

18508 US Hwy 69, Lindale TX



1800 SF Flex | 0.20 Acres
Warehouse & Office Space
All Utilities On-Site
ETJ Zoning
Highway 69 Frontage

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Property Overview

High-visibility commercial building located directly on US Highway 69 in Lindale, offering a flexible office-warehouse layout featuring one private office, open workspace, 10 ft roll-up door access, and yard space for parking or storage, this property supports a wide range of service, distribution, and light industrial uses.



Listed By:
Jon Stafford | 336.601.5680



Property Summary

M&D CRE is pleased to present an excellent investment opportunity to acquire an 1,800 square-foot flex space, strategically positioned directly on Highway 69 in Lindale, Texas. Property has great access to Bypass 49, Highway 80, and I-20. Situated on 0.20 acres and zoned ETJ, the site is ideal for most businesses seeking a showroom/office area with warehouse storage. The front office is 560 square feet and features one private office, open workspace, a restroom and HVAC—creating a professional environment suitable for administrative or customer-facing use.

The warehouse features insulated metal construction, a 12' overhead roll-up door in the front and a 13' roll-up door in the back, and clear-span space for storage, inventory, or service-oriented operations. A gravel yard and on-site parking in the front and side support deliveries and daily workflow. The property features prominent signage and convenient accessibility to Highway 69, making it a prime opportunity with diverse utilization possibilities. The property is currently leased with future owner-user potential upon lease expiration March 2027.

For additional information, please contact **Jon Stafford** at **336.601.5680**.

Total SF	1,800 SF
Lot Size	0.20 Acres
Utilities	All On-site
Roll-up Doors	12' Front & 13' Rear
Parking	On-Site/Yard Parking
Access	Dual Access
Zoning	ETJ
Visibility	US Highway 69 Frontage



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Highlights

- 1,800 SF Commercial Building
- Private office with Warehouse
- Strong US Hwy 69 Visibility
- Large Roll-up Doors
- All Utilities On-Site
- Gravel yard & On-site Parking
- ETJ Zoning with Flex Use
- Space Supports Retail Service & Warehousing Simultaneously



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Location Overview

The property is located within the thriving community of Lindale, TX within Smith County.



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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%

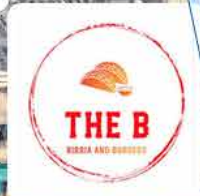
Unemployment
Rate
(Lindale EDC)

114.6K

Total
Employment
(Lindale EDC)



 SITE



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Population	5 Min	10 Min	15 Min
2020 Total Population	4,177	16,287	47,617
2024 Total Population	4,578	17,817	50,821
2029 Projected Total Population	4,962	19,269	53,810
Households	5 Min	10 Min	15 Min
Average HH Size	2.77	2.74	2.76
2024 Total Daytime Population	5,789	18,312	44,777
Housing Units	5 Min	10 Min	15 Min
2024 Median HH Income	\$79,994	\$84,887	\$69,598
2024 Average HH Income	\$92,876	\$101,594	\$89,859
Employment	5 Min	10 Min	15 Min
2024 Total Employed Population	2,093	7,792	21,869
White Collar	56.2%	52.9%	46.6%
Blue Collar	29.2%	32.1%	36.3%

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