



 **BRYAN HAGGARD**  
LAND GROUP

[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)



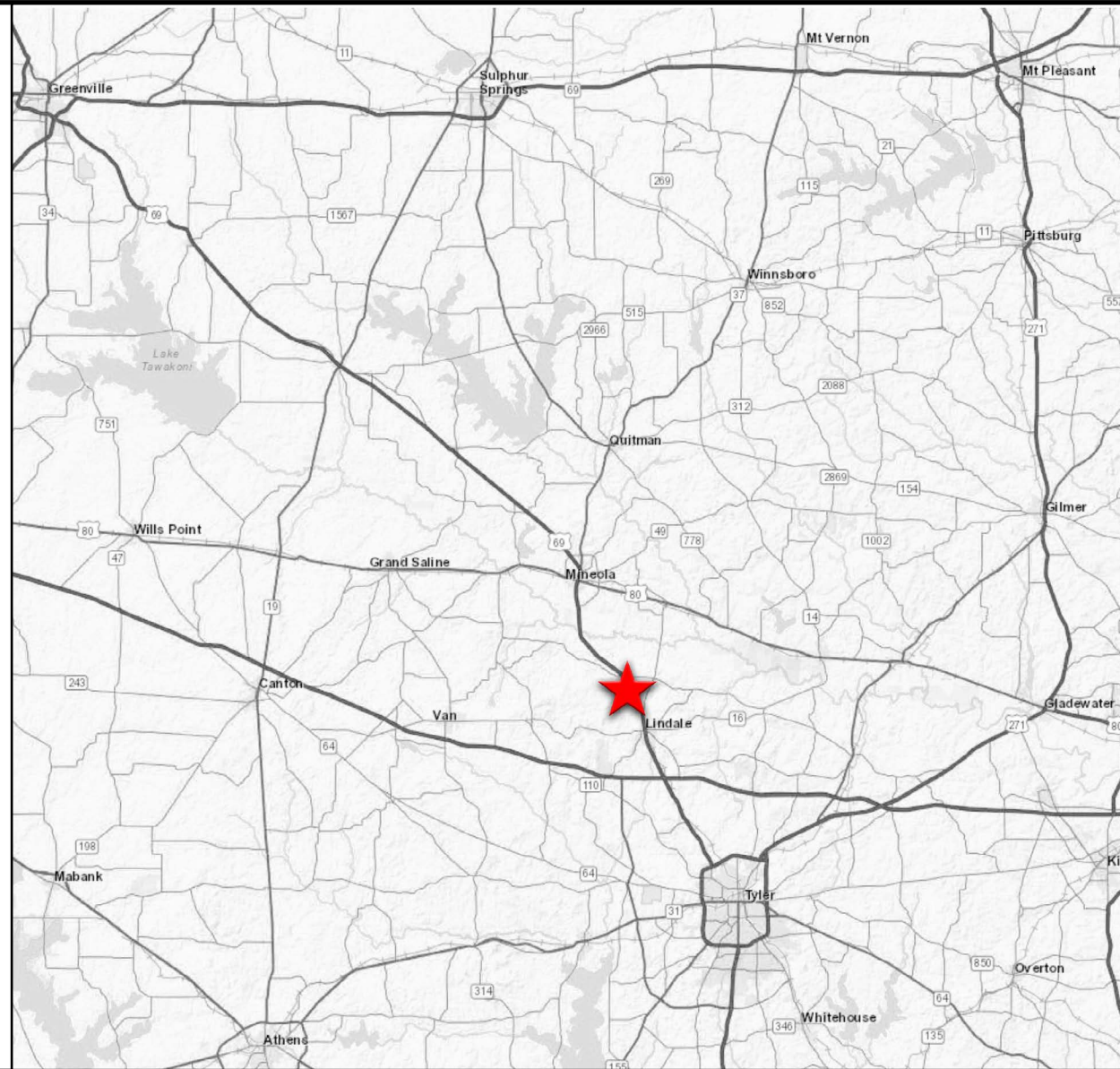
# Lindale Square

19588 US Highway 69 N  
Lindale, Texas

Bryan Haggard Land Group (“BHLG”), as exclusive advisor to the owner, is pleased to present **Lindale Square**, a ±6.4-acre development opportunity strategically positioned along **US Highway 69 N in Lindale, Texas**. This highly visible tract offers direct highway frontage at a **lighted intersection**, providing exceptional access and exposure in one of East Texas’ most desirable growth corridors.

