



LAND FOR SALE

COMMERCIAL LAND - 13970 FM 2710, LINDALE, TX
13970 FM 2710, Lindale, TX 75771



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PROPERTY INFORMATION

Section 1

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



PRIME CAPITAL
REAL ESTATE GROUP



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the thriving Lindale area. This prime property presents an ideal prospect for a discerning Land / Office investor. With its strategic location and expansive space, this property offers immense potential for development and growth. Boasting a generous footprint and versatile layout, it provides a promising canvas for creating a dynamic office environment or establishing a landmark development. The property's prime positioning in the bustling Lindale area ensures visibility and accessibility, offering a compelling foundation for a wide range of investment objectives. Embrace this chance to secure a valuable asset in a sought-after location, perfectly suited to meet the needs of the commercial real estate investor.

PROPERTY HIGHLIGHTS

- Strategic location with high visibility
- Expansive space for development

OFFERING SUMMARY

Sale Price:	\$489,600
Lot Size:	5.44 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,060	3,751	6,500
Total Population	2,832	10,250	18,114
Average HH Income	\$101,167	\$108,026	\$109,770



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LOCATION DESCRIPTION

Explore the unparalleled charm of Lindale, TX, where Commercial Land - 13970 FM 2710 is ideally situated for a savvy Land / Office investor. This thriving area offers a seamless blend of rural tranquility and modern amenities, making it an enticing location for a range of investment ventures. Just moments away from the property, discover the acclaimed showcase of art at the Old Mill Pond Museum, the lush landscapes of Faulkner Park, and the diverse shopping and dining options in downtown Lindale. With its strategic positioning and endless potential, the area provides a compelling opportunity for those seeking to invest in land or office development within a dynamic and growing community.



PROPERTY HIGHLIGHTS

- Strategic location with high visibility
- Expansive space for development
- Versatile layout for office or land use
- Promising investment potential
- Convenient access to amenities and services
- Ideal for a range of investment objectives
- Prime positioning in a thriving area
- Endless opportunities for development and growth



