



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

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

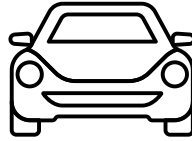
0 CR 472 | Lindale, TX 75771

INVESTMENT SUMMARY



PROPERTY SIZE

20.76 ACRES



TRAFFIC COUNT

33,715 VPD



PRICING

Call for Pricing

INVESTMENT DETAILS:

Property Overview:

East Lindale Crossing offers a rare chance to acquire up to 20.76 acres of prime development land with significant Interstate 20 frontage in one of East Texas' fastest-growing communities.

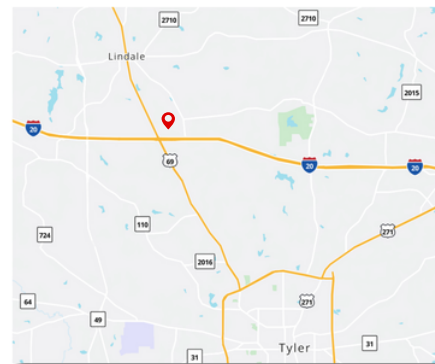
Each tract is available to be purchased separately or in combination.

This shovel-ready site is fully equipped with utilities and ideally positioned for retail, hospitality, medical, or mixed-use development. Existing businesses in the area attract a total of 1.3 million consumer visits per year.

This site offers an outstanding opportunity to capitalize on the region's rapid expansion. With robust demographics, increasing rooftops, and commercial momentum, East Lindale Crossing is poised to become a high-demand commercial destination.

Property Features:

- **Property size:** 20.76 acres
 - Parcels available for purchase separately or together
- **Traffic count:** 33,715 VPD
- **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:

- Located 1 mile east of 1.6 million SF Target Distribution Center
- Less than 1 mile from Walmart, Lowes, Christus Trinity Mother Frances Clinic & ER, and I-20/Hwy 69 N intersection
- Property located in City of Lindale
- Part of Master Development Plan with new road constructed in 2021 and 1,986 planned, platted lots for new housing subdivisions



INVESTMENT CONTACT:

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





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 |



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

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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

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