

1506 MAIN ST.

LINDALE, TX | SMITH COUNTY | LINDALE I.S.D | LAND FOR SALE

NOAH WILLIAMS
NWilliams@db2re.com
214.526.3626 x 133

BEN SHERMAN
BSherman@db2re.com
214.526.3626 x 128

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024



PROPERTY INFORMATION



SIZE:

Land: ± 0.91 AC
 Building: ± 4,609 SF



TRAFFIC COUNTS:

Main St.: 25,430 VPD



ZONING:

Commercial Retail



UTILITIES:

Utilities to Site

SITE

DOLLAR GENERAL

Main St



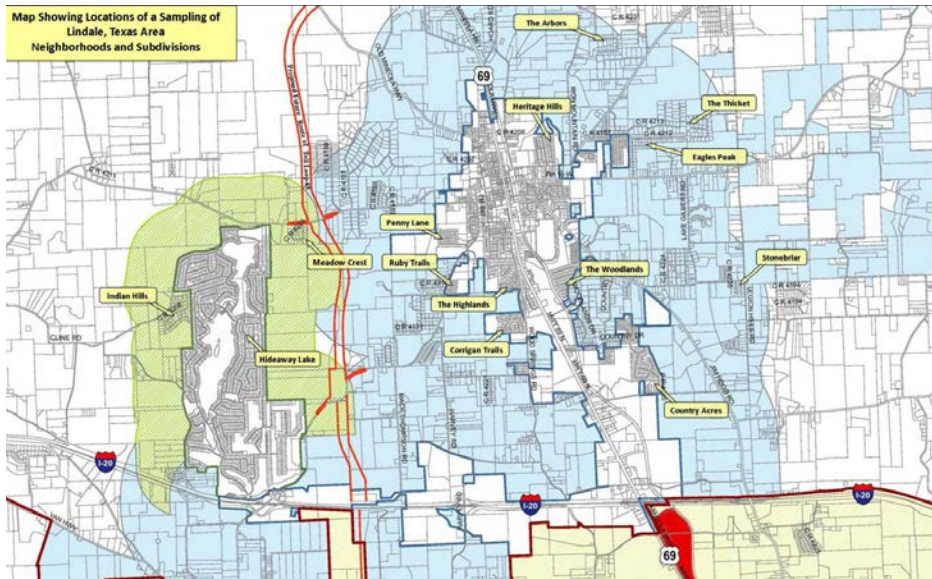
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	3,872	13,843	21,863
% Proj Growth 2024-2029	1.65%	1.54%	1.44%
2024 Average HH Income	\$92,080	\$104,481	\$107,806
2024 Median HH Income	\$77,391	\$85,391	\$87,525

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items.
 Davidson & Bogel Real Estate, LLC 2024

HOUSING

LINDALE ECONOMIC DEVELOPMENT CORPORATION



Greater Lindale offers “Great Texas Living” for those who want to escape hectic city life but still enjoy all the exciting amenities of today’s modern lifestyle. Lindale has a wide variety of homes, duplexes and apartments at various price points nestled in both new and established neighborhoods. A sampling of its 50-plus subdivisions include (see map for locations):

- Ruby Trails is one of the newest of 30+ subdivisions in Lindale. All new homes are built by Red Baron Architectural Company. This means the homes are Energy Star-certified and contain family- friendly floor plans, 10- and 12-pitch roofs, entry doors with leaded glass and transoms as well as custom hardwood cabinets, original custom countertops and vanities, custom gas fireplaces, and integrated color and stamped concrete floors, driveways, and sidewalks. The neighborhood is on CR 849, and in close proximity to Velma Penny Elementary school as well as most businesses in Lindale.
- Heritage Hills is a small neighborhood in the heart of Lindale with easy access to US 69 and Interstate 20. Homes here are priced from the 180 s. Underground utilities, sidewalks, city water, sewer, gutter and storm drain are all included in this restricted neighborhood. Heritage Builders is proud to offer one of the first communities in East Texas with 100% Energy Star-certified homes.
- Eagles Peak is great family neighborhood featuring spacious wooded lots nestled in a forest of hardwoods. Its residents enjoy the peacefulness of a quiet location close to schools, shopping and houses of worship. It’s also only a few minutes from Lindale’s downtown and is close to Interstate 20.
- The Highlands is a safe and secure neighborhood tailored to the growing family. It is central in Lindale, so it is close to everything; shopping, schools, restaurants, etc. The neighborhood is built out and contains over 60 smaller lots and homes from \$120,00 to \$170,000, with floorplans ranging from 1350 - 1800 square feet.
- The Woodlands is an established neighborhood partly inside the city limits and partly out. Those lots inside the city limits will be curbed and guttered and will have City water, wastewater. Many of the homes have natural gas available. All streets in the subdivision are cul-de-sacs. Homes range from 1,430 square feet to 3,200 square feet and are valued from \$120,000 to \$275,000.
- Country Acres is a community with mature trees and moderately priced homes conveniently located for quick access to Interstate 20 and Lindale shopping. The integrity of the subdivision is protected by covenants and restrictions. Most of the subdivision is within the City Limits. Homes will be from 1,100 to 2,200 square feet and will be priced from \$90,000 to \$189,000.

