

FOR SALE OR LEASE



SINGLE TENANT MEDICAL OFFICE IN TURN KEY CONDITION

3,000 SF | FREESTANDING | IMMEDIATE OCCUPANCY



1304 Linda Drive

DAINGERFIELD, TX 75638

CALL FOR PRICING

1304 LINDA DRIVE

PROPERTY

- **Building:** 3,000 SF Freestanding, Single Tenant (2021)
- **Land:** 0.63 AC (27,443 SF)
- **Zoning:** Commercial
- **Parking:** 13 Spaces (4.3/1,000 SF)
- **Access:** Direct Frontage on US-259 (Linda Dr)
- **Signage:** Highway-Facing Pylon + Building Signage

MEDICAL BUILD-OUT

- Purpose-Built Urgent Care & Family Practice
- Turn Key Medical Improvements in Place
- Entire Building Available
- Delivered Vacant, Immediate Occupancy



±7,501

VPD ON US-259

13

PARKING SPACES

27,381

POP. (20-MIN DRIVE)

\$73,357

AVG HH INCOME (20-MIN DRIVE)

LOCATION & ACCESS

- **Traffic:** ±7,501 VPD on US-259, Daingerfield's Main North-South Corridor
- **Schools:** Directly Across from Daingerfield ISD: South Elementary, Daingerfield High School & Tiger Stadium
- **Retail:** Near Sonic; ±1 Mile to Downtown (Subway, Dollar General, Texas Heritage National Bank)
- **Healthcare:** No Urgent Care Within a 20-Minute Drive; ±24 Min to CHRISTUS Mount Pleasant Hospital

PHOTOS



HIGHWAY-FACING PYLON SIGN ON US-259

AREA AERIAL



REGIONAL MAP

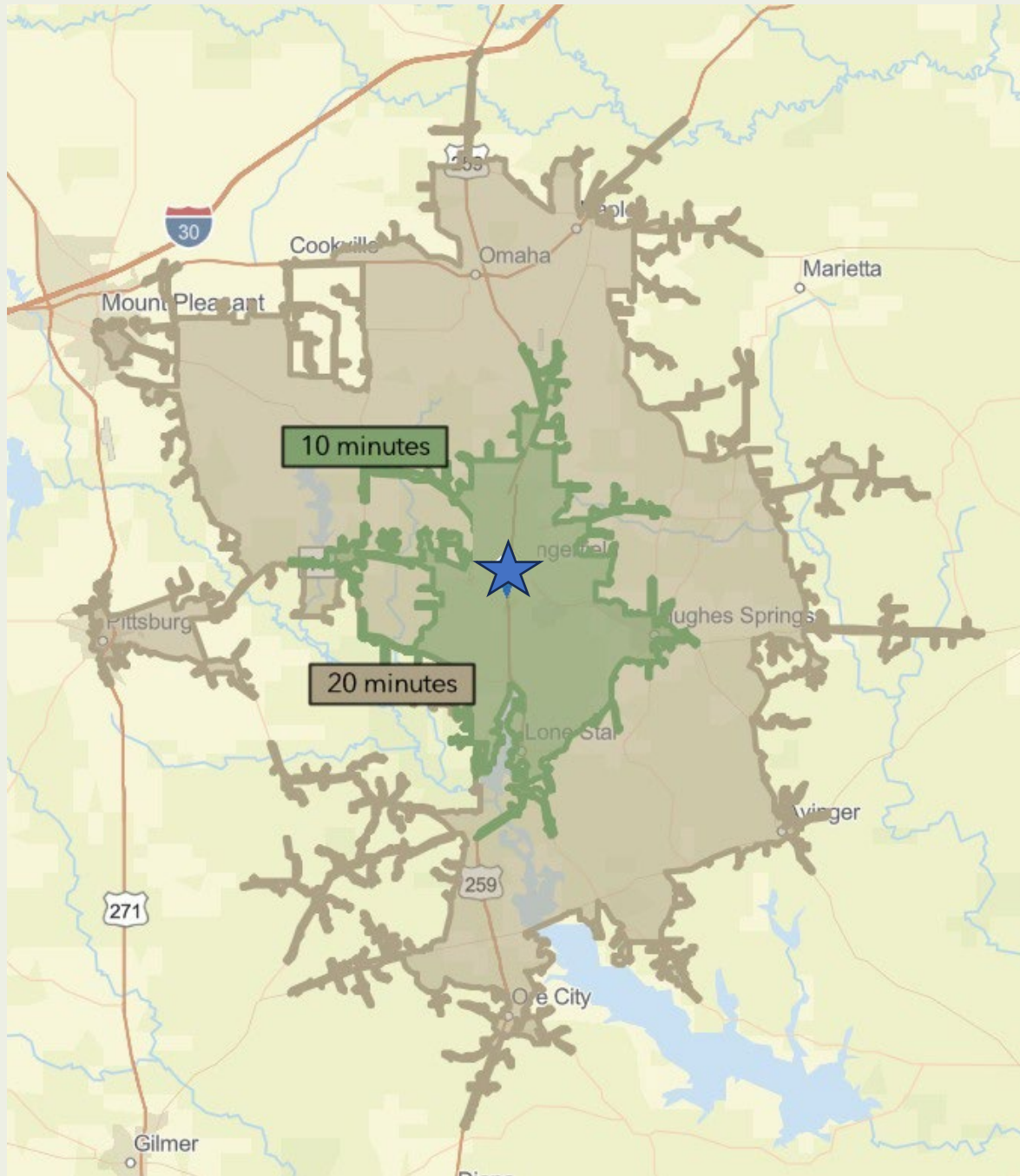


Imagery ©2026 Landsat / Copernicus. Map data ©2026 Google. Rings are straight-line distance.

SITE AERIAL



DRIVE TIMES



10-MINUTE DRIVE

7,836

POPULATION (2026)

3,208

HOUSEHOLDS

\$56,115

MEDIAN HH INCOME

20-MINUTE DRIVE

27,381

POPULATION (2026)

11,076

HOUSEHOLDS

\$59,071

MEDIAN HH INCOME

Source: Esri 2026 estimates (Executive Summary). Drive times measured from 1304 Linda Dr.

HEALTHCARE SNAPSHOT

PAYER MIX | 20-MINUTE DRIVE

3,999

MEDICARE ENROLLEES, AGE 65+

25%

EMPLOYER PLAN (COMMERCIAL),
AGE 19-64

5.6%

MEDICAID ONLY, AGE 19-64

HEALTHCARE SPENDING | AVG. PER HOUSEHOLD, ANNUAL

\$3,670

HEALTH INSURANCE

\$1,957

MEDICAL CARE

\$197

PHYSICIAN SERVICES

PATIENT MIX

82%

OF RESIDENTS INSURED

27%

UNDER AGE 19

19%

AGE 65+

C O N T A C T

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H O L I N E R