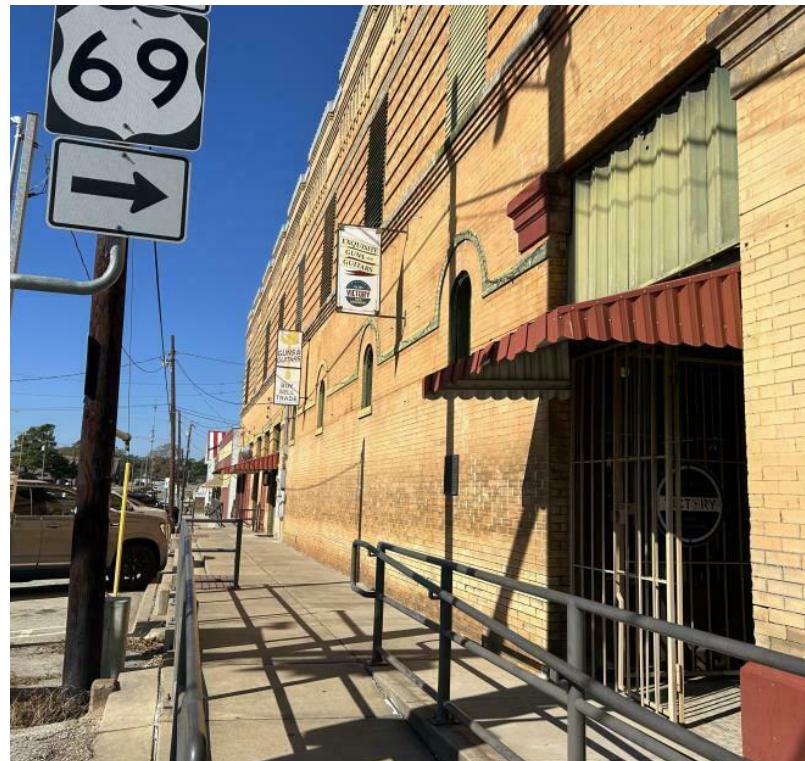


DOWNTOWN LINDALE INVESTMENT PROPERTY

100 N Main St, Lindale, TX 75771

FOR SALE



Sale Price

\$850,000

OFFERING SUMMARY

Building Size:	7,528 SF
Lot Size:	0.086 Acres
Year Built:	1913
Zoning:	MU-3

PROPERTY OVERVIEW

Prime corner location in the heart of historic downtown Lindale. Excellent visibility with steady traffic and pedestrian flow. Flexible layout ideal for retail, office, or boutique use. Surrounded by popular shops and restaurants with quick access to I-20 and the greater East Texas market.

PROPERTY HIGHLIGHTS

- Prime corner location with excellent visibility
- Historic charm with a flexible layout
- Ideal for retail, office, or service use
- Growing market with easy I-20 access
- Surrounded by shops, dining, and services



