US-69 Flex/Retail—Former Restaurant & Bar with Covered Patios | Sale or Lease

±10,460 SF ON ±1.7 ACRES WITH ±340’ OF US-69 FRONTAGE



For Sale ±10,460 SF or Lease Options: ±10,460 SF or ±2,400 SF or ±4,900 SF or ±7,300 SF on ±1.7 Acres

Outdoor Seating, Covered Parking or Covered Storage Patios

Four Food-Truck Electrical Connections

Large Asphalt Parking Lot with Gated Front Access on US Highway 69

18714 US Highway 69 N | Lindale, TX 75771

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M&D CRE

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Property Overview

VERSATILE | VISIBLE | SPACIOUS

A ±10,460 SF highway-frontage flex property on ±1.7 acres combining an existing restaurant/bar buildout, air conditioned service or entertainment space, warehouse, and covered outdoor patio areas, available for sale or lease—with four leasing options.

For Info:
Jon Stafford | 336.601.5680

Property Overview

RESTAURANT INFRASTRUCTURE, FLEXIBLE INTERIORS & CAPACITY

M&D CRE is pleased to present 18714 US-69 N in Lindale, TX, a ±10,460 SF flex property on ±1.7 acres with ±340 feet of highway frontage. Renovated in 2022, this former motorcycle shop and restaurant/bar combines finished gathering space, kitchen infrastructure, and warehouse capacity for prospective owner-users and tenants.

The main interior features an expansive gathering area, five large arched storefront windows, and a 21-foot illuminated cedar bar and an adjacent kitchen service window. Kitchen features include a hood w/ suppression, stainless three-compartment sink, floor drain, & built-in walk-in cooler/freezer. A front office offers a kitchenette & private restroom; five restrooms serve the property, including a kitchen restroom with shower.

There's two additional large air-conditioned areas and an unconditioned warehouse with a large in wall fan for ventilation, plus four roll-up doors—two exterior & two interior. An asphalt parking lot, covered patios, rear carport, and illuminated pylon sign, with covered areas that accommodate potential parking, patio seating, or storage.

Available for sale in its entirety, the property also offers four lease options: ±10,460 SF, ±7,300 SF, ±4,900 SF or ±2,400 SF on ±1.7 Acres. The warehouse cannot be leased separately. Potential users include restaurant and bar operators, specialty retailers, showroom and service businesses, and companies seeking a headquarters location.

For more information, please contact **Jon Stafford** at **336.601.5680** or **jon.stafford@mdcregroup.com**.

ADDITIONAL INCOME POTENTIAL

Four outside foodtruck electrical connections create an opportunity for additional income by offering overnight food-truck charging and kitchen cold-preparation access as supplemental uses.

Offering	For Sale or Lease (Four Lease Options Available)
Lease Configurations	±10,460 SF, ±7,300 SF, ±4,900 SF or ±2,400 SF with main portion having front/rear covered patios
Frontage	±340' along US Highway 69
FF&E	Restaurant FF&E Optional
Outdoor Areas	Front and rear patios/canopies + rear carport
Utilities	Water & Electric Connected, Septic, Propane Capable



18714 US-69
LINDALE
FLOORPLAN

SALE OR LEASE:

ENTIRE PROPERTY

· ±10,460 SF

OTHER LEASE OPTIONS:

MAIN AREA:

