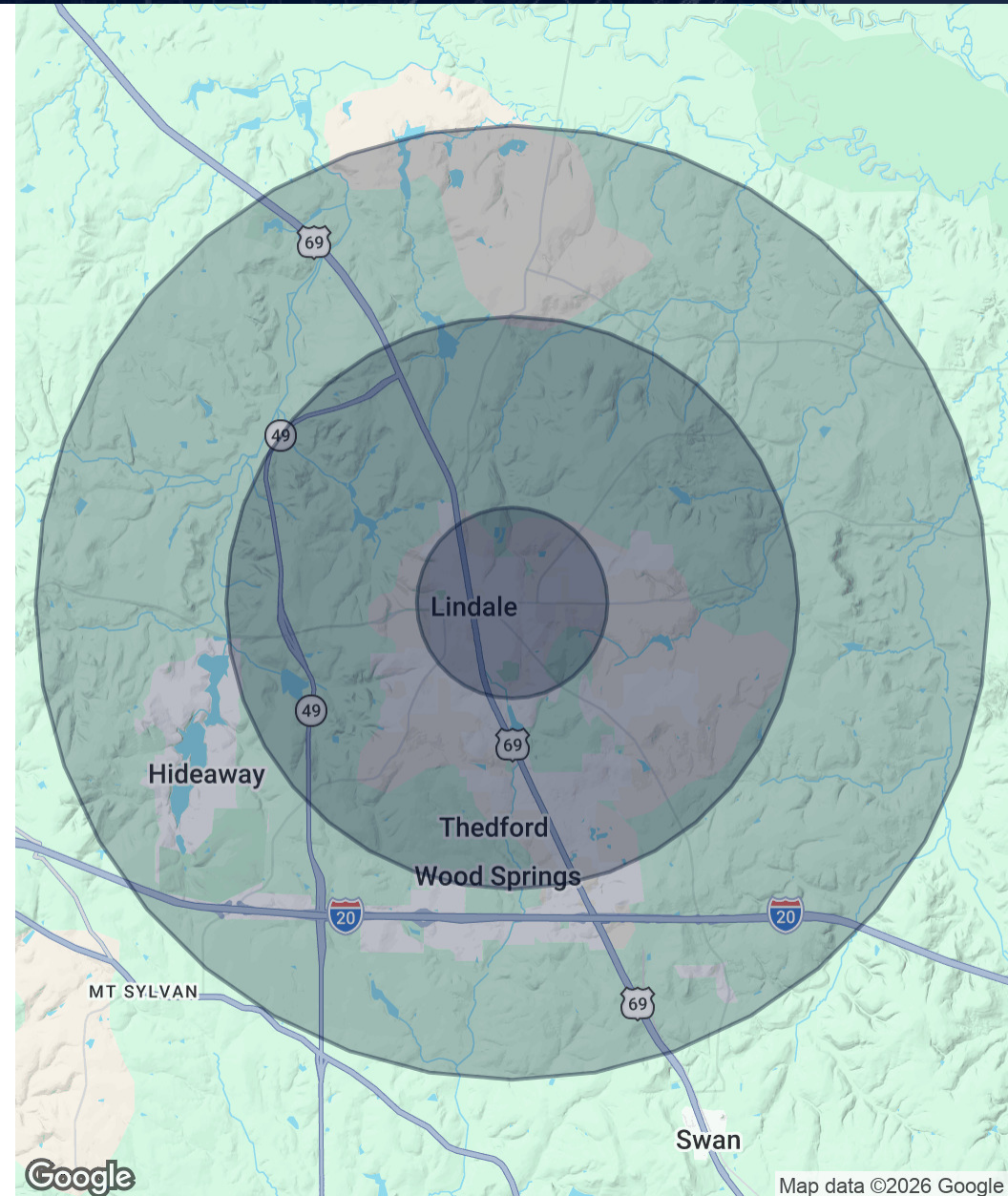
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,215	10,388	18,189
Average Age	43.2	42.9	43.3
Average Age (Male)	42.1	42.0	42.4
Average Age (Female)	42.5	42.4	43.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,216	3,814	6,525
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$100,232	\$108,288	\$109,867
Average House Value	\$240,936	\$259,899	\$269,231

2023 American Community Survey (ACS)



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