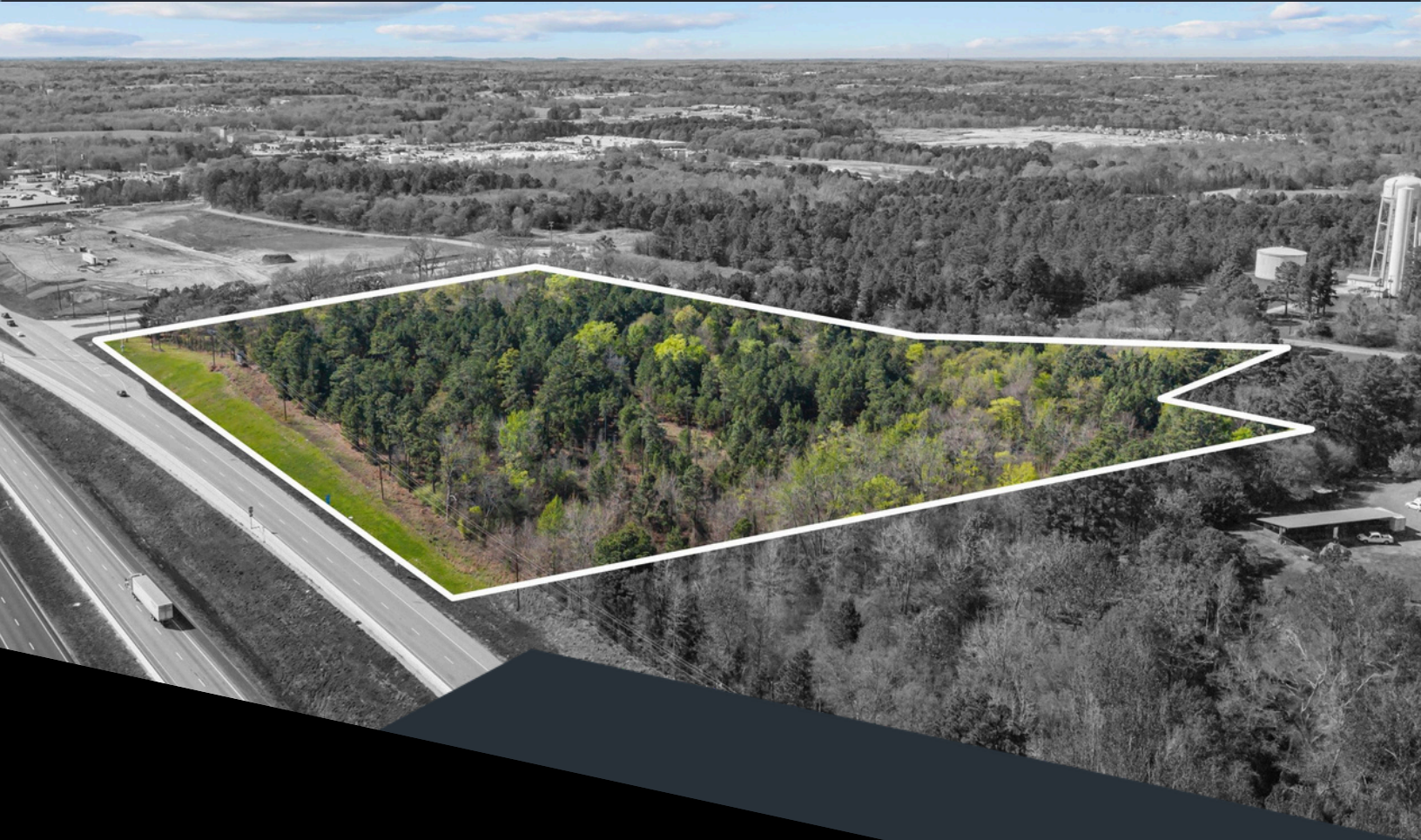




SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*East Lindale Crossing:
20.76-Acre Development Property on I-20 W*

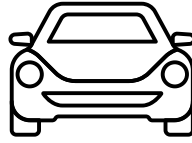
0 CR 472 | Lindale, TX 75771

INVESTMENT SUMMARY



PROPERTY SIZE

20.76 ACRES



TRAFFIC COUNT

43,326 AADT



PRICING

\$2,300,000

INVESTMENT DETAILS:

Property Overview:

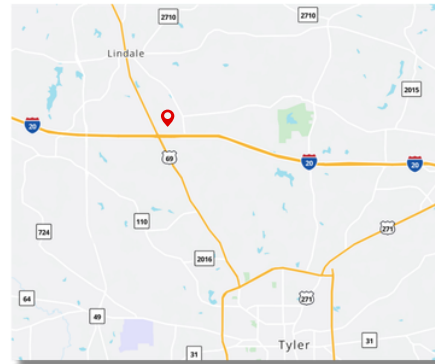
Strategically located between Dallas and Shreveport, East Lindale Crossing presents untapped opportunities for national and regional retailers seeking expansion along the I-20 corridor.

