

**CAPSTONE**

COMMERCIAL REAL ESTATE GROUP

FOR SALE · LAND



LAND · MIXED-USE DEVELOPMENT · I-20 FRONTAGE

LAND PRICE

Lindale Crossing, Lindale, TX.

\$5 – \$25 PSF

TIERED BY LOCATION · SEE PRICING

A ±69.197-acre master-planned mixed-use development at the hard corner of Interstate 20 and Harvey Road, anchored by The Texan Stores — with pad sites available from ±0.82 to ±15.38 acres.

SITE SIZE

69.197 AC

ZONING

C-2

FRONTAGE

I-20

I-20 TRAFFIC

43,951 VPD[↓ FOR MORE INFORMATION CONTACT](#)

LISTING BROKER

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NEC I-20 & HARVEY ROAD · LINDALE, TX

Property Details.

PROPERTY OVERVIEW

Lindale Crossing is a ±69.197-acre master-planned mixed-use development occupying the hard corner of Interstate 20 and Harvey Road, with over 2,000 feet of I-20 frontage. The development is anchored by **The Texan Stores** — a 22,000 SF retail store and travel center opening in 2027 — and is platted into individually purchasable pad sites ranging from ±0.82 to ±15.38 acres across a north and south tract.

City of Lindale water, sewer, gas, electric and fiber are to the site, Harvey Road has been widened to four lanes, and West Lindale Crossing construction is complete. The property sits within the TxDOT I-20 expansion project from Harvey Road east to US-69, which will widen the main lanes from four to six and add two-lane frontage roads. Directly across I-20 are Target's 1.6 million SF distribution center and FedEx's new 163,000 SF facility, and the new Tyler Junior College campus is proposed just across Harvey Road.

PROPERTY HIGHLIGHTS

- Hard corner of I-20 & Harvey Road · Zoning C-2
- Anchored by The Texan Stores — coming 2027
- Proposed site of the new Tyler Junior College campus across Harvey Road
- Over 2,000 ft of I-20 frontage · 43,951 VPD
- Across from Target (1.6M SF) & FedEx (163,000 SF)
- Within the TxDOT I-20 expansion project corridor
- Ideal for multifamily, hotel, restaurant, retail, mini storage, commercial
- Minutes from Hideaway Lake — 3,000+ residents

PROPERTY SPECS

PROPERTY TYPE	Land / Mixed-Use
TOTAL SITE SIZE	±69.197 AC
PAD SITES	±0.82 – ±15.38 AC
ZONING	C-2
FRONTAGE	I-20 · Harvey Rd
UTILITIES	Water · Sewer · Gas Electric · Fiber
ANCHOR	The Texan Stores
COUNTY	Smith
MARKET	Lindale, TX
SALE PRICE	\$5 – \$25 PSF

LAND PRICING

Per square foot · tiered by site location

43,951 VPD

I-20 Daily Traffic

Expanding to six main lanes plus two-lane frontage roads (TxDOT)

Site Location	Price / SF
I-20 Frontage Pad Sites	\$20 – \$25 PSF
West Lindale Crossing Frontage Pad Sites	\$10 – \$15 PSF
Interior Sites	\$5 – \$15 PSF

Pricing is per square foot of land and varies within each tier by parcel size, configuration and visibility. Prices subject to change, prior sale, or withdrawal without notice. Traffic count 43,951 VPD on I-20 at the subject (TxDOT). Acreage, parcel dimensions, zoning and utility availability are approximate and must be independently verified.

