



OFFICE BUILDING FOR SALE

1101 S MAIN ST, LINDALE, TX

1101 S Main St, Lindale, TX 75771

2741 EAST BELT LINE ROAD , SUITE 105, CARROLLTON, TX 75006 | PRIMECAPITALRE.COM | 214.851.3050



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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the vibrant Lindale area. This impressive 2,254 SF building is positioned directly on U.S. Highway 69, and benefits from approximately 47,000 vehicles per day, providing exceptional visibility and exposure along one of Lindale's busiest commercial corridors.

One standout feature of the property is its accessibility. It offers front access from Highway 69 and rear access from a second road, making ingress and egress convenient for customers, employees, and deliveries. The site also provides ample on-site parking, an important advantage for a variety of commercial users.

The building's layout and location make it ideal for numerous uses, including:

- Medical or dental office
- Professional office
- Retail
- Financial or insurance services
- Salon or spa

OFFERING SUMMARY

Sale Price:	\$397,000
Building Size:	2,254 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	373	1,067
Total Population	266	905	2,682
Average HH Income	\$92,183	\$91,247	\$94,302



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- Medical or dental office
- Professional office
- Retail
- Financial or insurance services
- Salon or spa
- Boutique fitness or wellness
- Educational or training facility
- Specialty commercial or service business

Embrace this chance to secure a valuable asset in a sought-after location, perfectly tailored to the needs of the commercial real estate investor.

LOCATION DESCRIPTION

Discover the charm of Lindale, TX, where the property is nestled in a thriving community. Lindale offers a welcoming blend of small-town hospitality and modern amenities, making it an ideal location for an Office / Office Building investor. Just moments away from the property, explore the local flair of downtown Lindale, featuring unique shops, delicious dining options, and lively entertainment venues. The area is also renowned for its picturesque parks and outdoor recreation, providing a delightful backdrop for work and leisure. With its convenient location and vibrant atmosphere, Lindale offers an appealing investment prospect for those seeking a flourishing office space in a dynamic

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PROPERTY HIGHLIGHTS

- - Spacious 2,254 SF building
- - Modern and well-maintained interior
- - Versatile layout for office customization
- - Strategic location in the bustling Lindale area
- - Excellent visibility for tenants and clients
- - Ample parking for convenience
- - Proximity to local amenities and services
- - Potential for high tenant demand
- - Ideal for a range of office uses
- - Strong investment opportunity in growing market



