



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Theford Crossing North:
45-Acre Development Property on I-20 W*

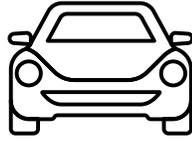
0 CR 472 | Lindale, TX 75771

INVESTMENT SUMMARY



PROPERTY SIZE

45 ACRES



TRAFFIC COUNT

33,715 VPD



PRICING

Call for Pricing

INVESTMENT DETAILS:

Property Overview:

Theford Crossing North is a rare large-scale commercial parcel with exceptional access and future infrastructure enhancements already underway. Property may be subdivided for purchase.

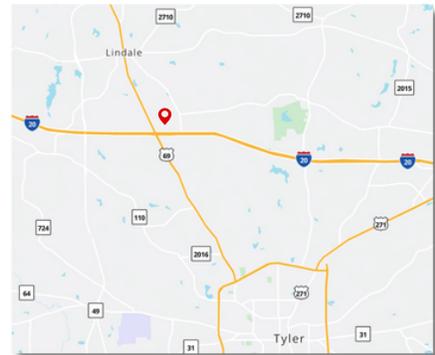
The site is adjacent to national anchors Walmart and Lowe's, and is ideally positioned for retail, hospitality, medical, or mixed-use development. Existing businesses in the area attract more than 2.1 million consumer visits per year.

This site offers an outstanding opportunity to capitalize on the region's rapid expansion. Lindale is experiencing significant commercial and residential expansion, with new housing developments and retail pad sites in the immediate area.

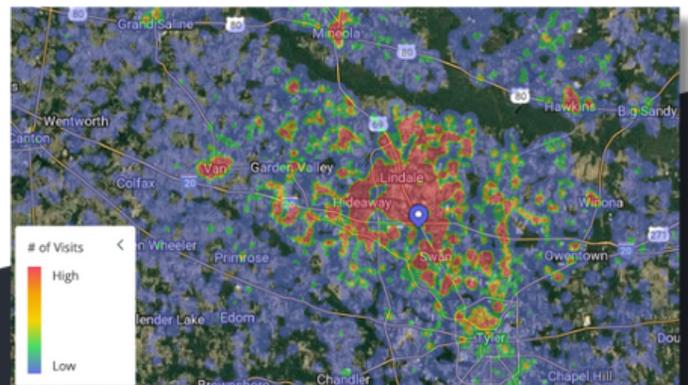
Theford Crossing North is perfectly positioned to serve this growing demand and to become a cornerstone of Lindale's next phase of growth.

Property Features:

- **Property size:** 45 acres
- **Traffic count:** 33,715 VPD
- **Utilities:** All available to site
- **Zoning:** C-2 Commercial



Points of Interest



2.1M Visits to Area Businesses from Lindale/Tyler Consumers Per Year

SITE HIGHLIGHTS:

- Centennial Boulevard extension, with all utilities available in the right of way, is scheduled for completion in October 2025 and will provide a direct connection to Jim Hogg Road, improving access and circulation
- Road extension will unlock the site's full development potential and enhanced visibility and access from nearby major corridors
- Flexible tract size: property may be subdivided for purchase to meet buyer requirements



INVESTMENT CONTACT:

Samuel Scarborough, CCIM

Broker/President

(903) 570-7366

www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2025 Estimated Population	676	8,021	22,001	82,120
2030 Projected Population	835	9,110	24,652	87,391
2020 Census Population	545	6,875	19,467	76,012
2010 Census Population	237	5,626	16,708	68,022
Projected Annual Growth Percentage 2025 to 2030	4.72	2.72	2.41	1.28
Historical Annual Growth Percentage 2010 to 2025	12.34	2.84	2.11	1.38
Median Age	34.03	36.22	37.86	34.99
Population Density (/Square Mile)	215.18	283.68	280.13	261.4
HOUSEHOLDS				
2025 Estimated Households	248	2,887	8,217	29,119
2030 Estimated Households	308	3,327	9,327	31,528
2020 Census Households	185	2,437	7,140	26,095
2010 Census Households	70	1,916	5,987	23,184
Projected Annual Growth Percentage 2025 to 2030	4.85	3.05	2.7	1.65
Historical Annual Growth Percentage 2010 to 2025	16.83	3.38	2.48	1.71
INCOME				
Average household income	\$94,071	\$108,447	\$110,897	\$88,750
Median household income	\$66,139	\$83,607	\$87,501	\$63,933
Per capita income	\$34,465	\$39,078	\$41,484	\$31,584
EDUCATION				
High School Graduate	49.81%	30.48%	27.54%	28.71%
Some College	17.14%	28.15%	27.15%	24.73%
Associate Degree	5.19%	9.13%	10.22%	9.41%
Bachelor's Degree	13.52%	13.95%	16.53%	11.85%
Graduate or Professional Degree	8.89%	4.15%	6.76%	5.63%
BUSINESS				
Total Establishments	80	297	639	3,125
Total Employees	597	3,063	5,497	27,869
Average Employees Per Business	7.45	10.3	8.6	8.92
Residential Population Per Business	8.44	26.96	34.42	26.28



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 Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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

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