This site could support:

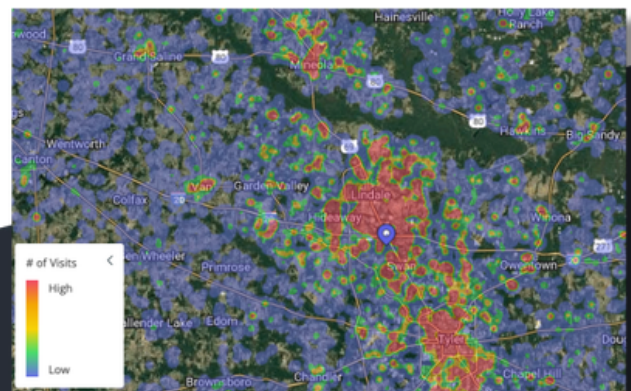
- Pad Site Retail
 - QSR / Fast Casual
 - Coffee / Drive-thru concepts
 - Convenience retail
- Anchor / Mid-Box
 - Grocery / specialty retail
 - Fitness / service retail
 - Medical users
- Hospitality
 - Limited service hotel
 - Extended stay

Property Features:

- **Property size:** 20.76 acres
- **Traffic count:** 43,326 average annual daily traffic
- **Frontage:** 1,450 ft on I-20
- **Utilities:** All available to site
- **Zoning:** C-2 Commercial



Points of Interest



1.3M Visits from Lindale/Tyler Consumers Per Year

SITE HIGHLIGHTS:

- Interstate visibility with ~1,450 feet of frontage
- Located in Lindale's primary retail growth corridor
- Surrounded by national retailers and strong traffic drivers
- Positioned within a rapidly expanding residential trade area
 - ~2,000 planned residential lots in surrounding area
 - Continued housing expansion driving retail demand
- Strong commuter base and workforce presence
- Utilities in place – ready for immediate development

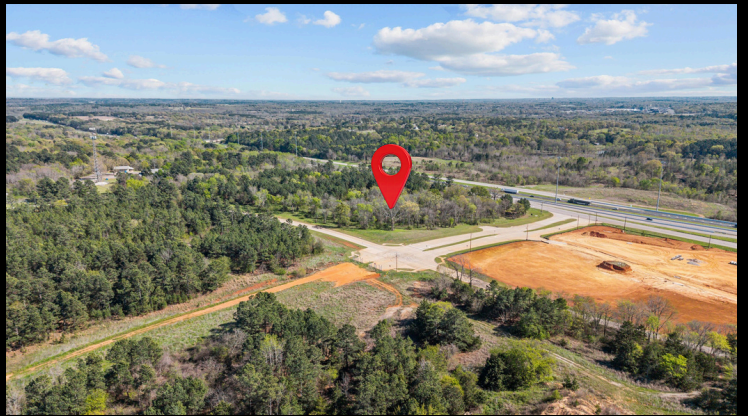
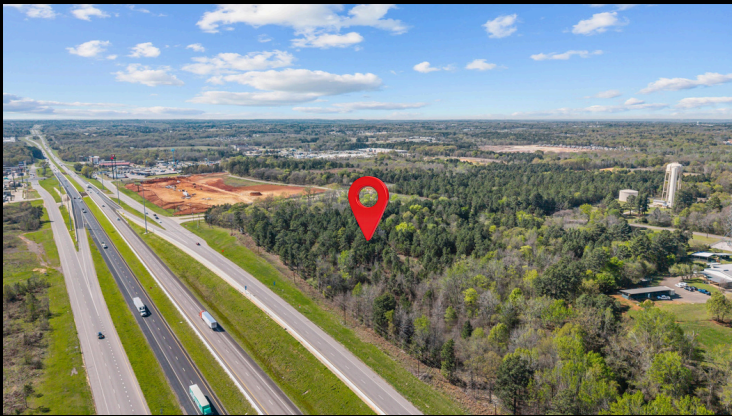
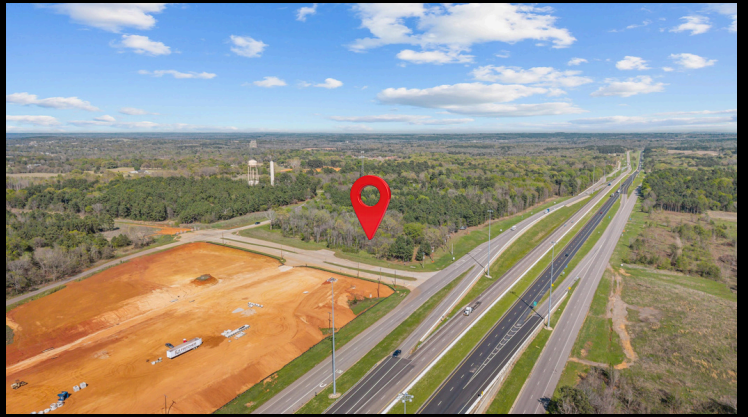
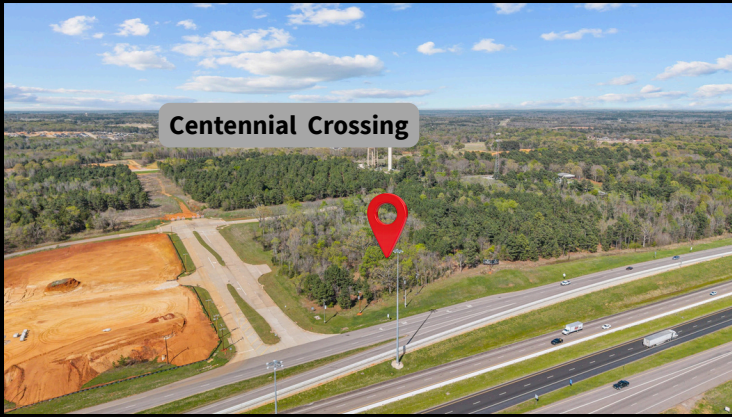