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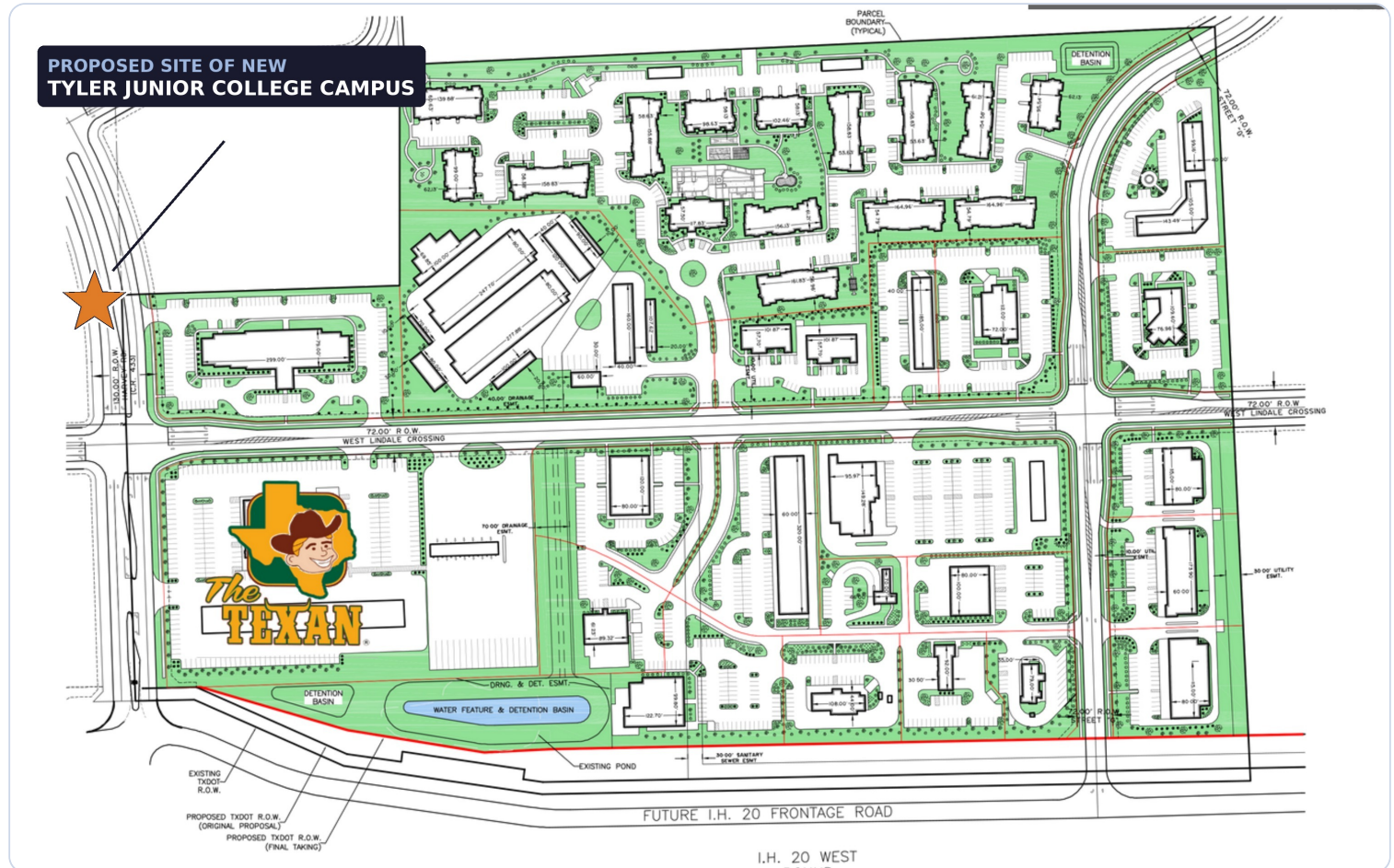


NEC I-20 & HARVEY ROAD · LINDALE, TX

Concept Plan.

MASTER SITE PLAN

±69.197 AC · NORTH & SOUTH TRACTS



Concept plan is conceptual and for marketing illustration only. Parcel boundaries, building footprints, acreage, drive access and detention are subject to final engineering, platting and City of Lindale approval.

I-20 FRONTAGE

Premium pad sites along the future I-20 frontage road — highest visibility tier at \$20 – \$25 PSF.

W. LINDALE CROSSING

Pad sites fronting West Lindale Crossing, the completed 72-ft ROW spine road — \$10 – \$15 PSF.

INTERIOR SITES

Larger interior parcels suited to multifamily, hotel, storage and office park uses — \$5 – \$15 PSF.

DEVELOPMENT ANCHOR

The Texan Stores — Coming 2027

A 22,000 SF retail store and travel center anchoring the southwest corner of the development at I-20 and Harvey Road, driving daily traffic to the surrounding pad sites. Approved uses across the balance of the property include multifamily, hotel, retail, restaurant, mini storage, professional office and conference center.

