

# FOR SALE | 5.26 ACRES COMMERCIAL LAND AVAILABLE

13970 FM 2710, Lindale, TX

**\$499,70000**



**PRIME CAPITAL**  
REAL ESTATE GROUP

**Stephanie Taylor**

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## INVESTMENT SUMMARY

Exceptional opportunity to acquire 5.26 acres zoned Convenience & Neighborhood Commercial District at the highly visible intersection of Hwy 16 and FM 2710 in the growing community of Lindale, Texas. This hard-corner site offers outstanding frontage, traffic exposure, and accessibility, positioned directly across Hwy 16 from Lindale High School, providing built-in daily traffic from students, staff, and surrounding neighborhoods.

The property is well-suited for a variety of neighborhood-serving uses including convenience retail, quick-service restaurants, medical/office, service retail, and other commercial concepts designed to support a growing residential base. The property is well-suited for a variety of neighborhood-serving uses including convenience retail, quick-service restaurants, medical/office, service retail, and other commercial concepts designed to support a growing residential base. The area continues to see steady growth, making this an ideal long-term investment or immediate development opportunity.

### Additional Opportunity:

An adjacent  $\pm 7$  acres is also available for purchase, zoned residential, and improved with two income-producing rental homes. This creates a unique option for a buyer seeking a mixed-use assemblage, future expansion, or supplemental income while planning commercial development.



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## PROPERTY HIGHLIGHTS

- 5.26 acres zoned Convenience & Neighborhood Commercial
- Located at the intersection of Hwy 16 & FM 2710
- Directly across from Lindale High School
- Strong visibility and traffic exposure
- Growing East Texas market
- Adjacent 7± acres with two rental homes available for purchase



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# LOCATION HIGHLIGHTS

Lindale, Texas is a rapidly growing East Texas community located just north of Tyler, offering a strong blend of small-town character and economic momentum. With expanding residential neighborhoods, increasing commercial demand, and a business-friendly development climate, Lindale presents an attractive environment for projects designed to serve both local residents and the broader regional market. Key highlights include:

- **Growing Population Base** – Lindale continues to see steady population growth, driven by residential expansion and spillover from the Tyler market, creating sustained demand for retail, service, and housing components within mixed-use projects.
- **Strong Economic Fundamentals** – Supported by a diverse regional economy anchored by healthcare, education, logistics, manufacturing, and retail, Lindale benefits from stable employment and increasing household incomes.
- **Development Momentum** – Ongoing residential growth and infill development continue to drive demand for convenience retail, medical, office, and lifestyle services, positioning mixed-use projects for long-term success.
- **Education & Quality of Life** - The city offers access to highly regarded schools and community amenities, contributing to Lindale's appeal for families and professionals seeking both small-town charm and growth-oriented living. Its proximity to Tyler and regional job centers further enhances commuting options and economic opportunity.