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

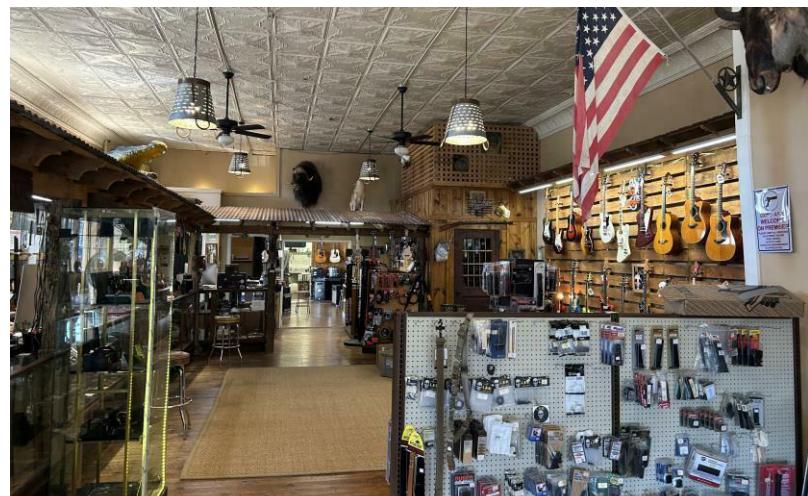
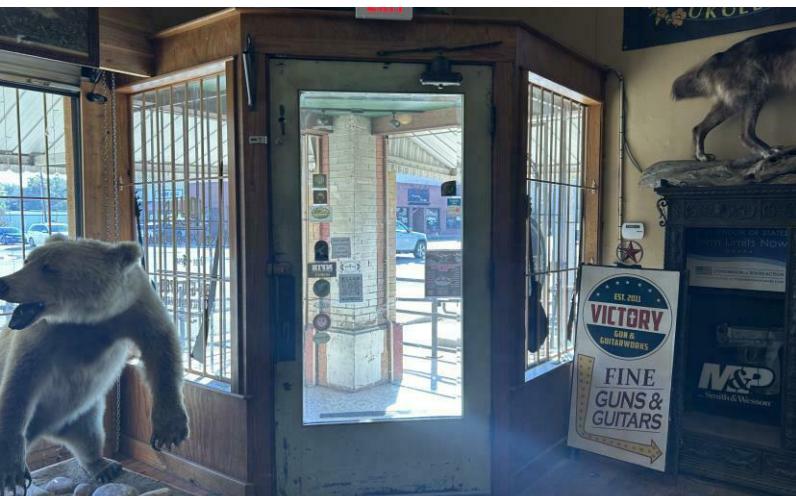
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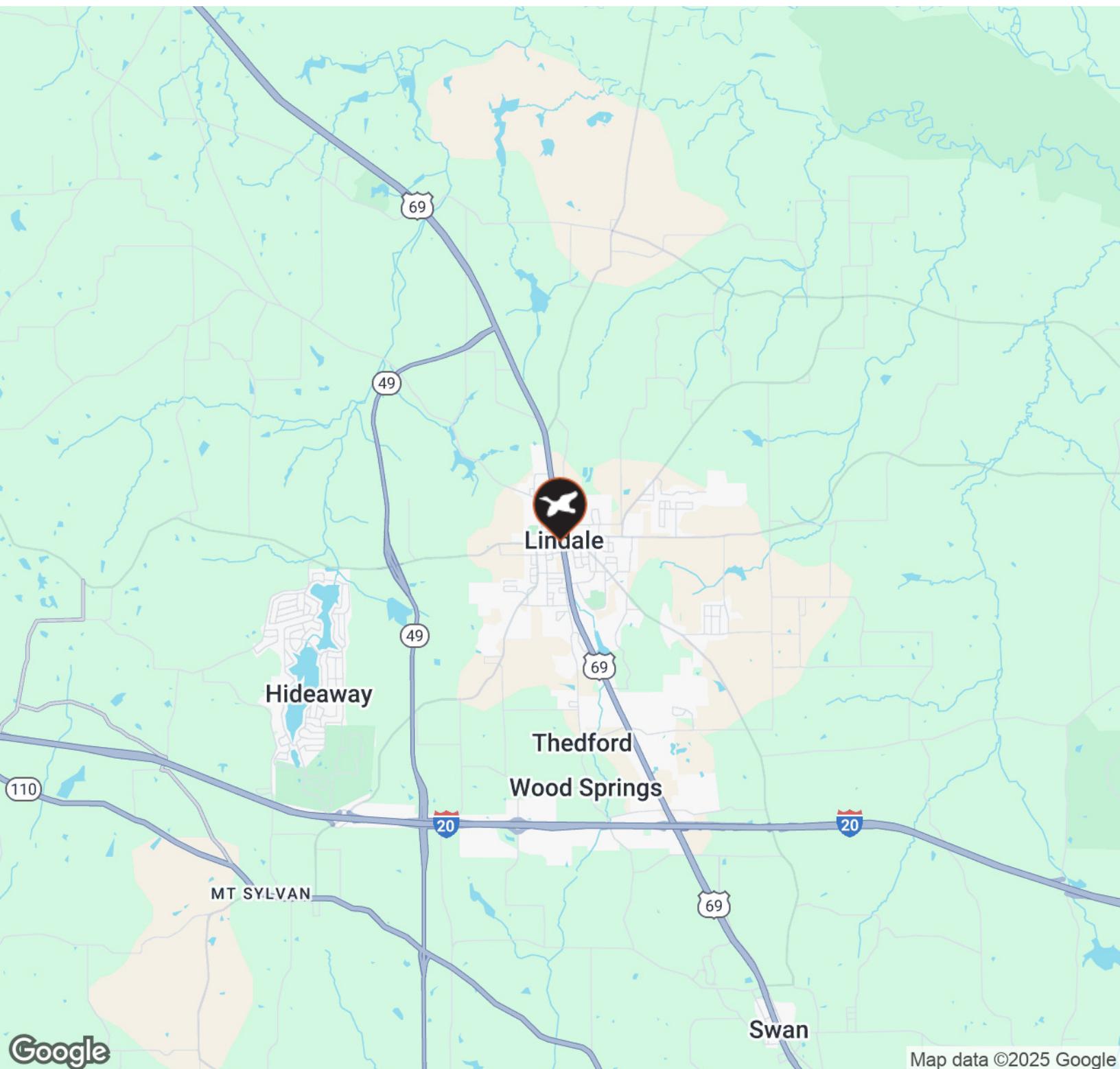
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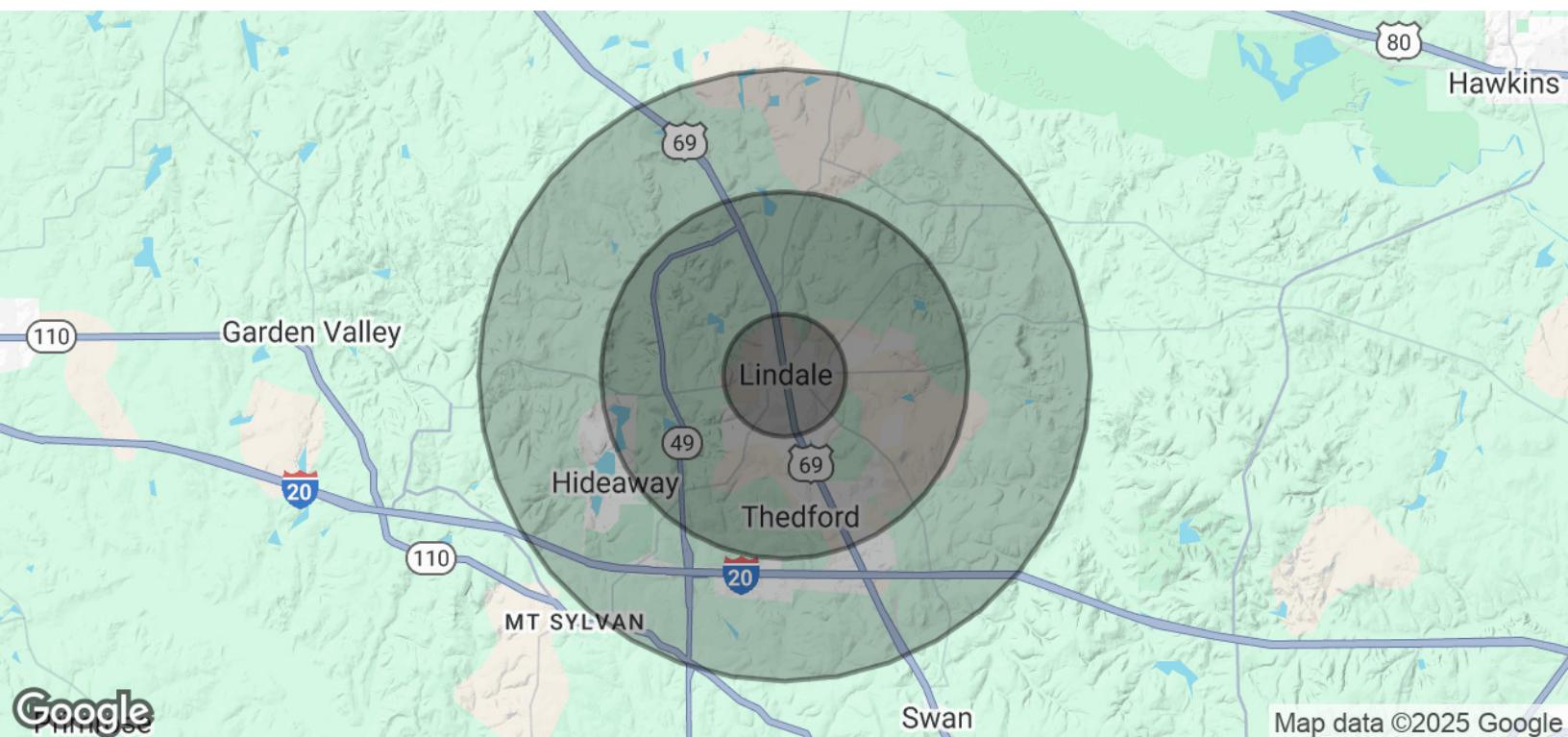
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,437	13,413	21,333
Average Age	38	40	42
Average Age (Male)	37	39	40
Average Age (Female)	39	41	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,587	4,901	7,981
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$96,253	\$103,144	\$105,704
Average House Value	\$284,512	\$323,395	\$329,192

Demographics data derived from AlphaMap



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