

# Professional Office in the Heart of Lindale

**MAIN STREET CORNER OFFICE FOR LEASE OR SALE**



Main Street Office Location  
Lease or Sale Opportunity  
Flexible Private-Office Layout  
Individual Suite Rental Potential  
Garage/Studio Included  
with Sale

**209 S Main St | Lindale, Texas 75771**

**Jon Stafford**

Main Contact | Associate

336.601.5680 | [jon.stafford@mdcregroup.com](mailto:jon.stafford@mdcregroup.com)

**Kevin Weable, CCIM**

Market Director

972.845.1663 | [kevin@mdcregroup.com](mailto:kevin@mdcregroup.com)



## Non-Endorsement & Disclaimer Notice

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# Property Overview

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M&D CRE is pleased to present 209 S Main St, a Main Street professional office available for lease or sale. The lease offering is for the ±1,745 SF main building only, while the sale offering consists of the full two-building property totaling ±2,798 SF.

Listed By:  
Jon Stafford | 336.601.5680



# Property Overview

## MAIN STREET OFFICE WITH INDIVIDUAL SUITE POTENTIAL

M&D CRE is pleased to present 209 S Main St, a distinctive professional office opportunity along Lindale's established S Main Street corridor, combining traditional architectural character, strong curb appeal, and a flexible multi-room layout suited for law, accounting, financial services, counseling, real estate, insurance, or other professional office users.

The approximately  $\pm 1,745$  SF main building features a polished, client-facing interior with hardwood floors, abundant natural light, multiple private office areas, a conference-capable room, kitchen/break area, restroom, storage closets, and a welcoming front-entry presence. The layout may also lend itself to individual office rentals or executive-suite style use, supported by four exterior doors that provide separate access points to four office areas. For lease, the offering includes the full main building only, allowing a tenant to occupy the space as a whole-building professional office or potentially manage individual office rentals within the building, subject to landlord approval and applicable requirements. For sale, the offering expands to include the full property, including the detached garage/studio with separate HVAC, bringing the total reported building area to approximately  $\pm 2,798$  SF across both structures.

For more information, contact **Jon Stafford** at **336.601.5680** or [jon.stafford@mdcregroup.com](mailto:jon.stafford@mdcregroup.com)

Property Size	Lease $\pm 1,745$ SF or Sale $\pm 2,798$ SF
Frontage	189' Dual Street Frontage
Vehicles per Day	19,051 VPD
Offering Type	For Lease or Sale
Utilities On-Site	Water, Electric & Sewer
Use Potential	Professional Office or Leasable Individual Offices



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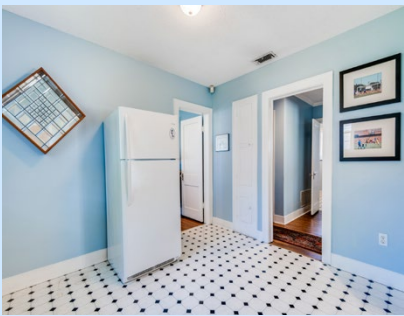
# 209 S MAIN ST—INTERIORS