Multifamily

Hotel

Retail

Restaurant / Drive-Thru

Mini Storage

Office Park

Conference Center

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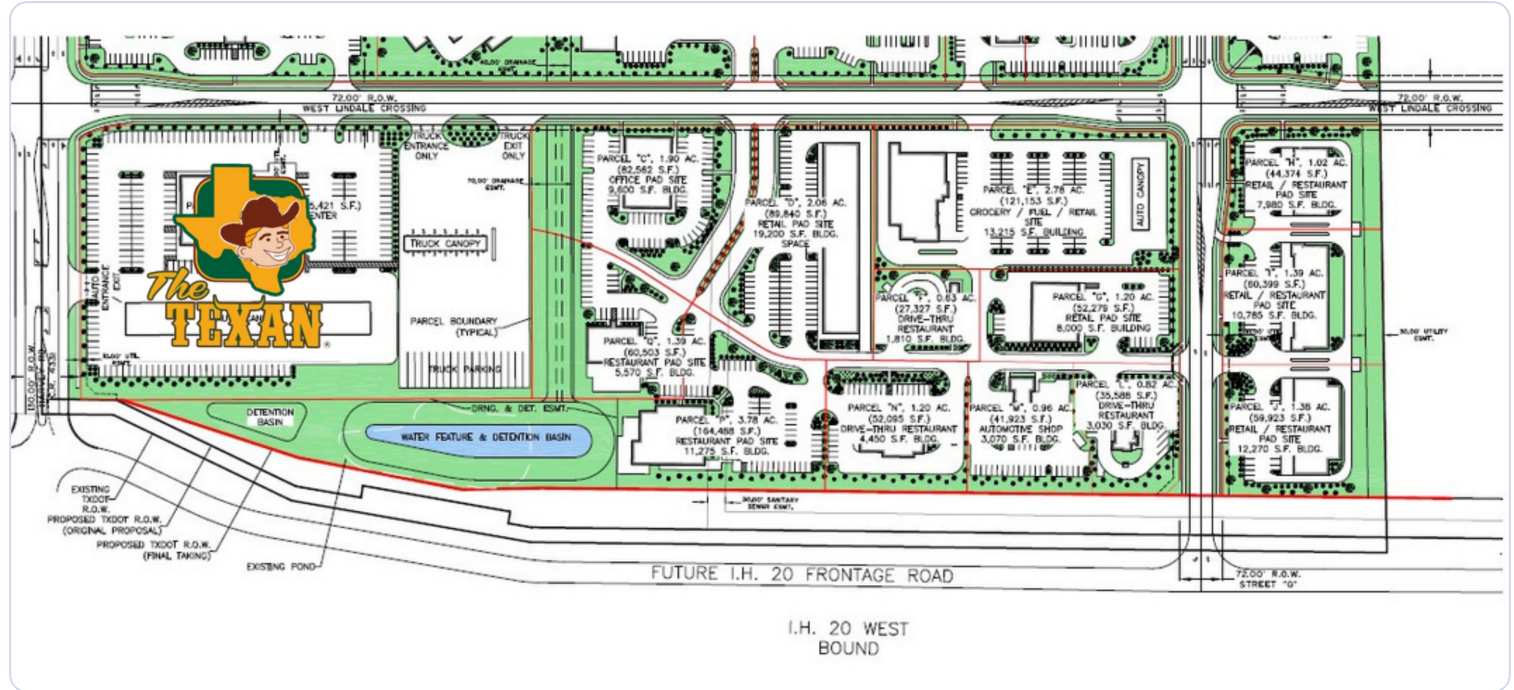


NEC I-20 & HARVEY ROAD · LINDALE, TX

Development Tracts.

