



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

The Cannery High-End Shopping Center

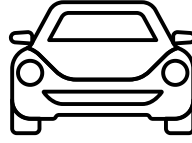
75 Miranda Lambert Way | Lindale, TX 75771

LEASE SUMMARY



BUILDING SIZE

57,240 SF



TRAFFIC COUNT

17,978 VPD



PRICING

**\$15.50-\$17.50
PSF + NNN**

LEASE DETAILS:

Property Overview:

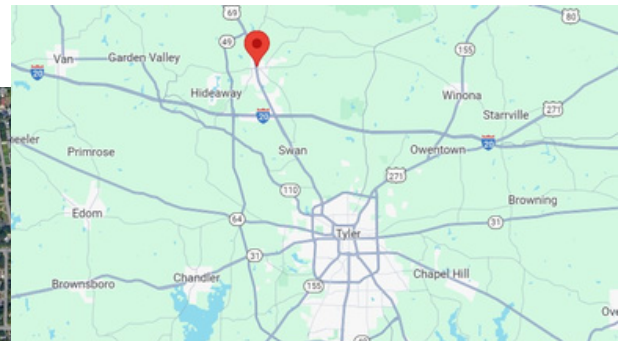
This high-end retail destination offers diverse commercial spaces, ideal for retail, office, and dining ventures. The site benefits from high traffic, proximity to major highways, the Lindale community, and surrounding communities of Mineola, Quitman, and Van.

With new restaurants and a focus on bringing more entertainment to the development, any business will thrive from foot traffic and exposure.

Spaces are delivered in shell condition with 23' tall ceiling height. Landlord is offering \$45 PSF in tenant improvement allowance to assist new tenants with space buildout.

Property Features:

- **Pricing:** \$15.50-\$17.50 per SF per year + NNN
- **Building size:** 57,240 SF
- **Total acreage:** 3.21
- **Traffic count:** 17,978 vpd
- **Number of buildings:** 2



LEASE HIGHLIGHTS:

- **Strategic Location:** Located in a vibrant community with easy access to major highways.
- **High Traffic:** With approximately 17,978 of cars per day, tenants will benefit from a steady flow of visitors in East Texas's entertainment epicenter.
- **Diverse Spaces:** Ideal for retail, dining, office, and entertainment ventures.
- **Historic Charm:** A beautifully curated space that combines Texas heritage with modern amenities.



LEASE CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,476	13,865	22,751
2030 Projected Population	4,931	15,259	25,073
2020 Census Population	4,221	12,549	20,215
2010 Census Population	3,523	10,474	16,755
Projected Annual Growth Percentage 2025 to 2030	2.03	2.01	2.04
Historical Annual Growth Percentage 2010 to 2025	1.8	2.16	2.39
Median Age	36.08	37.93	39.65
Population Density (/Square Mile)	1424.84	490.37	289.67
HOUSEHOLDS			
2025 Estimated Households	1,695	5,179	8,632
2030 Estimated Households	1,891	5,789	9,661
2020 Census Households	1,551	4,569	7,533
2010 Census Households	1,259	3,759	6,219
Projected Annual Growth Percentage 2025 to 2030	2.32	2.36	2.38
Historical Annual Growth Percentage 2010 to 2025	2.31	2.52	2.59
INCOME			
Average household income	\$112,031	\$118,600	\$118,694
Median household income	\$100,673	\$95,973	\$94,639
Per capita income	\$42,571	\$44,416	\$45,123
EDUCATION			
High School Graduate	27.03%	25.05%	25.11%
Some College	29.41%	29.39%	28.28%
Associate Degree	7.11%	9.70%	10.80%
Bachelor's Degree	20.10%	18.08%	18.33%
Graduate or Professional Degree	6.67%	7.18%	8.36%
BUSINESS			
Total Establishments	185	361	599
Total Employees	1,196	2,195	3,666
Average Employees Per Business	6.47	6.08	6.12
Residential Population Per Business	24.21	38.44	37.96



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

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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

IABS 1-1

Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702
Samuel Scarborough

Phone: 9035707366 Fax:
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Forms