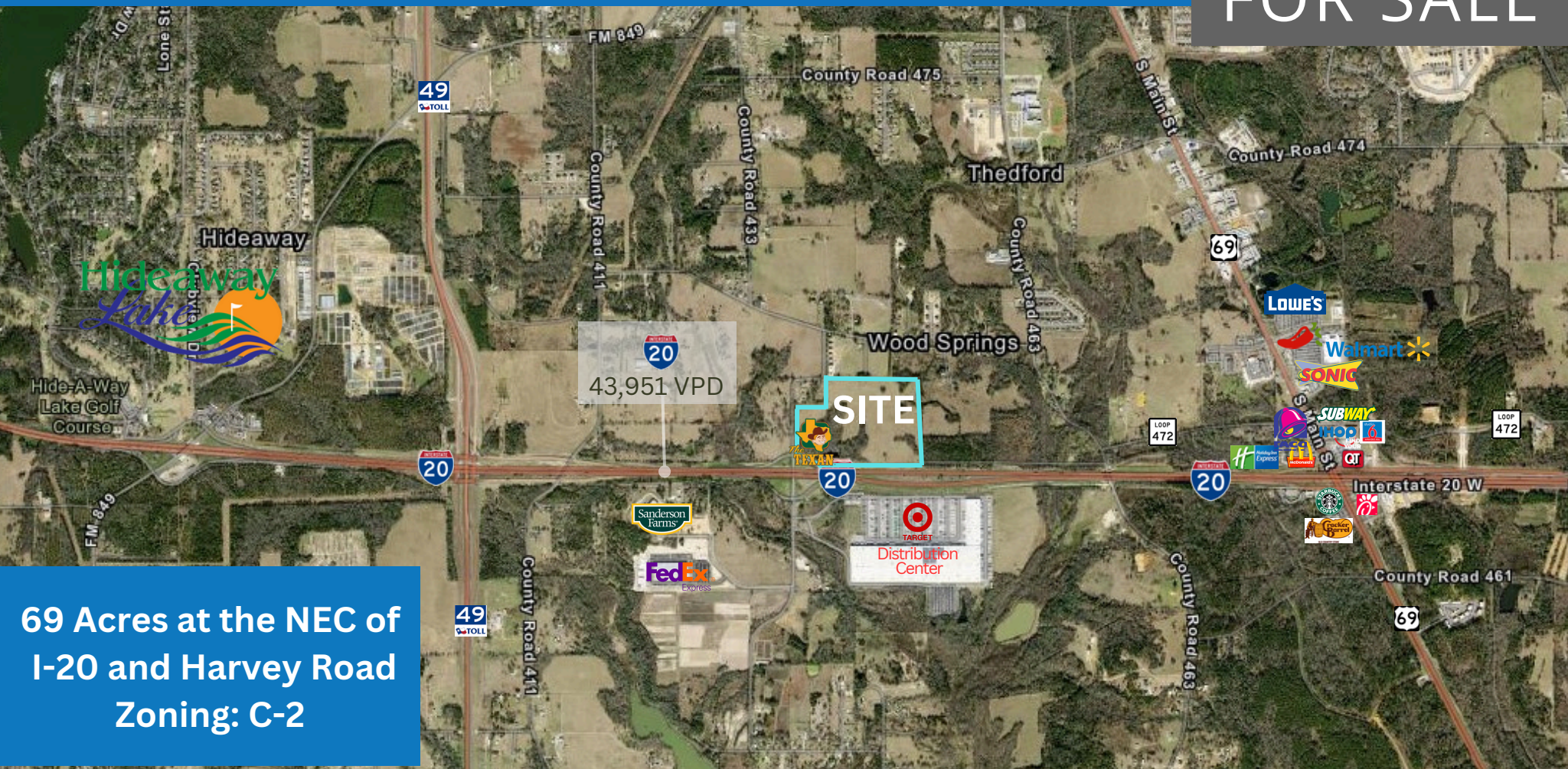


# Lindale Crossing - 69 Acre Mixed-Use Development

# FOR SALE



**69 Acres at the NEC of  
I-20 and Harvey Road  
Zoning: C-2**

**EXCLUSIVELY OFFERED BY:**

Kara Porter  
(214) 789-6898  
kporter@capstonecommercial.com



**CAPSTONE  
COMMERCIAL**

4300 Sigma Rd . Suite 100  
Dallas . TX 75244  
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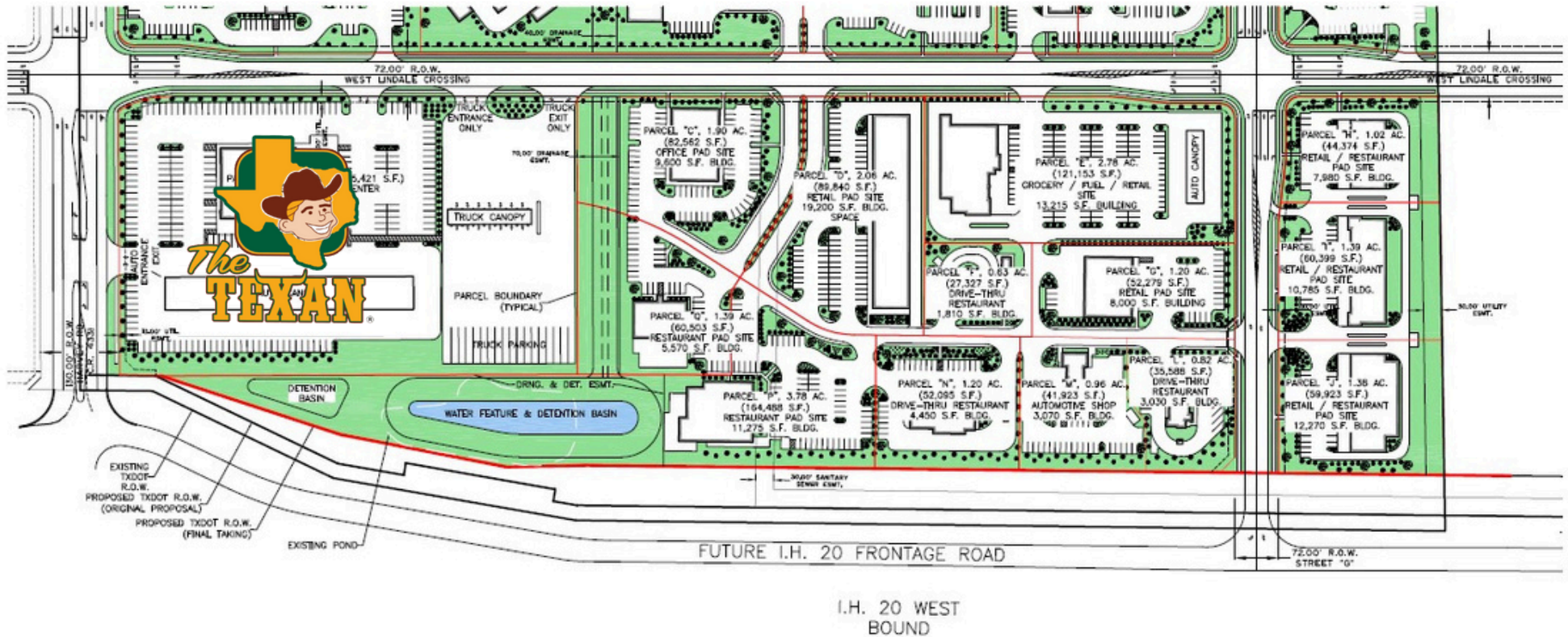
## ***PROPERTY VITALS:***

- Hard Corner of Interstate 20 and Harvey Road
  - Zoning: C-2
  - Anchored by THE TEXAN STORES – COMING 2025!  
22,000 SF Retail Store + Travel Center [www.thetexanstores.com](http://www.thetexanstores.com)
  - City of Lindale Water and Sewer to Site
  - ***Harvey Road improvements and West Lindale Road Construction starting 2024!***
  - Great Opportunity for MULTI FAMILY, HOTEL, RETAIL, MINI STORAGE, COMMERCIAL
  - Property is within the TXDOT I-20 expansion project from Harvey Road east to 69. Plans include widening main lanes from 4 to 6 lanes and construction of two-lane frontage roads.
- 
- Over 2,000 SF of frontage on I-20
  - Across from Target's 1.6 Million SF Distribution Center
  - Across from FedEx's new 163,000 SF Distribution Center
  - Opposite Lindale EDC Future Office Park
  - Minutes from Hideaway Lake Development – Home to over 3,000 residents
  - Come Join Growing Lindale!