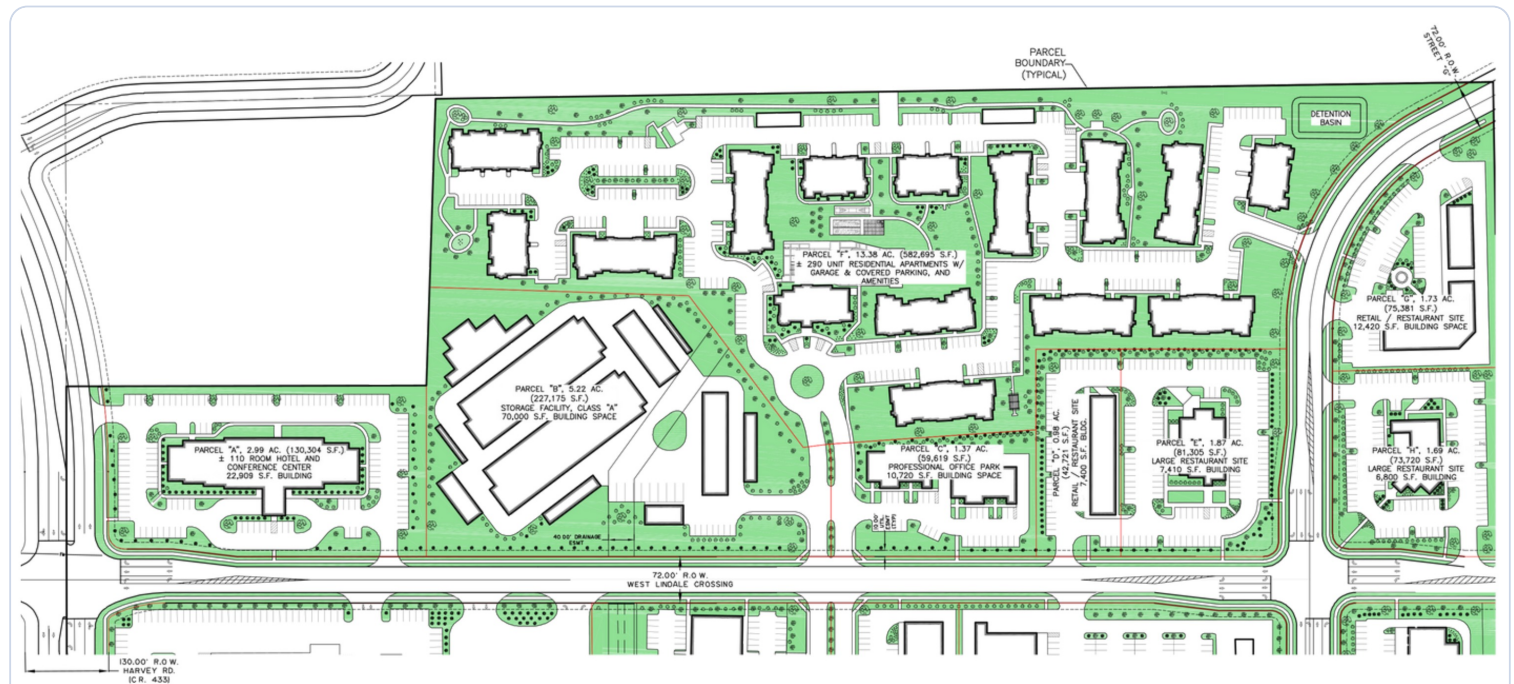
SOUTH TRACT

I-20 FRONTAGE · RETAIL, RESTAURANT & DRIVE-THRU PADS



NORTH TRACT

HOTEL, MULTIFAMILY, STORAGE & OFFICE PARK SITES



Parcel sizes, building areas and configurations shown are conceptual and subject to final platting and engineering. All acreage, square footage and dimensions are approximate and must be independently verified. © 2026 Capstone Commercial Real Estate Group.

