

# Prime .6-Acres on Hwy 69

1690 S. Main St., Lindale TX 75771

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## OFFERING MEMORANDUM

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Offering Price \$225,000

*Prepared By:*

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# Prime .6-Acres on Hwy 69

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01

Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	1690 S. Main St. Lindale TX 75771
COUNTY	Smith
PRICE	\$225,000
PRICE PSF	\$8.47
LAND SF	26,571 SF
LAND ACRES	.61
ZONING TYPE	Commercial
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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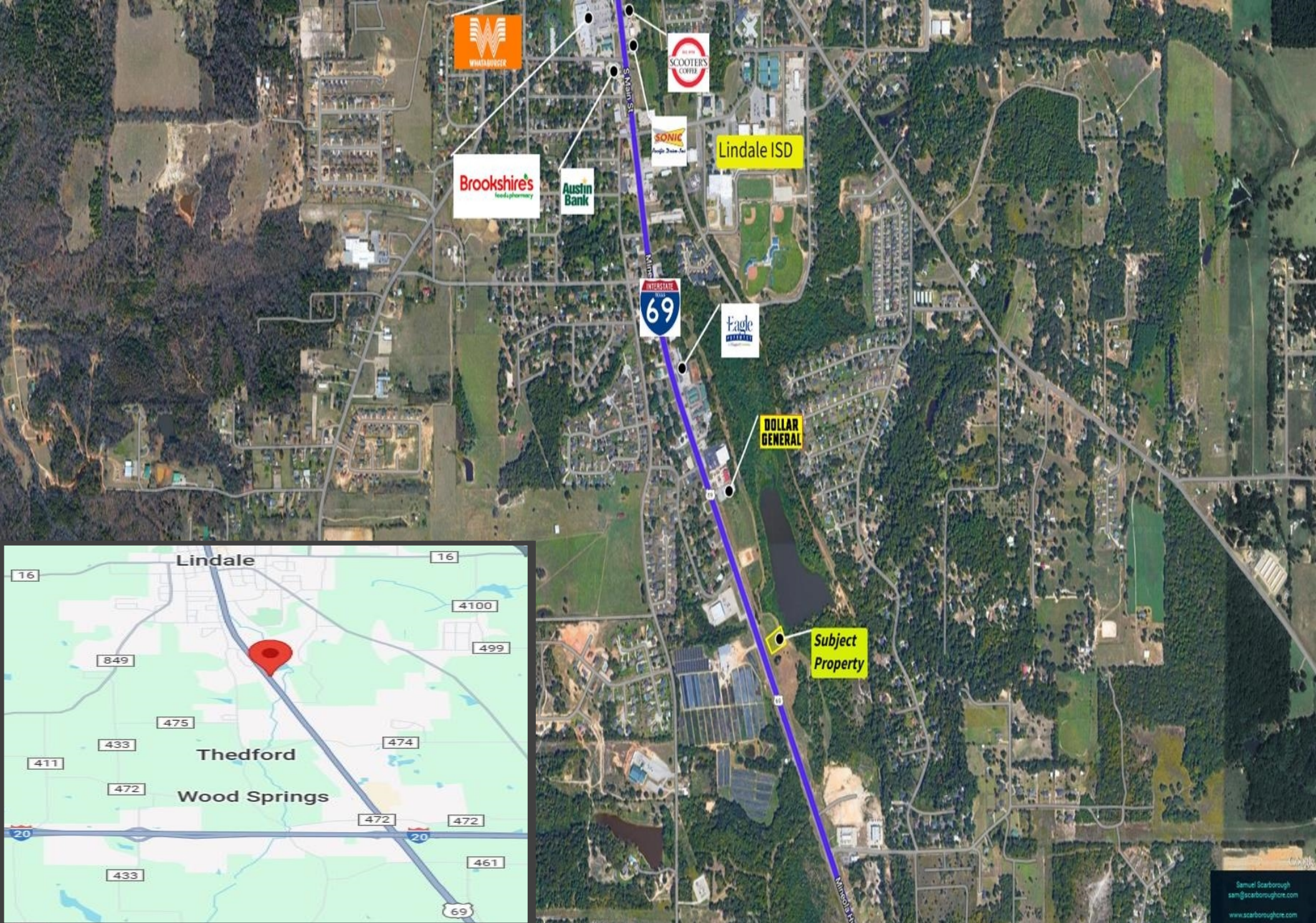
2023 Population	3,027	12,613	21,796
2023 Median HH Income	\$72,057	\$77,847	\$78,989
2023 Average HH Income	\$98,617	\$105,782	\$108,783

## Highlights

- A .6-acre land parcel located at 1690 S Main St, Lindale, TX, located in close proximity to Brookshires Grocery Store and Lindale ISD.
- 120 feet of frontage on Hwy 69 and a traffic count of 24,000 vehicles per day.
- This property has all utilities at Hwy 69.
- Positioned in a high-visibility area with easy access to local amenities, this site offers a convenient and efficient opportunity for immediate development.
- Ideal for investors or developers looking for a strategically placed property in a growing community.







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02

Property Description

Property Images







## Company Profile

Advisor Profile

03







Samuel Scarborough, CCIM  
President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.