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LOCATION INFORMATION

Section 2

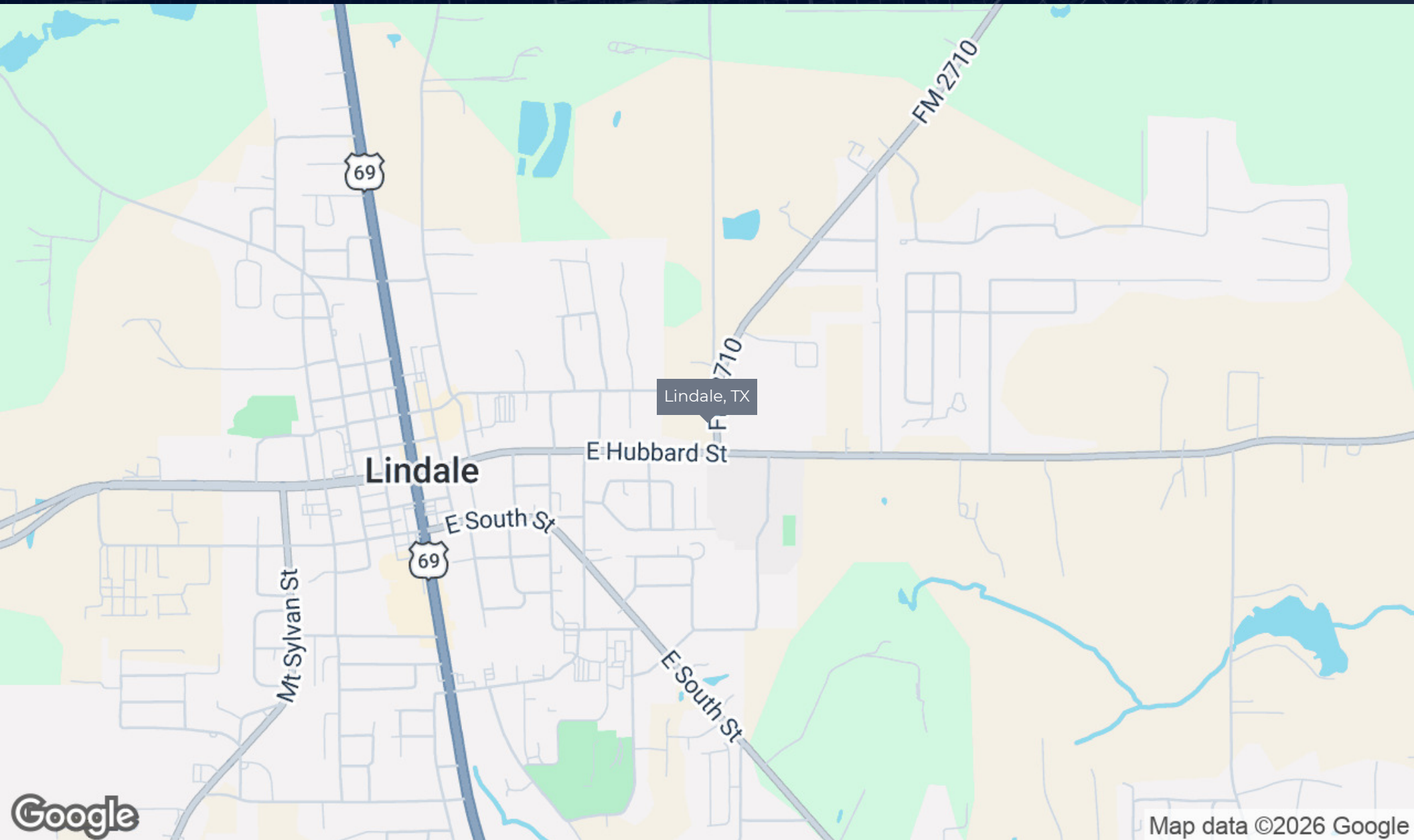
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