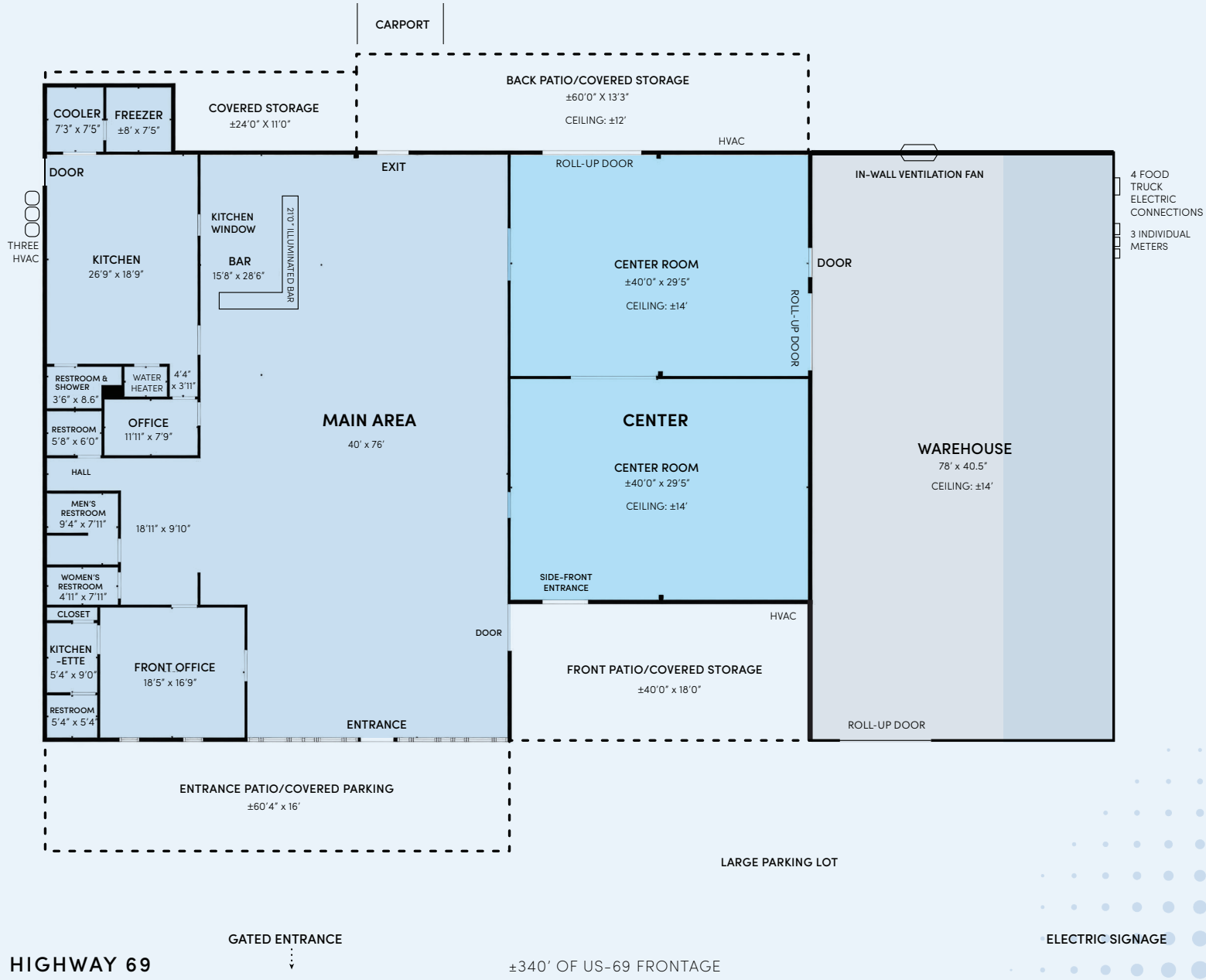
· ±4,900 SF

CENTER:

· ±2,400 SF

MAIN AREA & CENTER:

· ±7,300 SF



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18714 US-69 — LINDALE







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Highlights

- ±10,460 SF building | ±1.7 Acres and ±340′ of US-69 frontage
- Existing restaurant/bar and food-service kitchen
- Built-in walk-in cooler & freezer
- 21′ illuminated cedar bar with kitchen service window
- ±7,300 SF of air conditioned main and middle space
- ±3,160 SF warehouse with in wall ventilation fan
- Two exterior and two interior roll-up doors (four total)
- Covered areas for parking, patio seating or rear storage
- Gated asphalt parking and included pylon signage
- Four food-truck electrical connections
- Entire property for sale or choose from four lease configurations—±10,460 SF, ±7,300 SF, ±4,900 SF or ±2,400 SF with main portion having front/rear covered patios

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Location Overview

Lindale, Texas is a growing East Texas community known for its small-town character, accessible location near Tyler, and expanding mix of local businesses, services, and regional connectivity.



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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.