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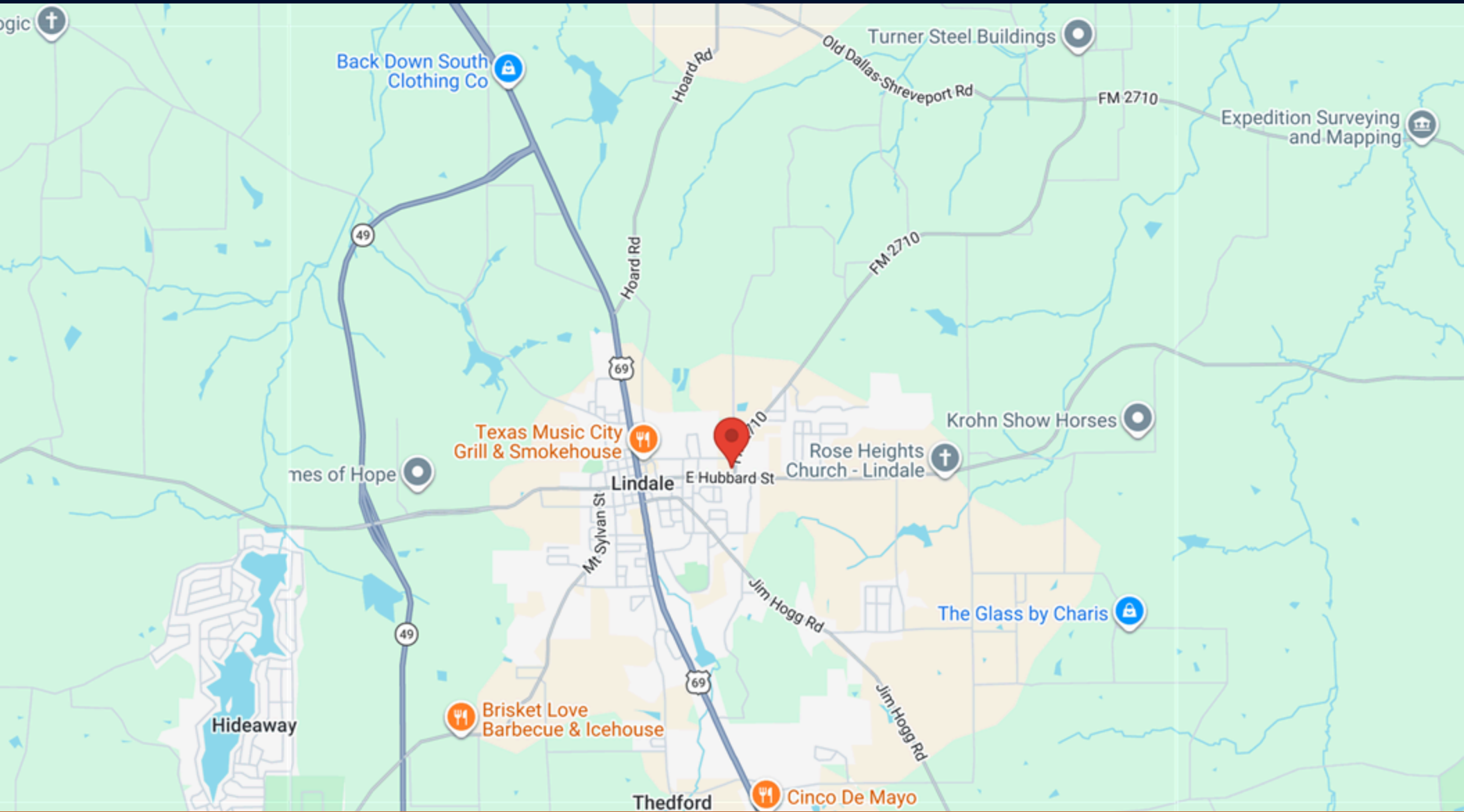
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,030	7,429	12,190
2010 Population	2,982	10,455	16,332
2025 Population	3,542	13,209	20,606
2030 Population	3,709	13,897	21,612
2025-2030 Growth Rate	0.93 %	1.02 %	0.96 %
2025 Daytime Population	4,234	11,309	18,171

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	120	286	384
\$15000-24999	70	208	385
\$25000-34999	71	226	350
\$35000-49999	136	529	893
\$50000-74999	155	708	1,084
\$75000-99999	217	657	1,073
\$100000-149999	299	982	1,484
\$150000-199999	143	681	1,169
\$200000 or greater	164	618	1,015
Median HH Income	\$88,816	\$92,326	\$92,875
Average HH Income	\$104,888	\$113,732	\$117,133



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total House holds	744	2,696	4,643
2010 Total House holds	1,078	3,707	6,065
2025 Total House holds	1,375	4,896	7,837
2030 Total House holds	1,469	5,248	8,368
2025 Average Household Size	2.53	2.66	2.6
2025 Owner Occupied Housing	946	3,554	6,058
2030 Owner Occupied Housing	1,037	3,899	6,587
2025 Renter Occupied Housing	429	1,342	1,779
2030 Renter Occupied Housing	432	1,349	1,781
2025 Vacant Housing	82	356	703
2025 Total Housing	1,457	5,252	8,540

EXCLUSIVELY  
PRESENTED BY:

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FOR MORE DETAILS.**