

FOR SALE | 2,254 SF OFFICE BUILDING - 6.80% CAP RATE

1101 S Main St. Lindale, TX 75771

\$439,530



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

INVESTMENT SUMMARY

Located along the highly trafficked Main Street/Hwy 69 corridor in Lindale, 1101 S Main Street presents a rare opportunity to acquire or lease a well-maintained office property in one of East Texas' fastest-growing communities. The property offers exceptional visibility, convenient accessibility, and flexible functionality ideal for professional office, medical, or service-oriented users.

The ±2,254 SF building sits on approximately ±0.48 acres and features 5–6 private offices, a reception area, large waiting room, break room, two restrooms, and ample on-site parking. Recent renovations and a functional floorplan allow for immediate occupancy with minimal tenant improvements required.

Positioned within Lindale's primary commercial corridor, the property benefits from strong surrounding demographics, continued residential growth, and proximity to established retail and service businesses. The combination of strong frontage, accessible parking, and central location creates an attractive opportunity for owner-users, investors, or tenants seeking a move-in-ready office environment in a supply-constrained market.



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

PROPERTY HIGHLIGHTS

- ±2,254 SF office building on ±0.48 acres
- High-visibility frontage along Main Street / Hwy 69
- 5–6 private offices with flexible layout
- Spacious reception and waiting area
- Break room and two restrooms
- Approximately 15 surface parking spaces
- Renovated and well-maintained interior
- Zoned for commercial mixed-use applications
- Suitable for office, medical, professional services, or boutique retail conversion
- Convenient access to major retail, restaurants, and surrounding residential neighborhoods
- Located within the rapidly growing Tyler/Lindale trade area



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

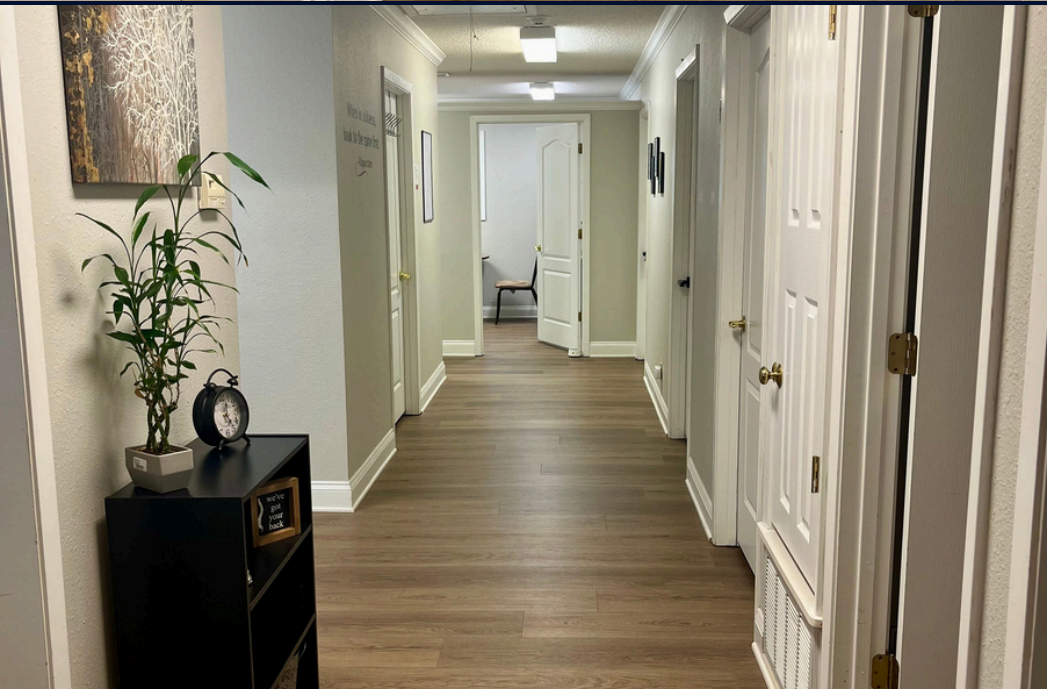


PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

LOCATION HIGHLIGHTS

- Strategically positioned on Lindale's primary commercial corridor with strong daily traffic counts
- Excellent accessibility and visibility directly along Hwy 69/Main Street
- Surrounded by established retailers, restaurants, and neighborhood services including Brookshire's and other local businesses
- Minutes from downtown Lindale and approximately 15 minutes north of Tyler, Texas
- Located within one of East Texas' fastest-growing suburban communities
- Strong area demographics with increasing household growth and above-average household incomes
- Convenient proximity to schools, residential developments, and regional employment centers
- Ideal central location serving both Lindale residents and the greater Smith County trade area



