

2010 S Main St, Lindale, TX



2.487 Acres for Sale/Lease
Zoned Neighborhood Mixed Use
Water and Sewer On-Site
Highway 69 Frontage

Main Contact

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1677 S 3rd St, Mabank, TX

Property Overview

A 2.487-acre parcel is available for sale or ground lease, with an additional contiguous 3.003 acres also offered. This property is zoned MU-1, allowing for Neighborhood Mixed Use development. It benefits from existing utilities, including City Water and City Sewer, and features a small residential structure. Notably, the site is not within a flood zone. With over 300 feet of frontage along Highway 69, the property is strategically located and well-positioned for development. For further details, please contact Jon Stafford.



Lindale, TX

Retail Map



Frontage on US-69



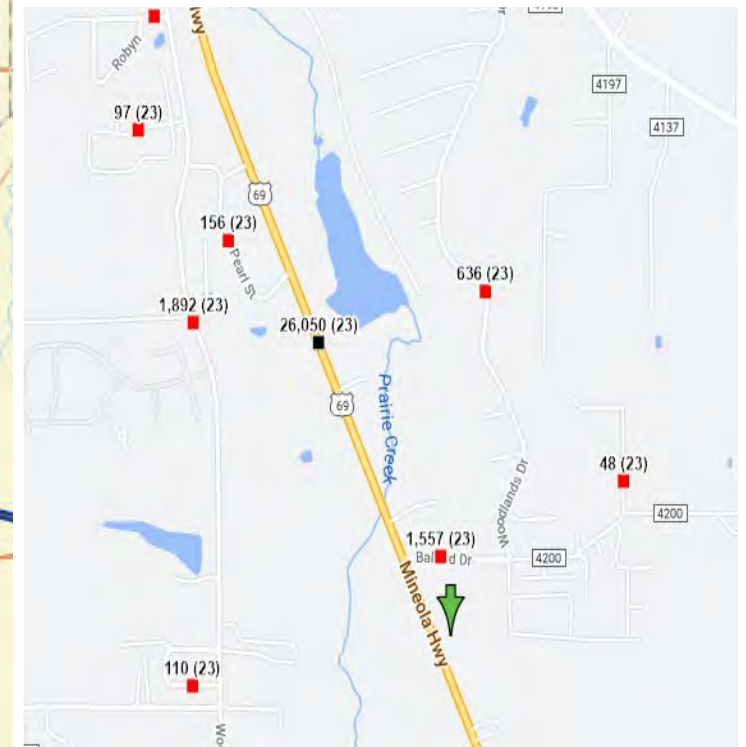
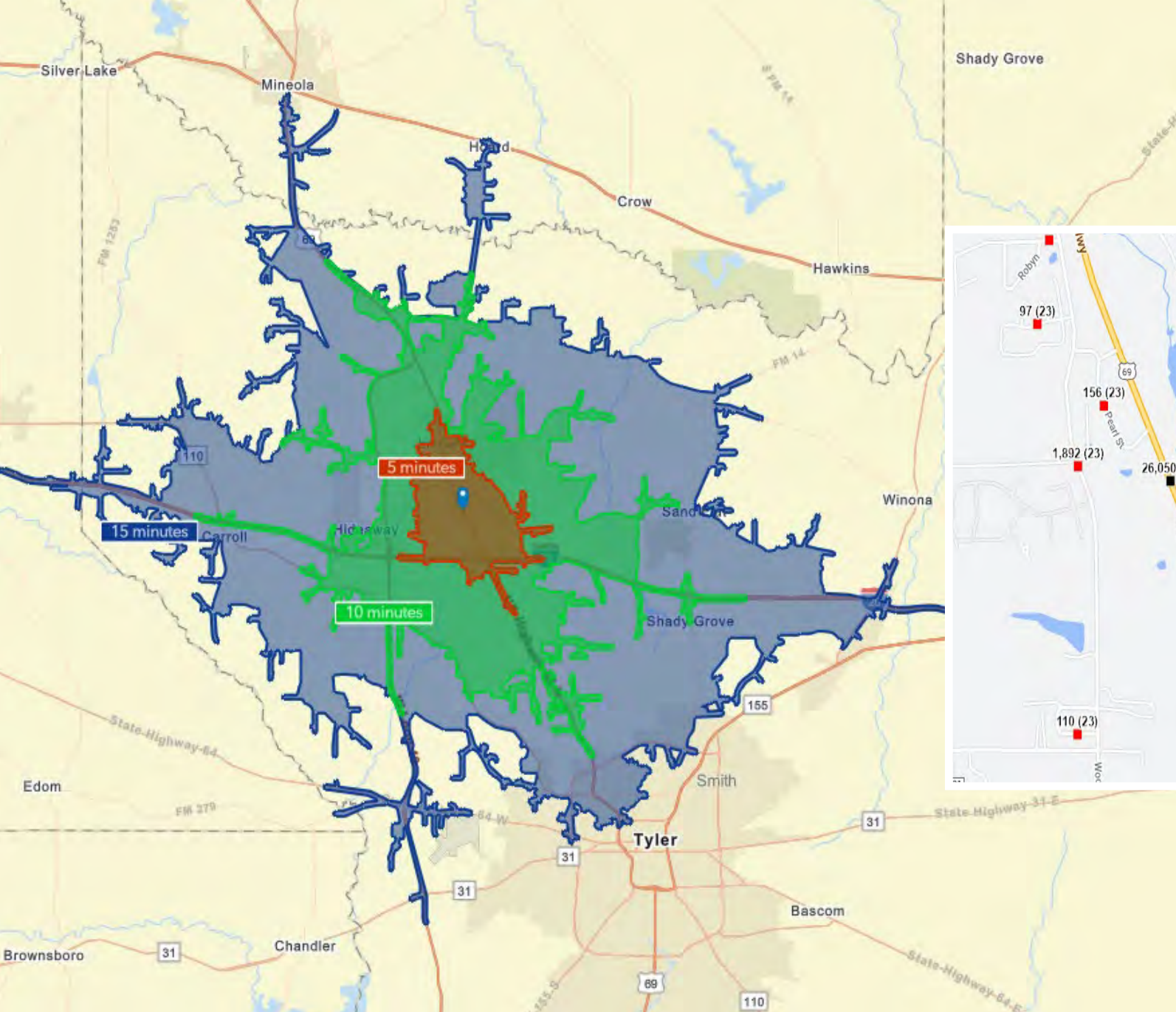
1.5 Miles North of I-20