HOUSING

LINDALE ECONOMIC DEVELOPMENT CORP

- Penny Lane is a beautifully developed neighborhood on Lindale's west side. Just off FM 849, the neighborhood is adjacent to Velma Penny Elementary School and Pool Park. Penny Lane features many two story homes, all served by concrete streets, driveways, and sidewalks. A community pool calls to families throughout the summer. Homes here range from 1,800 to 3,500 square feet and will be priced from \$195,000 to \$400,000. All City utilities. A strong neighborhood organization ensures the integrity of the subdivision. Additional homes are being constructed in Phase 2.
- Stonebriar. Located on County Road 499 and County Road 498 east of Lindale. An easy commute from Lindale's Town Center. Homes in this country subdivision average about 2,000 square feet and will range from \$200,000 to \$300,000.
- The Thicket. Originally established in 1998, this subdivision features prestigious, upscale homes on one plus acre wooded lots. The subdivision presently has 90 wooded lots ready for new dream homes. Offers natural gas and cable TV; deed restricted. It was designed by a local builder to provide families with that "country" feel in a location close to all local amenities and I-20. Homes are generally in the \$200,000 to \$400,000 range.

Nearby communities include:

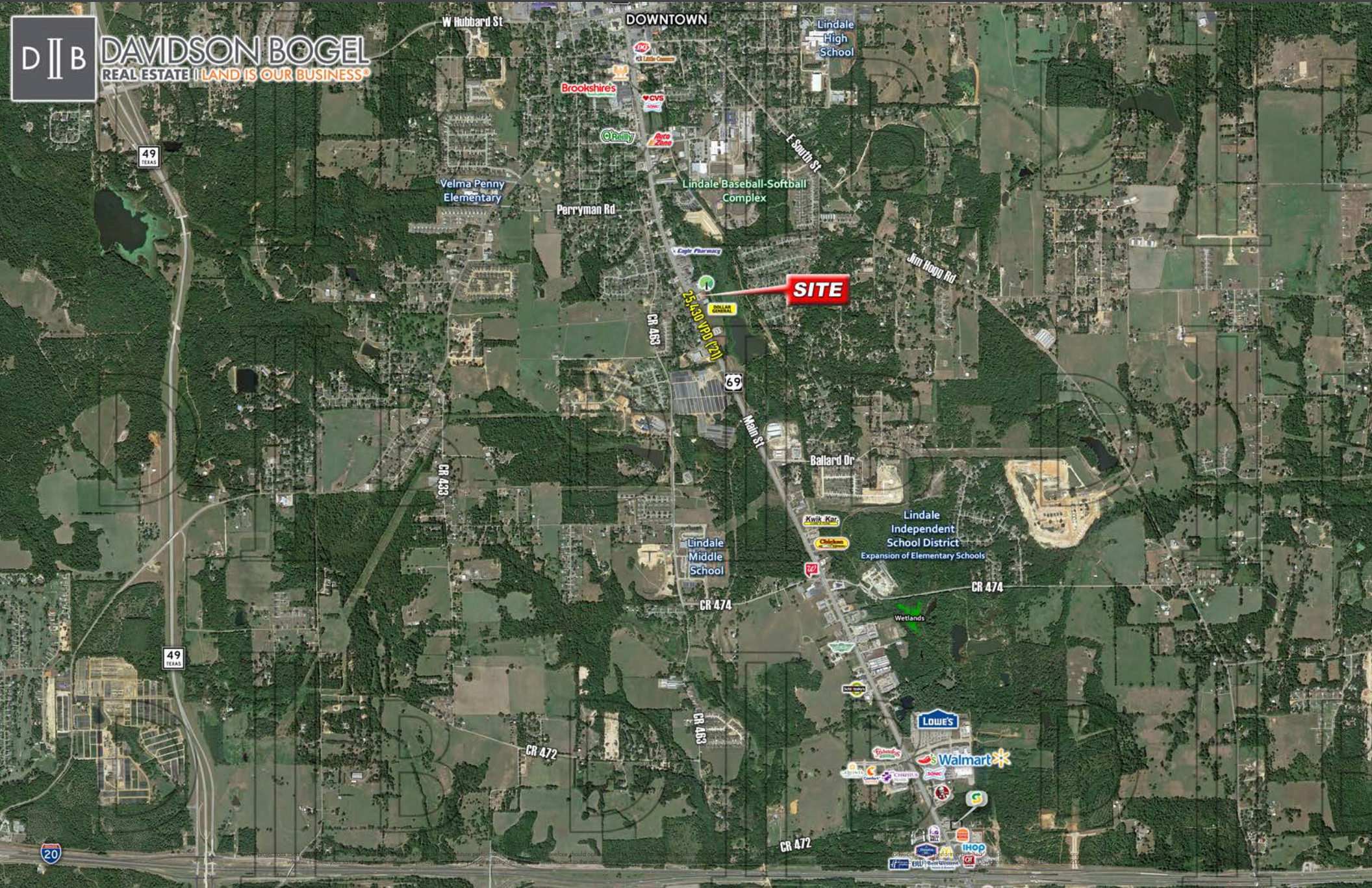
- Hideaway, TX. Gated private community of over 1,600 homes located just off Interstate 20, slightly over an hour east of Dallas, Texas. Towering oaks, pines and azaleas surround three shimmering lakes, 27 holes of golf, clubhouse with dining facilities, boat docks, marina, swim beach, community pool, park facilities, RV & boat storage, and many other amenities. Real estate in Hideaway Lake offers peaceful, secure living and a myriad of community activities for couples, families and retirees. Residents attend Lindale schools. A diverse variety of home styles and sizes can be found in the community with homes from \$70,000 to \$1 million.