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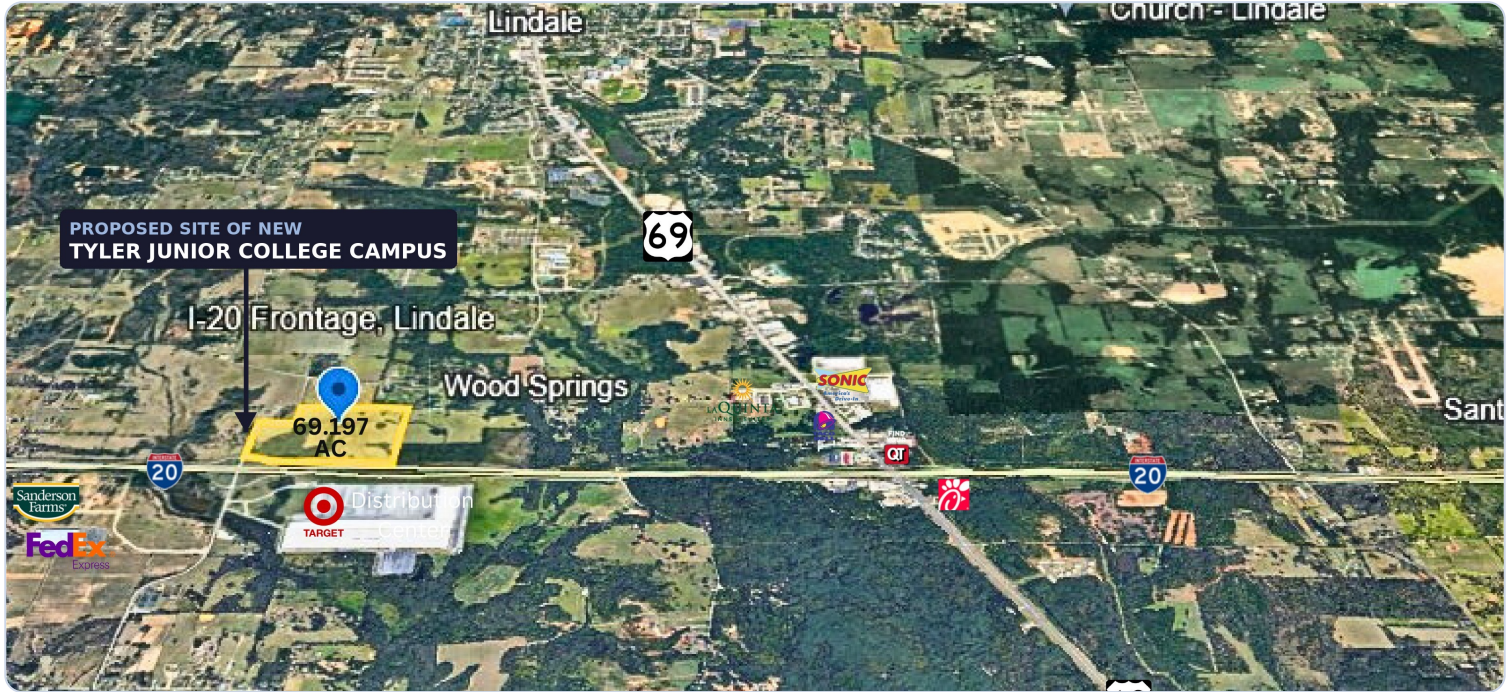
FOR SALE · LAND

NEC I-20 & HARVEY ROAD · LINDALE, TX

Location · Trade Area

SITE AERIAL

±69.197 AC · I-20 AT HARVEY ROAD



Aerial is approximate and for marketing illustration only; parcel boundaries, retailer locations and distances must be independently verified.

LINDALE FAST FACTS

COME JOIN GROWING LINDALE

REGIONAL POSITION

Lindale sits in the bull's-eye of the four-state region comprising Texas, Oklahoma, Arkansas and Louisiana.

PROACTIVE EDC

An economic development corporation committed to creating jobs through incentive programs for businesses.

UTILITIES

Abundant water supply along with adequate and reliable utilities serving the corridor.

GROWTH

Fast-growing northeast Texas community primed for retail, commercial and industrial development.

MAJOR USERS IN THE TRADE AREA

Target · FedEx · Sanderson Farms

Target's 1.6 million SF distribution center and FedEx's new 163,000 SF facility sit directly across I-20 from the site, alongside Sanderson Farms. The Lindale retail node at I-20 and US-69, just east of the site, carries the market's national credit tenancy.

Walmart

Lowe's

Chick-fil-A

Starbucks

Chili's

Sonic

Subway

IHOP

McDonald's

QuikTrip

Holiday Inn Express

Cracker Barrel

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Acreage, zoning, utilities, traffic counts and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or, if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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 <i>Buyer/Tenant/Seller/Landlord Initials</i>		 <i>Date</i>	