# Lindale Crossing - 69 Acre Mixed Use (South Tract)

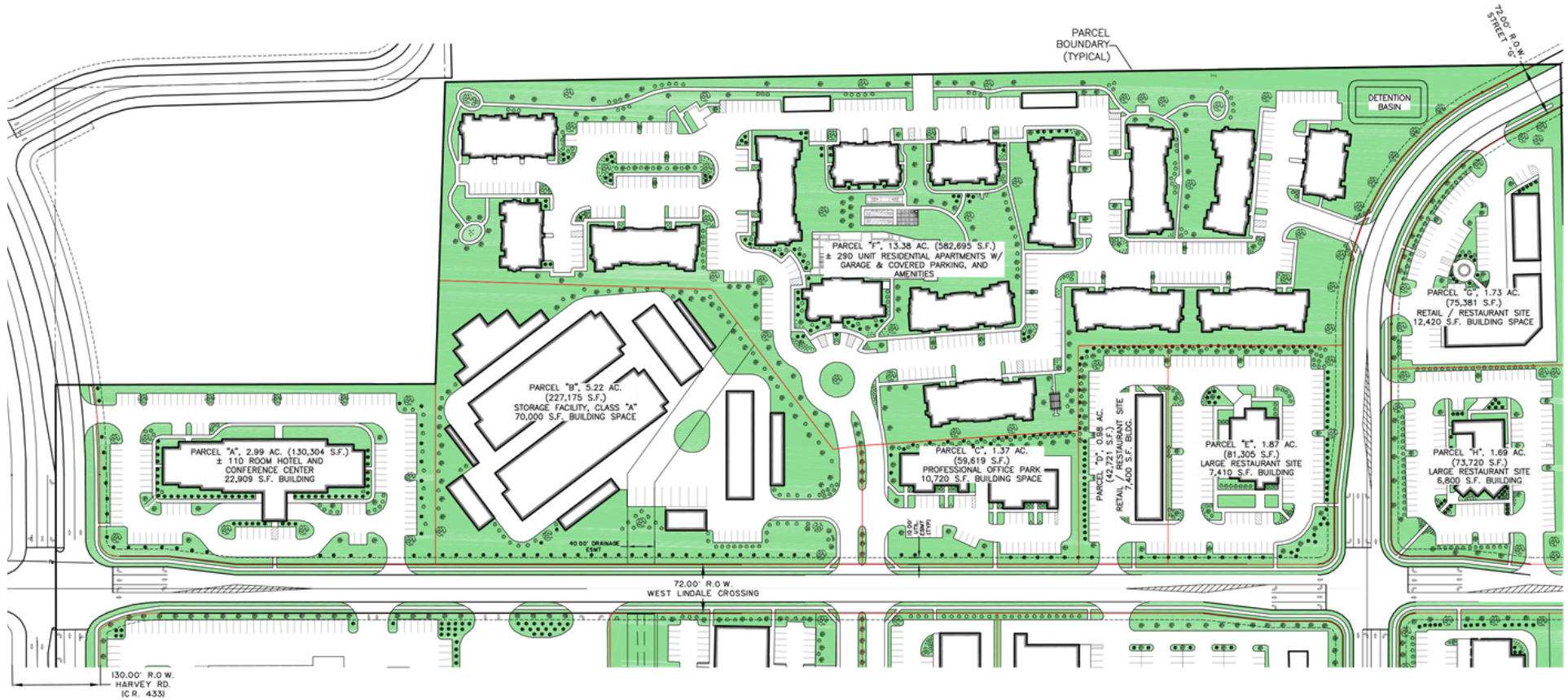
# FOR SALE



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# Lindale Crossing - 69 Acre Mixed Use (North Tract)