PRIME CAPITAL
REAL ESTATE GROUP

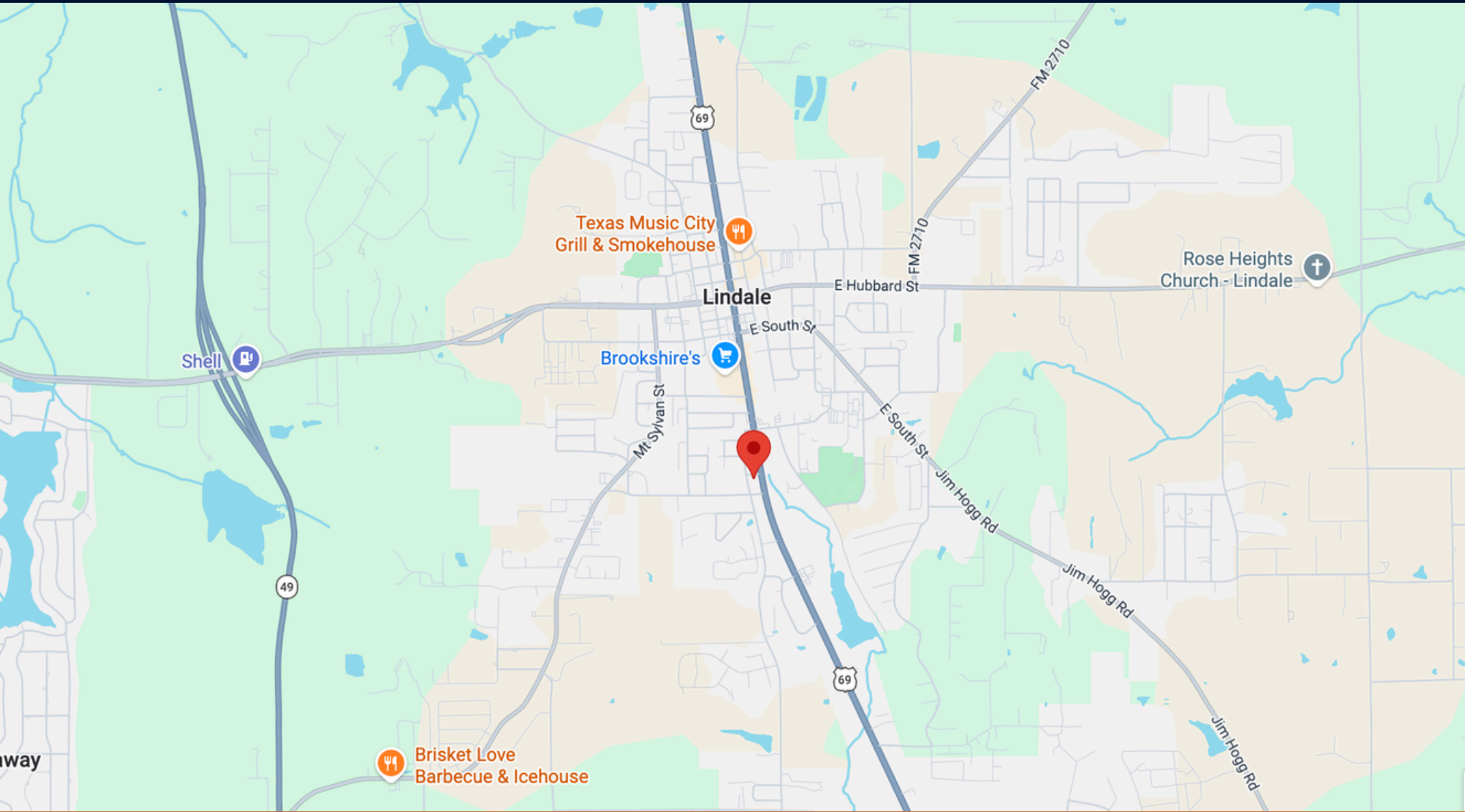
Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

FOR SALE | 2,254 SF OFFICE BUILDING - 6.80% CAP RATE

1101 S Main St. Lindale, TX 75771



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

ABOUT LINDALE, TX

Lindale, Texas is one of the fastest-growing communities in East Texas, located within the Tyler metropolitan area in Smith County. Known for its strong sense of community, quality schools, and business-friendly environment, Lindale continues to attract both residents and commercial investment due to its strategic location along U.S. Highway 69.

The city benefits from steady population growth, increasing residential development, and strong regional connectivity to Tyler and surrounding East Texas markets. Lindale's economy is supported by healthcare, education, retail, manufacturing, and professional services, creating a stable and expanding customer base for local businesses.

The area has become increasingly attractive for office and commercial users seeking lower occupancy costs while maintaining access to a growing consumer population. Continued retail expansion, infrastructure improvements, and new housing developments contribute to long-term economic stability and commercial demand throughout the market.



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com

EXCLUSIVELY
PRESENTED BY:

Stephanie Taylor

(214) 937-5003

Stephanie@primecapitalre.com



PRIME CAPITAL
REAL ESTATE GROUP

2741 E Belt Line Rd Carrollton, TX 75006

Office: (214) 937-5003

www.primcapitalre.com

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from PRIME CAPITAL REAL ESTATE GROUP LLC and it should not be made available to any other person or entity without the written consent of PRIME CAPITAL REAL ESTATE GROUP LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PRIME CAPITAL REAL ESTATE GROUP LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. PRIME CAPITAL REAL ESTATE GROUP LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, PRIME CAPITAL REAL ESTATE GROUP LLC has not verified, and will not verify, any of the information contained herein, nor has PRIME CAPITAL REAL ESTATE GROUP LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR
FOR MORE DETAILS.**