

Prime US 69 Frontage Land For Sale Near Toll 49 Junction

±1.272 ACRES ON US HWY 69 NEAR TOLL 49

±414' of US Hwy 69 Frontage
16,500 VPD on Hwy 69 & Toll 49
Near the Toll 49 Junction
±395' from Toll 49 Corner & Hwy 69
±1.272 Acres
Electricity and Water Available

Hwy 69 & Toll 49 | Lindale, Texas 75771

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Property Overview

±1.272 acres in Lindale featuring ±414 feet of US Highway 69 frontage approximately ±395 feet from the Toll 49 corner, offering a potential small-business development or land investment opportunity.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

HIGHWAY FRONTAGE WITH REGIONAL CONNECTIVITY

M&D CRE is pleased to present a ±1.272-acre land opportunity along US Highway 69 N near the Toll 49 junction in Lindale, Texas. The property combines highway frontage with proximity to the Lindale Relief Route, which connects US 69 North of Lindale to Interstate 20. Its US 69 frontage provides roadway exposure, while nearby Toll 49 expands connectivity to the surrounding East Texas transportation network. The property benefits from approximately 16,500 vehicles per day along US Highway 69 and Toll 49.

Potential concepts include a small office, specialty retail, or service-oriented business, subject to site planning and applicable approvals. The tract is also positioned among nearby storage and small commercial properties, creating an opportunity for buyers considering a future business location or land investment. Electricity and water are available to site. Buyers and their agents should independently verify all property information and suitability for their intended use.

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

IDEAL FOR

- Small Business Owner-Users
- Professional Office Development
- Specialty Retail
- Service-Based Businesses
- Long-Term Land Investment
- Contractor Office

Land Area	±1.272 AC
Vehicles Per Day	16,500 on Hwy 69 & Toll 49
Highway Frontage	±414' on US Highway 69
Toll 49 Proximity	±395' From Hwy 69/Toll 49 Corner
Zoning	No Zoning
Utilities	Electricity and Water Available
Parcel ID	100000093000001032
County	Smith County



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HWY 69 & TOLL 49 LINDALE



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HWY 69 & TOLL 49 LINDALE



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Highlights

- ±1.272-acre tract along US Highway 69 N
- 414' of US Hwy 69 Frontage
- Located Just South of the Toll 49 Junction
- Nearby Toll 49 Connection to Interstate 20
- Electricity and Water Available
- Nearby Commercial and Storage Facilities
- Potential for a Small Business Location, Land Investment, and Variety of Uses

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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

6,923

Total
Population

Lindale EDC

3.9%

Unemployment
Rate

Lindale EDC

114.6K

Total
Employment

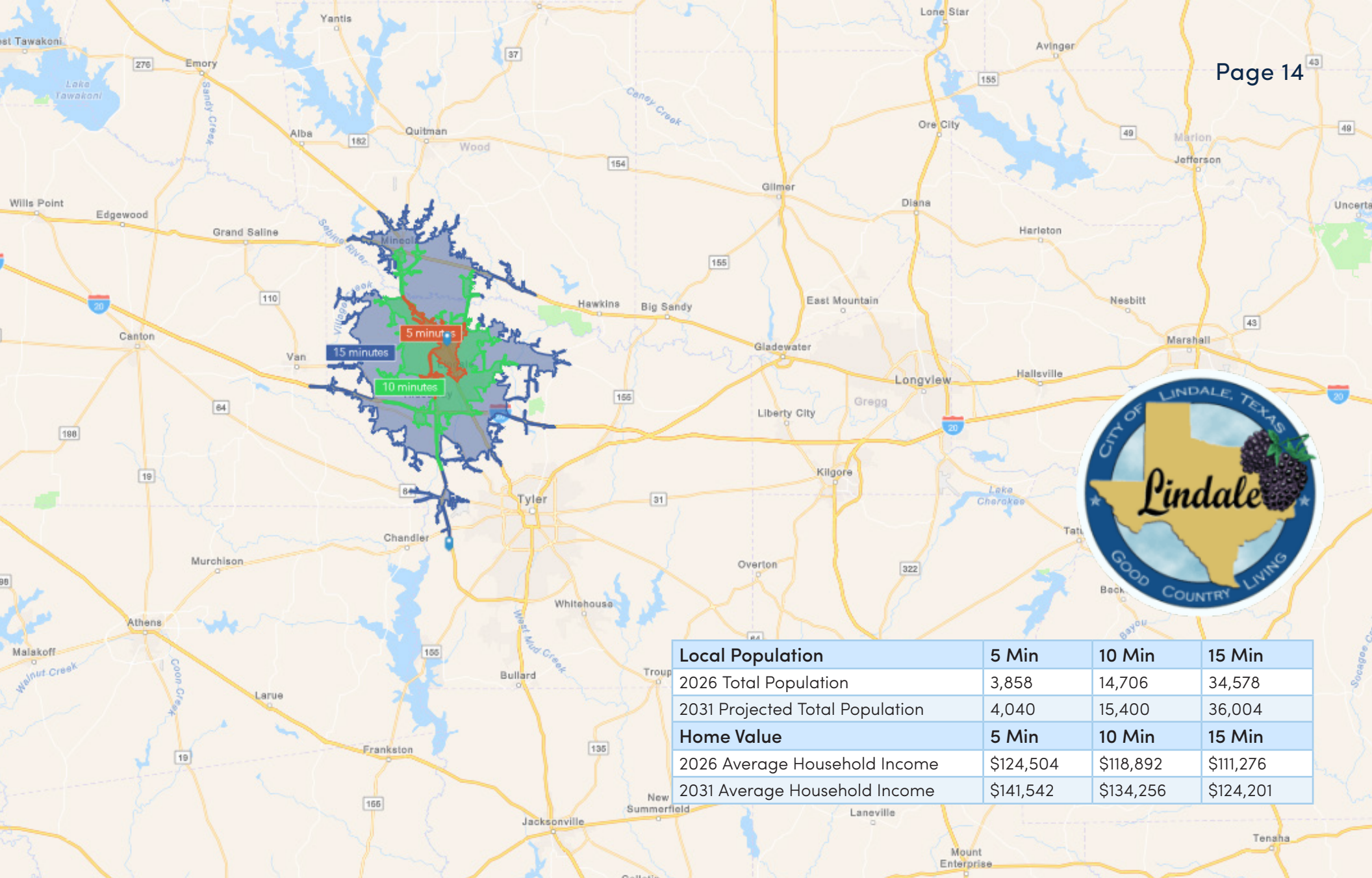
Lindale EDC

MD
CRE



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Local Population	5 Min	10 Min	15 Min
2026 Total Population	3,858	14,706	34,578
2031 Projected Total Population	4,040	15,400	36,004
Home Value	5 Min	10 Min	15 Min
2026 Average Household Income	\$124,504	\$118,892	\$111,276
2031 Average Household Income	\$141,542	\$134,256	\$124,201

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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.

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.

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