# FOR SALE

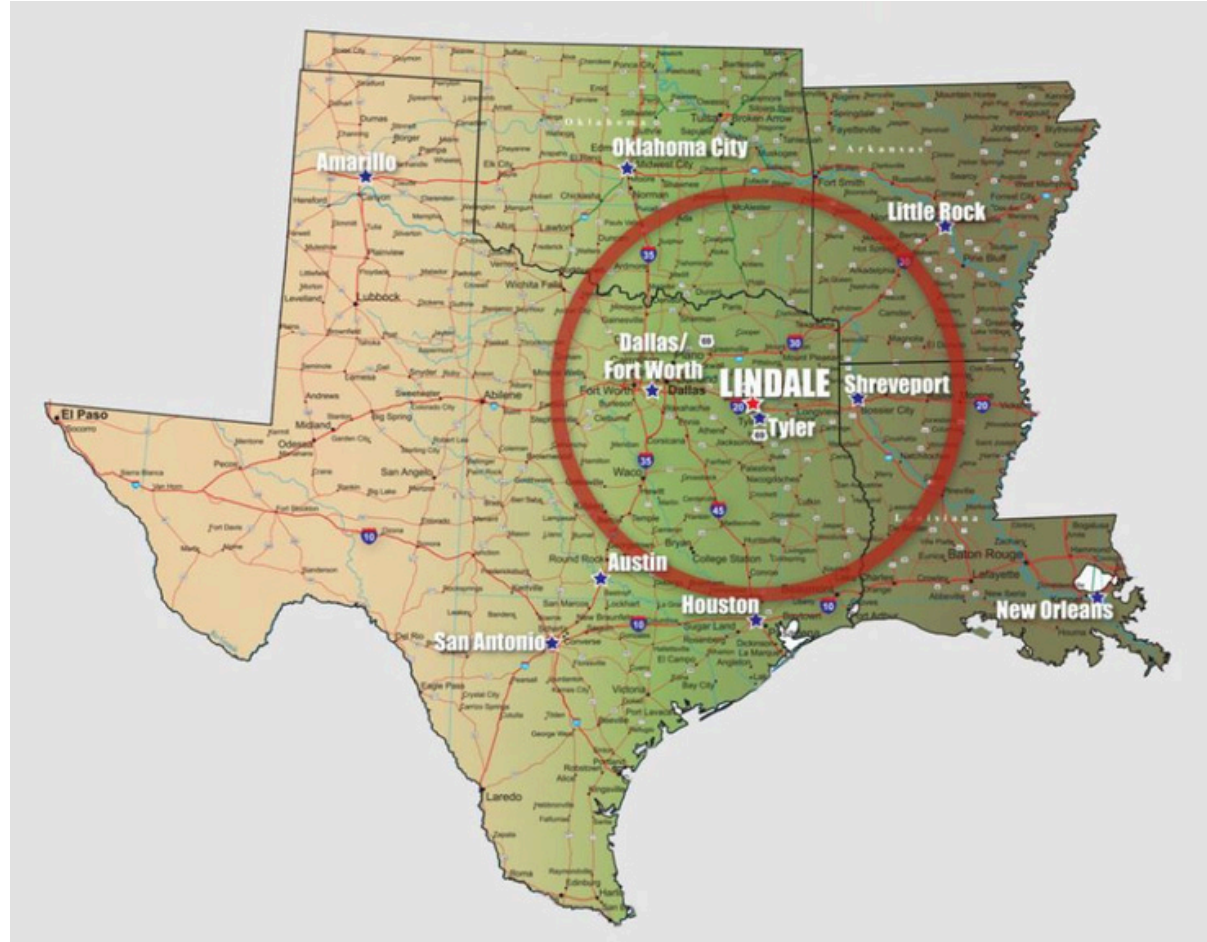


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# Lindale Crossing - 69 Acre Mixed-Used Development