- The Arbors. This community provides spacious building sites over an acre each (some are 2 to 3+ acres). Surrounded by Lindale's rich countryside, the subdivision has several homes in the 2,500-sq.-ft. range and above. Home values range from \$250,000 to \$450,000. The homes' architectural design liberally uses brick, stone and oftentimes cedar trim to give them a look mixing both traditional and Old World styles and blending into the area's rich forest background.
- Indian Hills is located on the west side of Hideaway Lake and an easy commute to downtown Lindale. It has medium to large homes in a variety of styles on half-acre and one-acre lots. The terrain is hilly and wooded. Powerlines are underground and lots utilize septic or aerobic systems. Lots are still available for new homes.
- Meadow Crest is a mid-ranged rural neighborhood on a circle with some wooded lots and some open. With 21 lots it is a small neighborhood in a country setting. It is outside the city limits and is 2-miles from Downtown Lindale. Homes are single story, a minimum of 2,000 square feet and sited on lots from 2/3 of an acre to 1.75 acres. Meadow Crest will be near the intersection of Toll Loop 49 and Hwy 16 when Toll Loop 49 is extended north of Interstate 20, so the neighborhood will have very easy access to I-20 and south Tyler.

1506 MAIN ST.

WIDE AERIAL

D | B

DAVIDSON BOGEL
REAL ESTATE | LAND IS OUR BUSINESS®



1506 MAIN ST.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
NOAH WILLIAMS	743029	NWILLIAMS@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
BEN SHERMAN	768762	BSHERMAN@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Noah Williams	743029	nwilliams@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Ben Sherman	768762	bsherman@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date