4 Miles East of SH-49



6 Miles North of SH-110



Market Profile

2010 S Main St, Lindale, Texas, 75771
Drive time: 5, 10, 15 minute radii

Latitude: 32.48943
Longitude: -95.39875

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	4,900	13,288	36,090
2020 Total Population	5,601	15,627	40,896
2020 Group Quarters	91	186	640
2024 Total Population	6,105	17,081	44,051
2024 Group Quarters	91	187	638
2029 Total Population	6,598	18,422	46,835
2024-2029 Annual Rate	1.57%	1.52%	1.23%
2024 Total Daytime Population	6,924	17,268	39,021
Workers	3,571	7,652	13,758
Residents	3,353	9,616	25,263
Household Summary			
2010 Households	1,726	4,687	12,524
2010 Average Household Size	2.79	2.79	2.81
2020 Total Households	1,969	5,548	14,406
2020 Average Household Size	2.80	2.78	2.79
2024 Households	2,172	6,143	15,605
2024 Average Household Size	2.77	2.75	2.78
2029 Households	2,372	6,688	16,744
2029 Average Household Size	2.74	2.73	2.76
2024-2029 Annual Rate	1.78%	1.71%	1.42%
2010 Families	1,300	3,571	9,356
2010 Average Family Size	3.21	3.20	3.27
2024 Families	1,576	4,489	11,208
2024 Average Family Size	3.07	3.11	3.24
2029 Families	1,708	4,852	11,943
2029 Average Family Size	3.05	3.09	3.23
2024-2029 Annual Rate	1.62%	1.57%	1.28%
Housing Unit Summary			
2000 Housing Units	1,402	3,877	11,301
Owner Occupied Housing Units	69.3%	74.0%	72.1%
Renter Occupied Housing Units	24.5%	17.6%	18.9%
Vacant Housing Units	6.2%	8.4%	9.1%
2010 Housing Units	1,858	5,153	13,864
Owner Occupied Housing Units	64.9%	68.5%	67.4%
Renter Occupied Housing Units	28.1%	22.5%	22.9%
Vacant Housing Units	7.1%	9.0%	9.7%
2020 Housing Units	2,144	6,108	15,915
Owner Occupied Housing Units	62.1%	66.0%	65.2%
Renter Occupied Housing Units	29.7%	24.8%	25.3%
Vacant Housing Units	9.0%	9.0%	9.4%
2024 Housing Units	2,355	6,749	17,225
Owner Occupied Housing Units	64.1%	67.6%	66.6%
Renter Occupied Housing Units	28.1%	23.4%	24.0%
Vacant Housing Units	7.8%	9.0%	9.4%
2029 Housing Units	2,558	7,308	18,408
Owner Occupied Housing Units	67.1%	70.2%	68.9%
Renter Occupied Housing Units	25.6%	21.3%	22.1%
Vacant Housing Units	7.3%	8.5%	9.0%



44,051

2024 Population
15 Minutes



\$93,248

2024 Average HH Income
15 Minutes



17,225

2024 Households
15 Minutes



19,083

2024 Employees
15 Minutes

Property Summary

Location	2010 S Main St Lindale, TX 75771
Zoning	MU-1
Acres	2.487 Acres
Grading	Raw Land
Topography	Level



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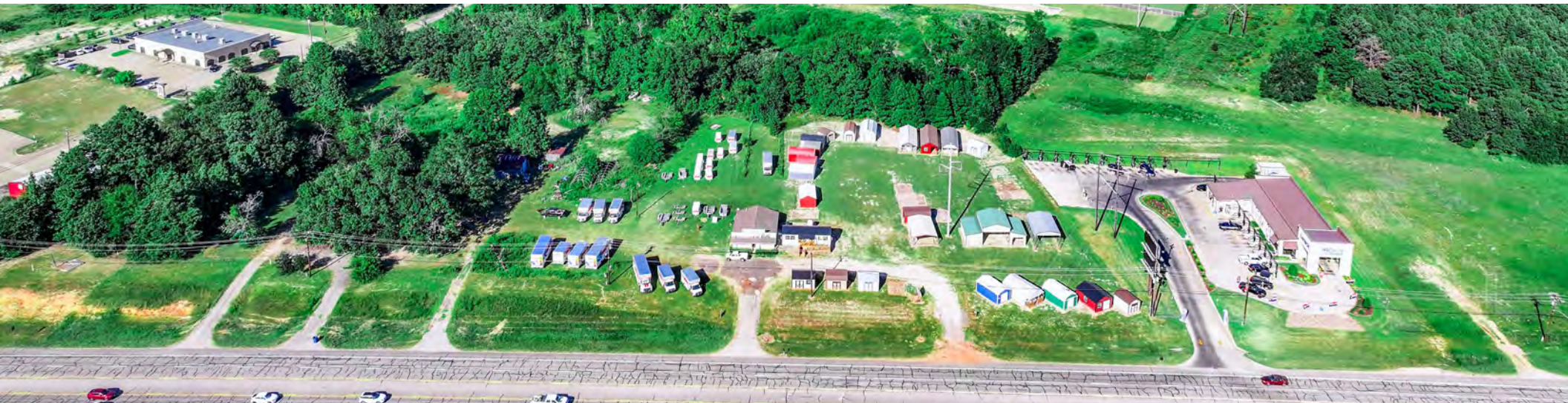
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Information About Brokerage Services

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

11-2-2015



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.

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.

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