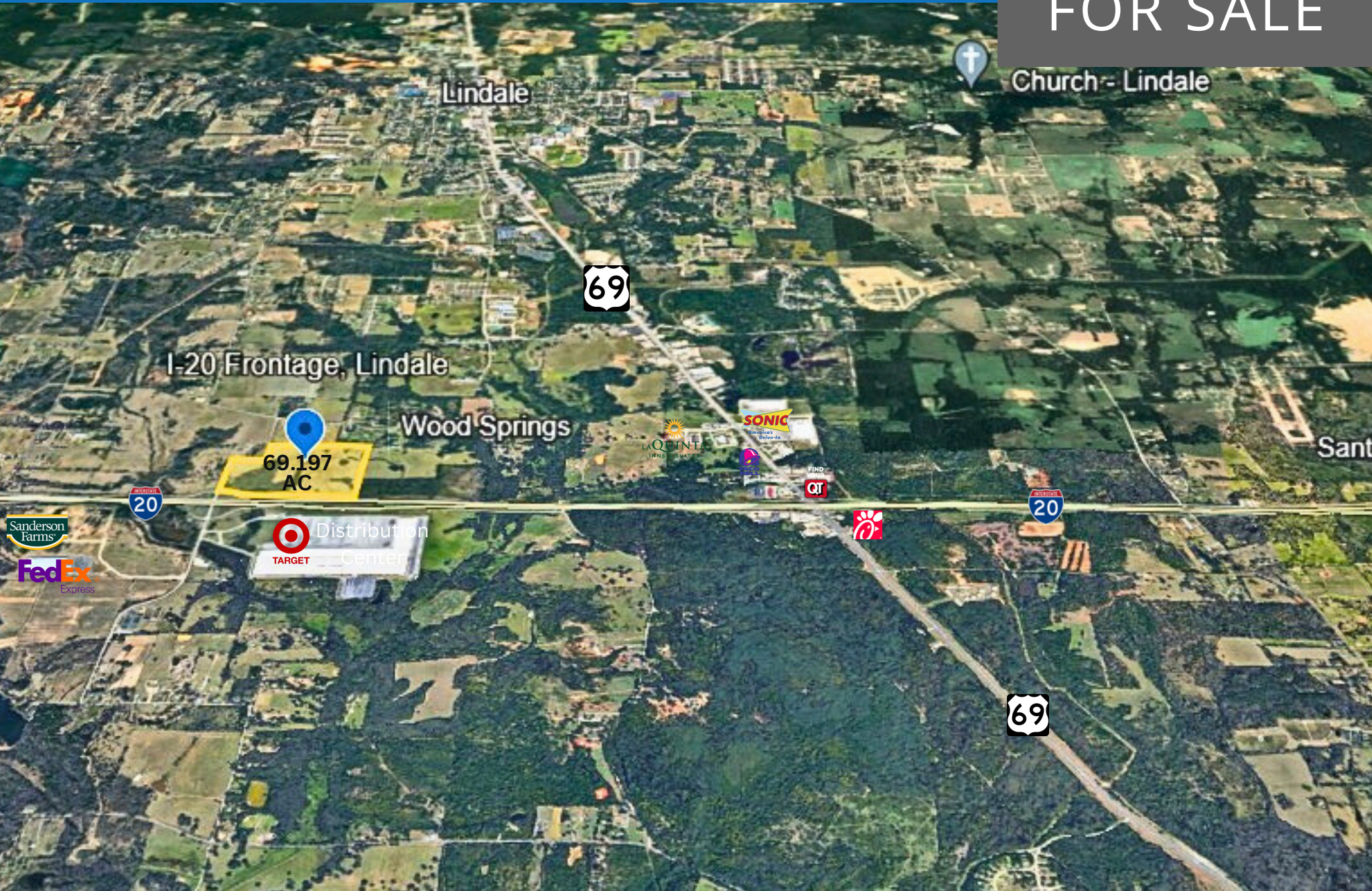
FOR SALE

- Lindale is in the "bull's eye" of the four state region comprised of Texas, Oklahoma, Arkansas, & Louisiana
- Proactive Economic Development Corporation committed to helping create jobs through incentive programs for businesses
- Abundant water supply along with adequate & reliable utilities. Fast growing community in northeast Texas primed for retail, commercial, & industrial



# Lindale Crossing - 69 Acre Mixed-Use Aerial

# FOR SALE



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## 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.

### 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Capstone Commercial Real Estate Group, LLC      **480574**      sburnis@capstonecommercial.com      (972) 250-5800

Licensed Broker/Broker Firm Name or Primary Assumed Business Name      License No.      Email      Phone

**Steven Burris**      **450870**      sburnis@capstonecommercial.com      (972) 250-5858

Designated Broker of Firm      License No.      Email      Phone

**Kara Porter**      **521788**      kporter@capstonecommercial.com      (214) 789-6898

Licensed Supervisor of Sales Agent/Associate      License No.      Email      Phone

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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