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LOCATION INFORMATION

Section 1

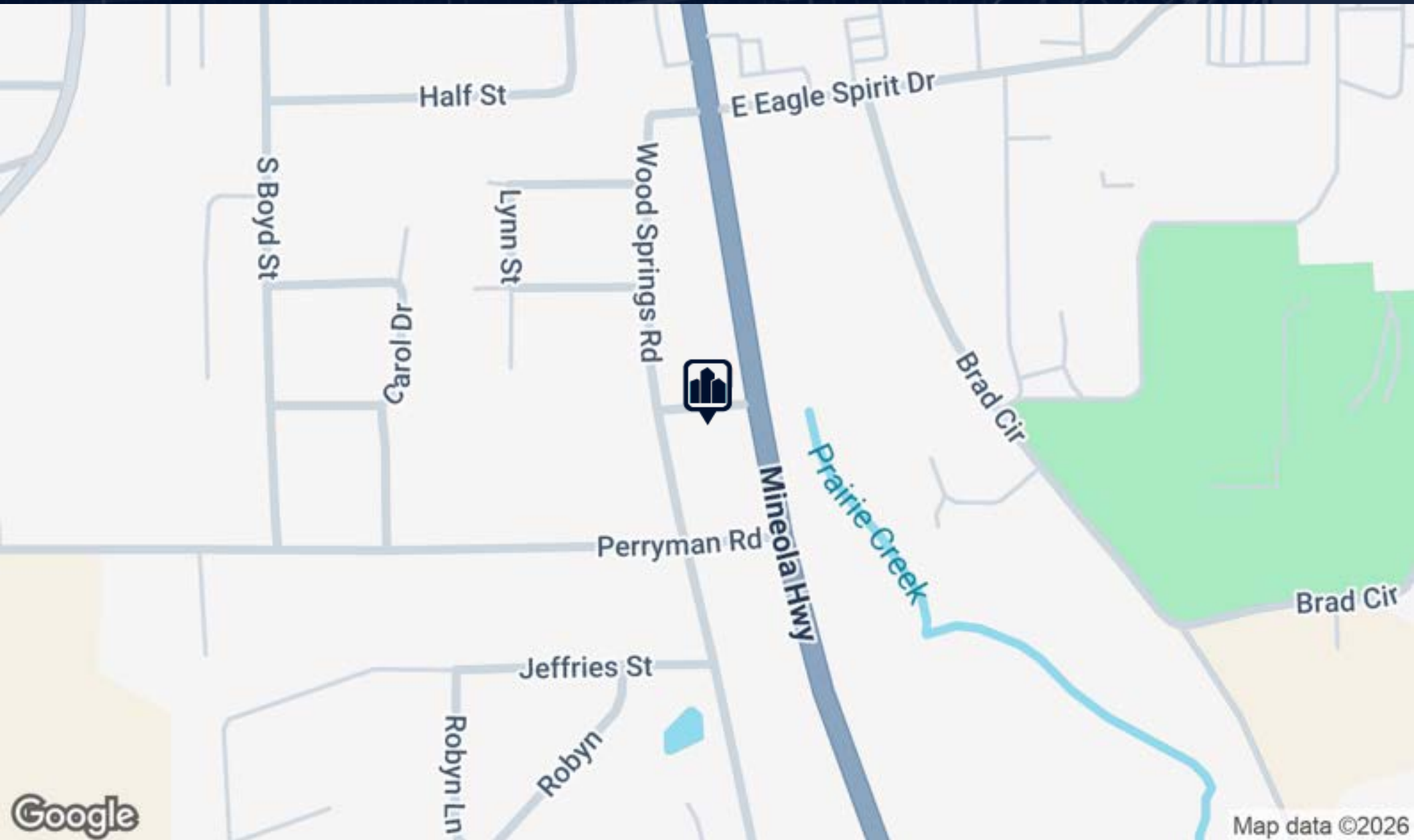
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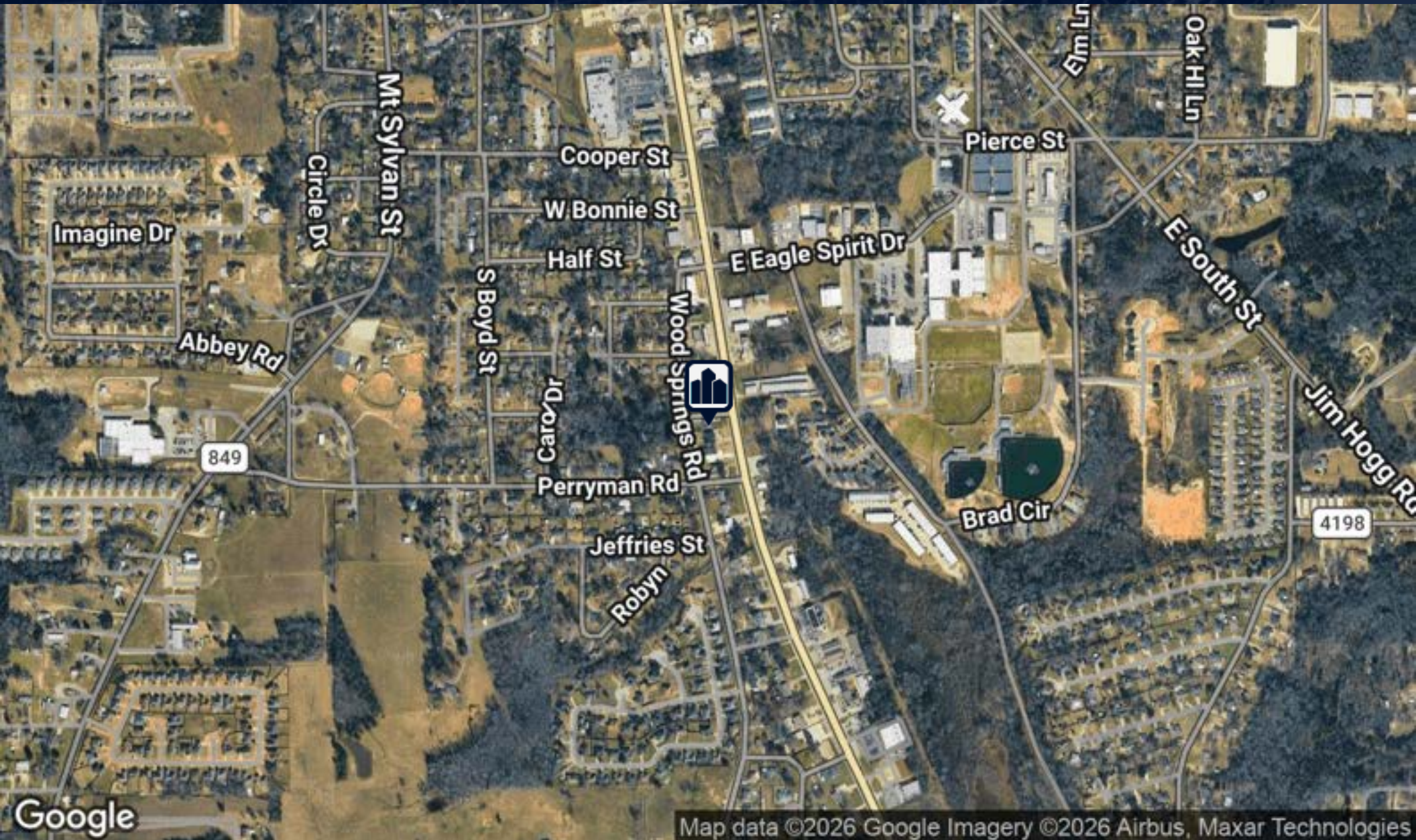
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DEMOGRAPHICS