INVESTMENT CONTACT:

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



Centennial Crossing



KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2025 Estimated Population	676	8,021	22,001	82,120
2030 Projected Population	835	9,110	24,652	87,391
2020 Census Population	545	6,875	19,467	76,012
2010 Census Population	237	5,626	16,708	68,022
Projected Annual Growth Percentage 2025 to 2030	4.72	2.72	2.41	1.28
Historical Annual Growth Percentage 2010 to 2025	12.34	2.84	2.11	1.38
Median Age	34.03	36.22	37.86	34.99
Population Density (/Square Mile)	215.18	283.68	280.13	261.4
HOUSEHOLDS				
2025 Estimated Households	248	2,887	8,217	29,119
2030 Estimated Households	308	3,327	9,327	31,528
2020 Census Households	185	2,437	7,140	26,095
2010 Census Households	70	1,916	5,987	23,184
Projected Annual Growth Percentage 2025 to 2030	4.85	3.05	2.7	1.65
Historical Annual Growth Percentage 2010 to 2025	16.83	3.38	2.48	1.71
INCOME				
Average household income	\$94,071	\$108,447	\$110,897	\$88,750
Median household income	\$66,139	\$83,607	\$87,501	\$63,933
Per capita income	\$34,465	\$39,078	\$41,484	\$31,584
EDUCATION				
High School Graduate	49.81%	30.48%	27.54%	28.71%
Some College	17.14%	28.15%	27.15%	24.73%
Associate Degree	5.19%	9.13%	10.22%	9.41%
Bachelor's Degree	13.52%	13.95%	16.53%	11.85%
Graduate or Professional Degree	8.89%	4.15%	6.76%	5.63%
BUSINESS				
Total Establishments	80	297	639	3,125
Total Employees	597	3,063	5,497	27,869
Average Employees Per Business	7.45	10.3	8.6	8.92
Residential Population Per Business	8.44	26.96	34.42	26.28

Why Lindale, Texas



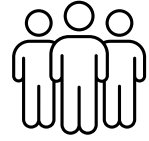
POPULATION

7,784



MEDIAN HH INCOME

\$79,557



MEDIAN AGE

37.2

- Strategic East Texas location along I-20
- Access to the Tyler MSA workforce and regional draw
 - Labor force of 364,990 people within a 50-mile radius
 - Unemployment rate of just 4.1%
 - Robust labor market spans diverse industries such as healthcare, education, retail, manufacturing, and logistics
- Proven retail corridor performance
- Ongoing infrastructure investment
- Median property value in Lindale ~ \$221,000
- Pro-growth leadership and streamlined processes
- State Income Tax: \$0





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone

<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone

_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
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<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Sales Agent/Associate	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date	IABS 1-2 Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov TXR 2501
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