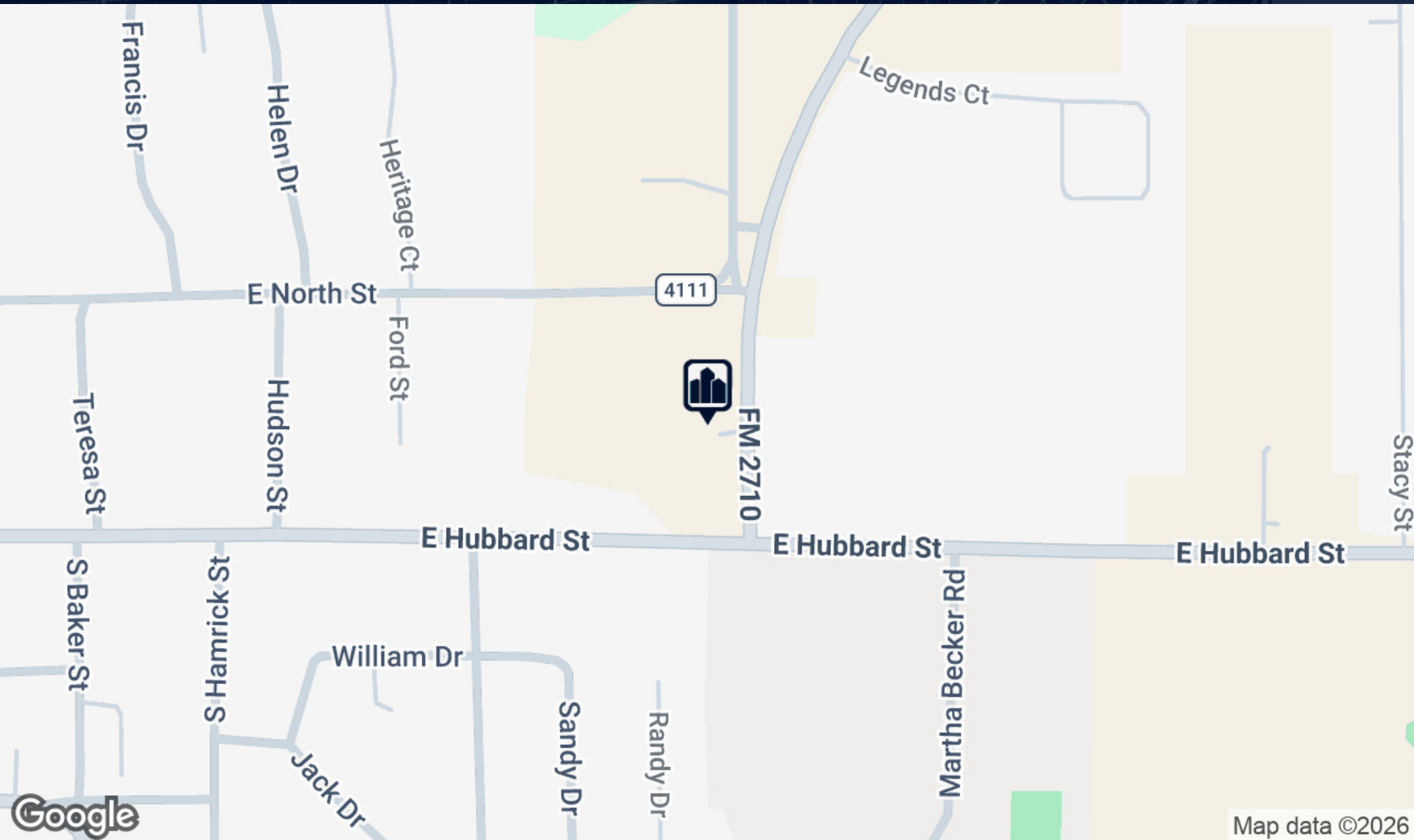
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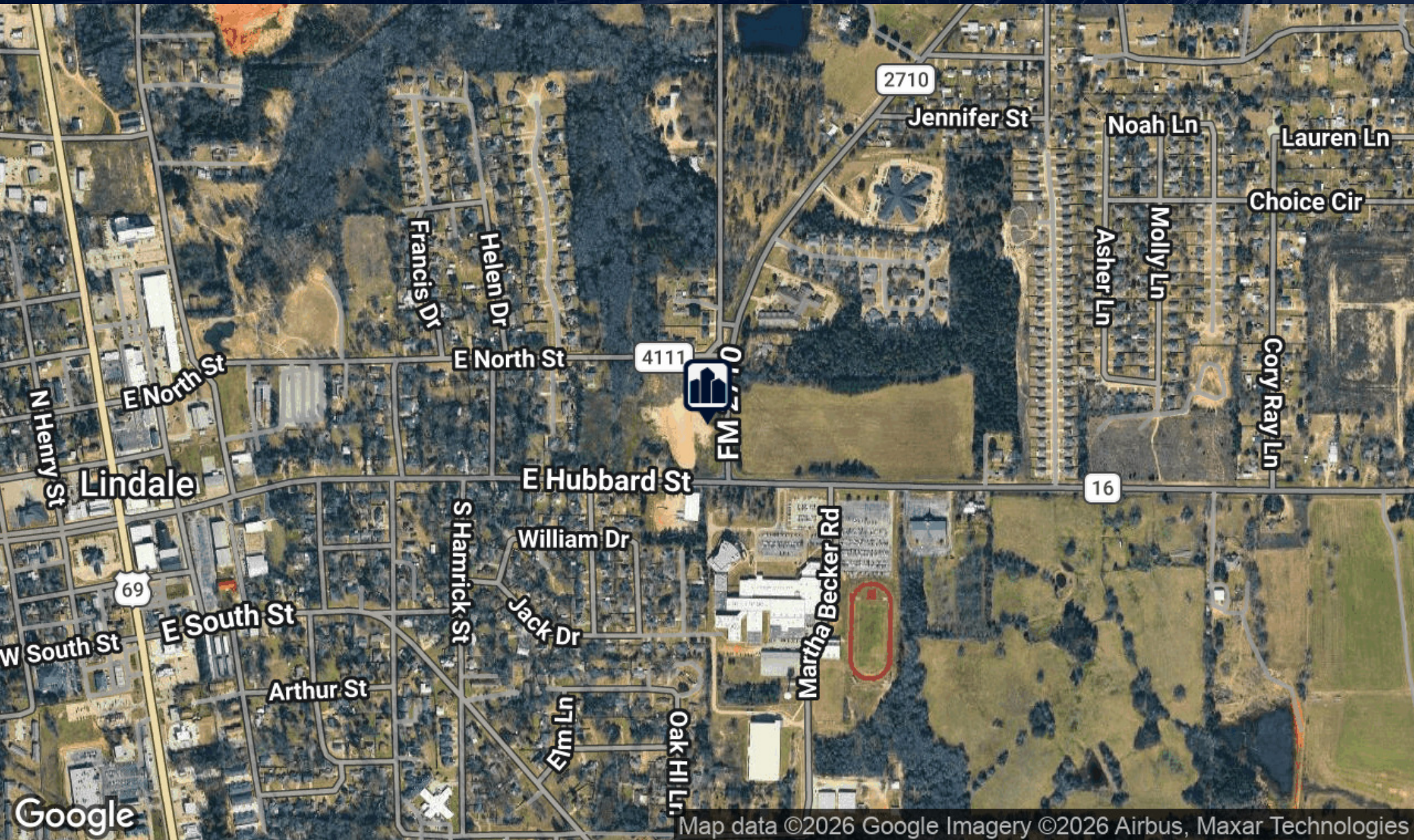
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DEMOGRAPHICS