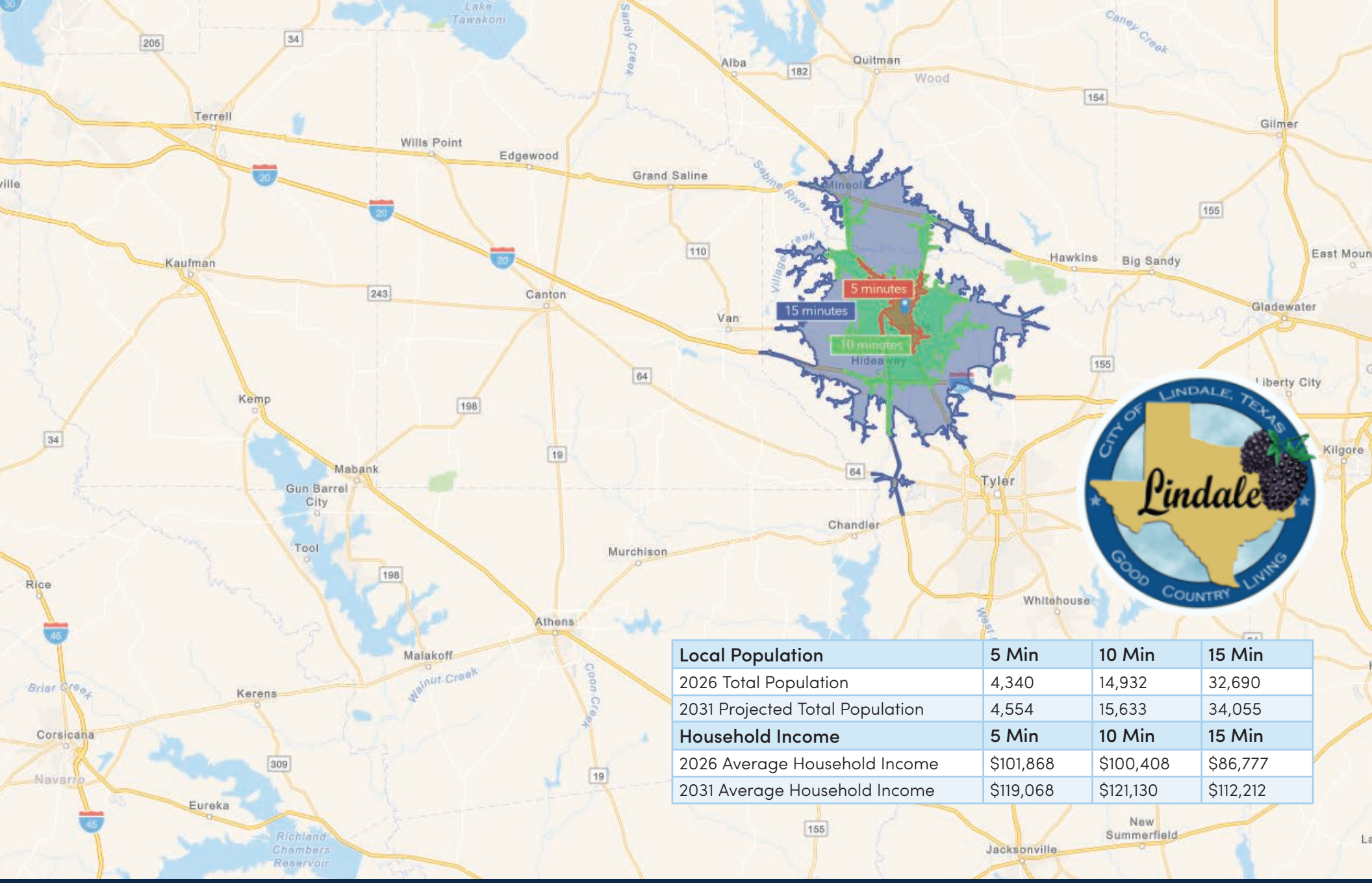
17.71%
Population Increase
Lindale EDC

32,690
2026 Population
15 MIN—ESRI

3.9%
Unemployment Rate
Lindale EDC

114.6K
Total Employment
Lindale EDC





Local Population	5 Min	10 Min	15 Min
2026 Total Population	4,340	14,932	32,690
2031 Projected Total Population	4,554	15,633	34,055
Household Income	**5 Min**	**10 Min**	**15 Min**
2026 Average Household Income	$101,868	$100,408	$86,777
2031 Average Household Income	$119,068	$121,130	$112,212

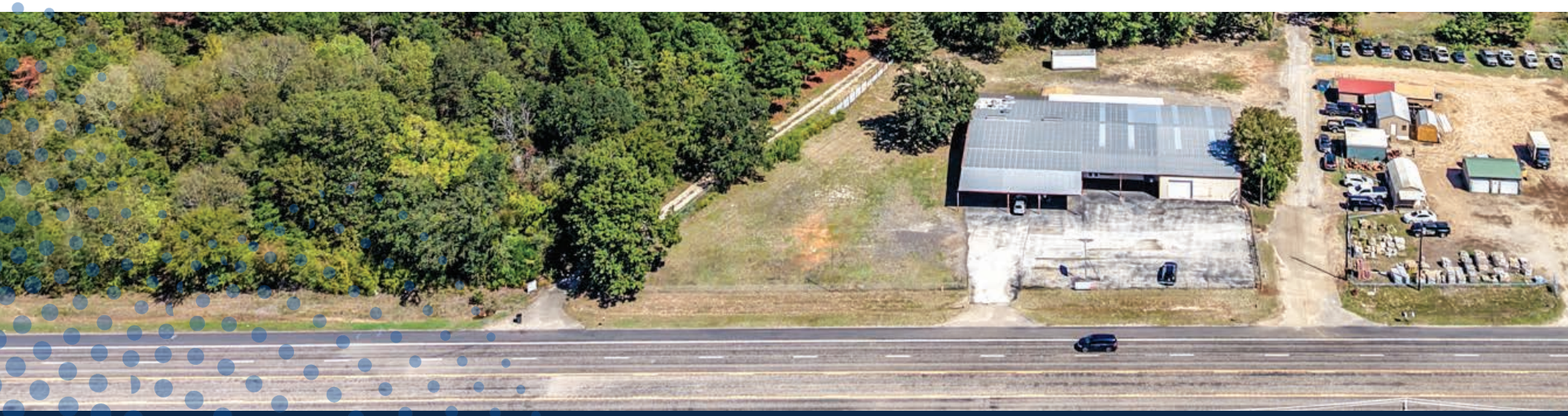
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

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.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____