Listed By:  
Jon Stafford | 336.601.5680



# 209 S MAIN ST—INTERIORS



Listed By:  
Jon Stafford | 336.601.5680



# 209 S MAIN ST—EXTERIORS



Listed By:  
Jon Stafford | 336.601.5680





## 209 S Main St Highlights

Available for lease or sale

±1,745 SF main office  
building

±2,798 SF total building  
area with sale

Main Street professional  
office location

Flexible multi-room layout  
with private offices

Individual office rental/  
executive-suite potential

Four exterior doors supports  
separate office access

Conference-capable room  
plus kitchen / break area

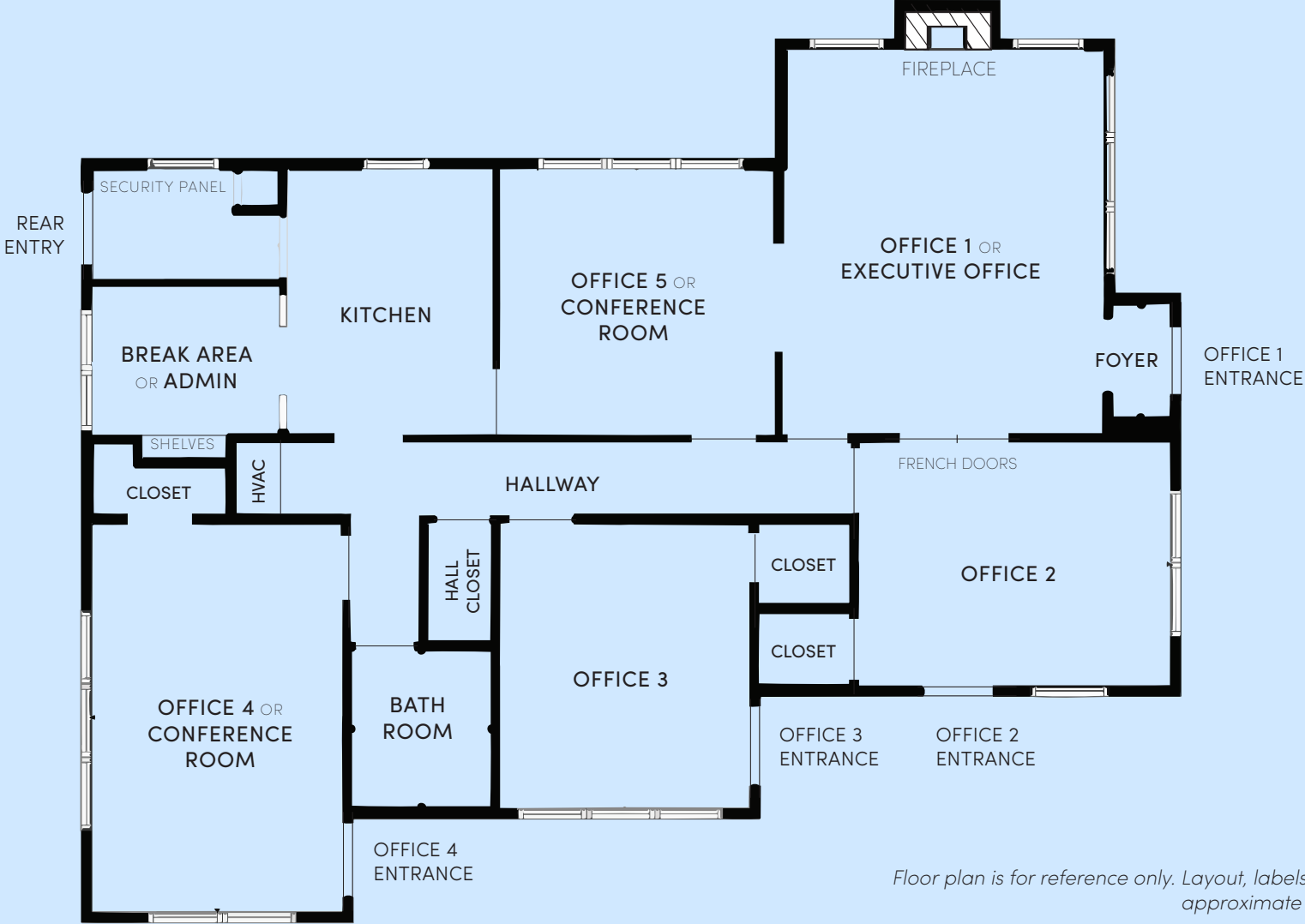
Detached garage/studio  
with separate HVAC  
included with sale

On-site paved parking and  
circulation area

Listed By:  
Jon Stafford | 336.601.5680



# 209 S MAIN ST—MAIN FLOOR PLAN



*Floor plan is for reference only. Layout, labels, and access points are approximate and should be verified.*

Listed By:  
Jon Stafford | 336.601.5680



# Location Overview

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Lindale, Texas is a growing East Texas community known for its small-town character, accessible location near Tyler, and expanding mix of local businesses, services, and regional connectivity.

Listed By:  
Jon Stafford | 336.601.5680



# Lindale, TX— Where Opportunity Meets Community

## Lindale, TX Overview

Located in the heart of East Texas, Lindale is a dynamic and rapidly growing community recognized for its exceptional schools, strategic location, and welcoming environment. Its close proximity to the Dallas-Fort Worth metroplex provides residents and businesses with convenient access to a major urban center, while preserving Lindale's unique small-town character. With a rich historical heritage and a progressive outlook, Lindale offers an ideal setting to live, work, and thrive. The city seamlessly blends small-town charm with the conveniences of modern life, creating a vibrant environment for families and businesses alike.