Section 3

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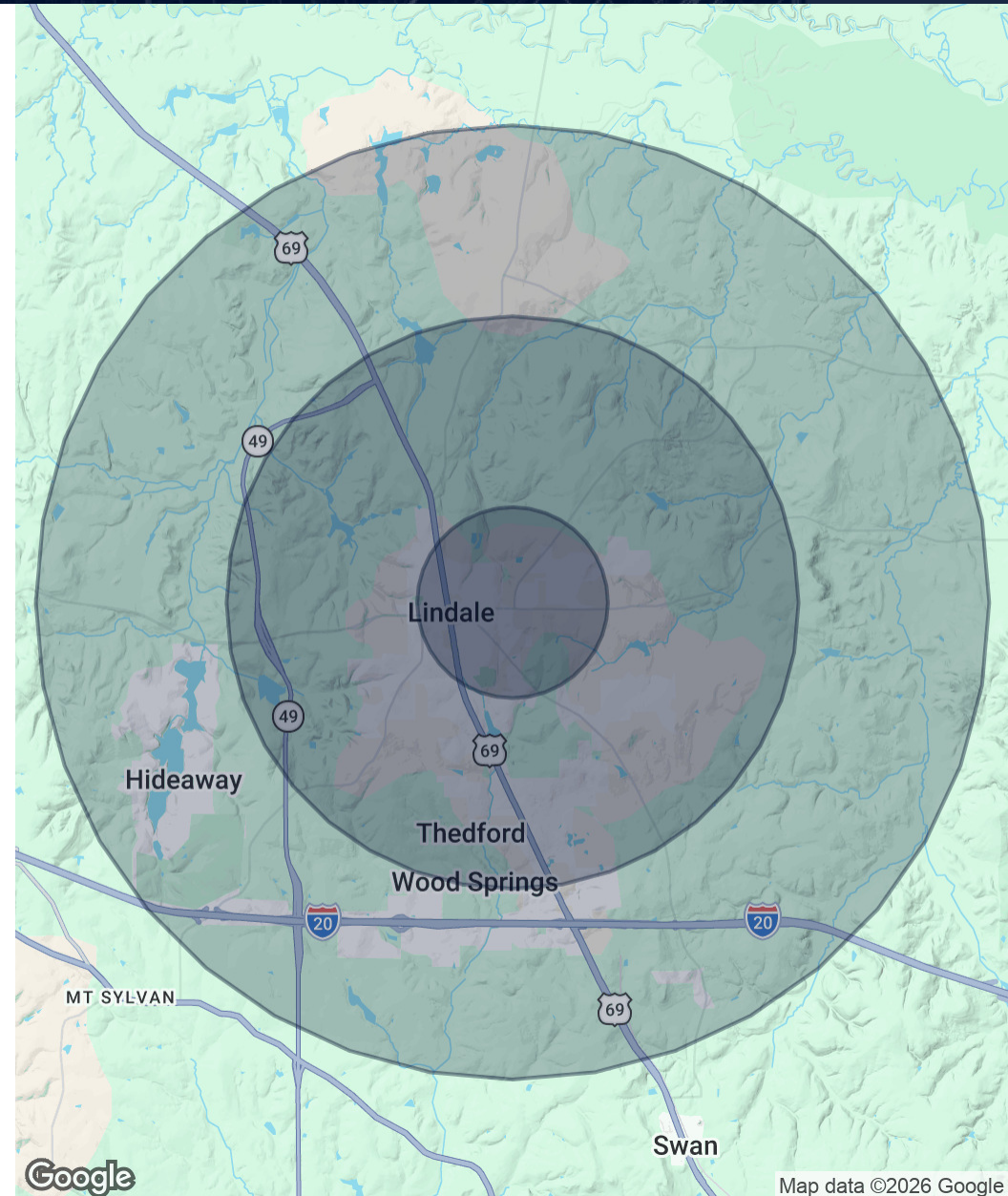


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REAL ESTATE GROUP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,832	10,250	18,114
Average Age	43.1	42.7	43.4
Average Age (Male)	42.8	41.8	42.5
Average Age (Female)	41.8	42.1	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,060	3,751	6,500
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$101,167	\$108,026	\$109,770
Average House Value	\$243,319	\$260,010	\$270,482

2023 American Community Survey (ACS)



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