Section 2



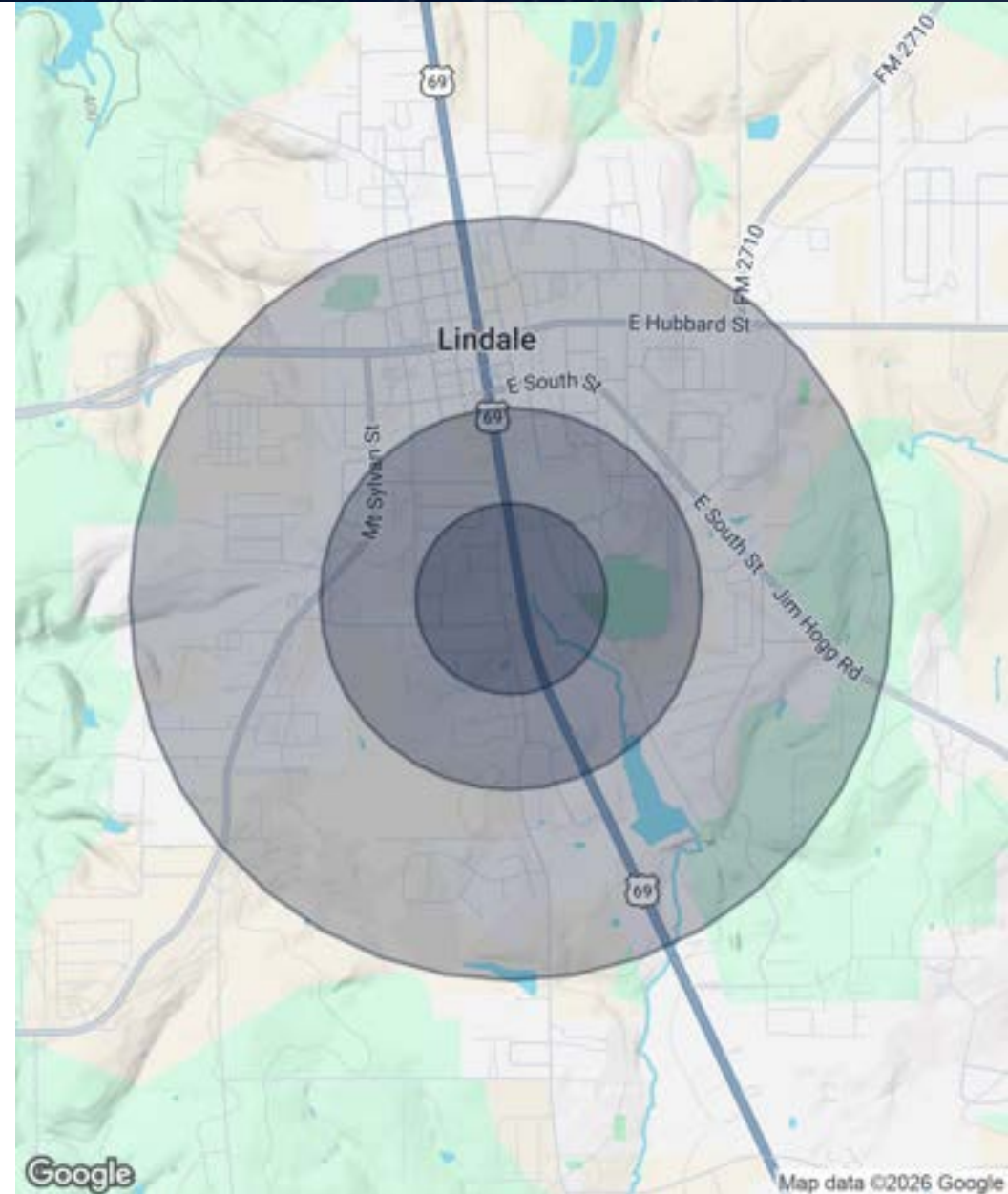
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	266	905	2,682
Average Age	46.3	46.3	46.3
Average Age (Male)	40.7	41.3	42.9
Average Age (Female)	48.9	48.5	47.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	111	373	1,067
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$92,183	\$91,247	\$94,302
Average House Value	\$212,647	\$212,478	\$228,112

2023 American Community Survey (ACS)



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