**17.71%**

Population  
Increase

Lindale EDC

**6,923**

Total  
Population

Lindale EDC

**3.9%**

Unemployment  
Rate

Lindale EDC

**114.6K**

Total  
Employment

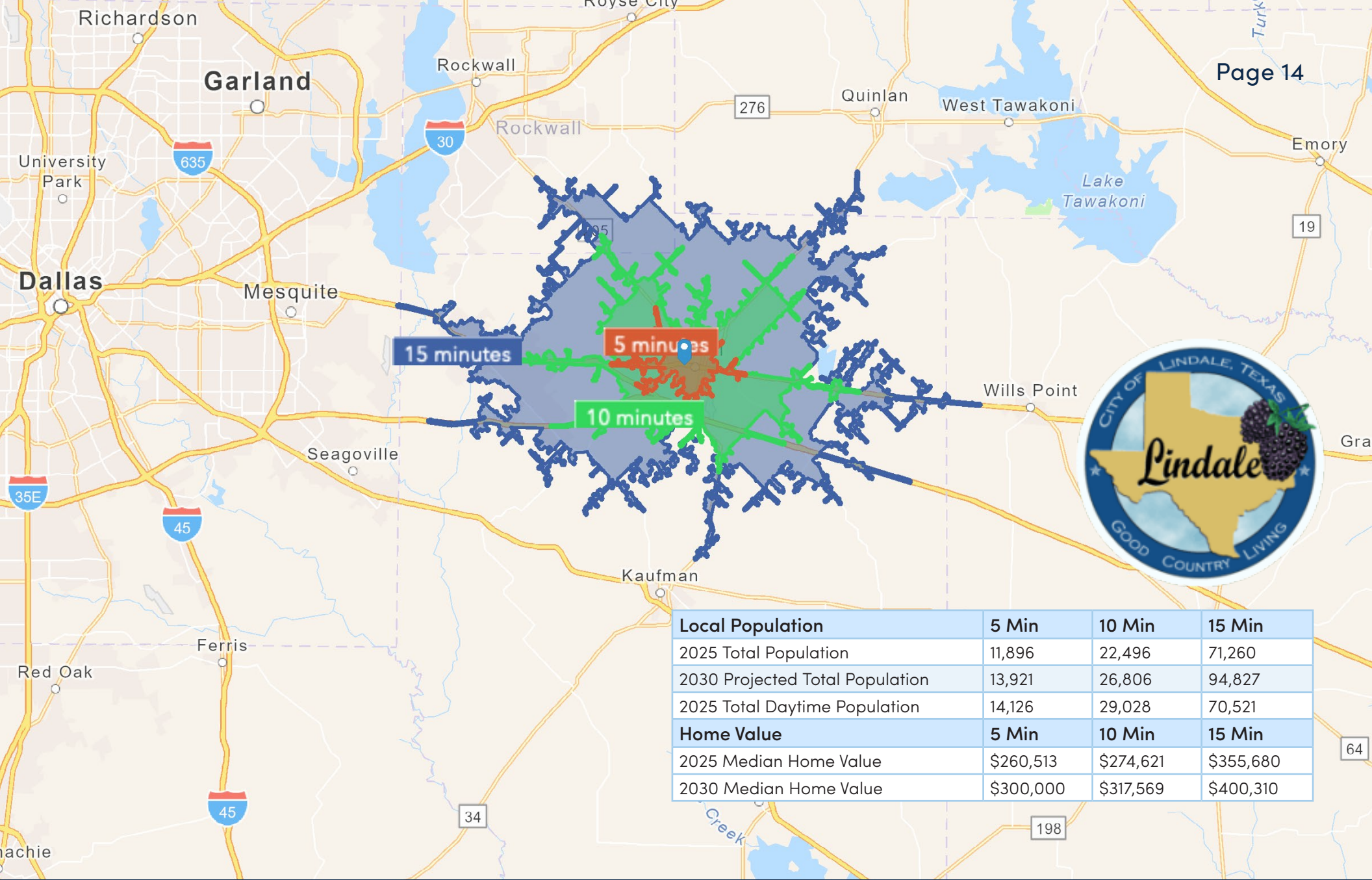
Lindale EDC





Listed By:  
Jon Stafford | 336.601.5680





Local Population	5 Min	10 Min	15 Min
2025 Total Population	11,896	22,496	71,260
2030 Projected Total Population	13,921	26,806	94,827
2025 Total Daytime Population	14,126	29,028	70,521
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$260,513	\$274,621	\$355,680
2030 Median Home Value	\$300,000	\$317,569	\$400,310

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Associate

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**Kevin Weable, CCIM**

Market Director

kevin@mdcregroup.com

972.845.1663

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**Office Information**

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





# 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:
  - 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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Stafford	0821722	jon.stafford@mdcregroup.com	336-601-5680
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		