Located just minutes from the core retail and commercial hub of Lindale, the property benefits from strong regional traffic patterns, steady population growth, and proximity to daily amenities. With **no zoning restrictions and no floodplain**, Lindale Square offers developers maximum flexibility for a wide range of uses including residential, commercial, or mixed-use concepts.

This offering represents a rare opportunity to acquire a **highly accessible, unrestricted tract** in a rapidly expanding submarket with strong demographics and continued growth momentum.



 **BRYAN HAGGARD**  
LAND GROUP  
972-265-9609  
[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)

**AUSTIN FREET** - [Austin@BryanHaggardLand.com](mailto:Austin@BryanHaggardLand.com)  
**JOSH BRYAN** - [Josh@BryanHaggardLand.com](mailto:Josh@BryanHaggardLand.com)

Presented by Fairview Real Estate Services, LLC. This information is believed reliable but we make no guarantee, warranty or representation about its accuracy, completeness, prior sale, lease or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



**SITE SIZE:** ±6.4 Acres

**LOCATION:** 19588 US Highway 69 N, Lindale, Texas

**ZONING:** Outside City Limits  
(No Zoning Restrictions)

**FLOODPLAIN:** No Floodplain

**SCHOOLS:** Lindale Independent School District

**UTILITIES:** Water is believed to be available along US Highway 69 frontage via Duck Creek WSC.  
  
Buyer to verify capacity, availability, and connection requirements.  
  
Site will likely require internal extension and potential off-site improvements depending on intended density.

### 10 MILE DEMOGRAPHIC SNAPSHOT

2025 Population	Households	Avg HH Income
38,265	14,740	\$106,001

### KEY ADVANTAGES

#### HIGH VISIBILITY & ACCESS

- Positioned along US Highway 69 with 14,647 VPD (24')
- Located at a lighted intersection, enhancing ingress/egress and safety
- Excellent frontage ideal for commercial or residential entry development

#### UNRESTRICTED DEVELOPMENT POTENTIAL

- Located outside city limits with no zoning restrictions
- Flexible for a variety of uses including residential, retail, office, or mixed-use
- No floodplain constraints, allowing for efficient site planning

#### PROXIMITY TO LINDALE RETAIL & AMENITIES

- Minutes from Lindale's primary retail corridor
- Close access to grocery, dining, and daily services
- Positioned within a well-established and growing community

#### STRATEGIC LOCATION IN GROWTH CORRIDOR

- Lindale continues to experience steady population and housing growth
- Strong connectivity via US Highway 69 to Tyler and surrounding markets
- Ideal for developers seeking smaller-scale, high-impact opportunities



## DEMOGRAPHIC PROFILE:

The Lindale market demonstrates steady growth, strong household incomes, and a stable residential base, supporting both residential and commercial development.

### Population Growth

- 5-Mile Population:
  - 2020: 16,247
  - 2025: 17,423
  - 2030: 18,295
- Continued annual growth projected through 2030

### Household & Income Trends (5-Mile Radius)

- Median Household Income (2025): \$92,209
- Average Household Income (2025): \$117,773
- Projected Median Income (2030): \$103,933

### Housing Characteristics

- Majority owner-occupied housing within the market
- Balanced mix of household sizes (2.6 persons per household)
- Increasing household formation projected through 2030

### Demographic Stability

- Median age 40 years within 5-mile radius
- Diverse and stable population base supporting long-term demand

## NEARBY ECONOMIC DRIVERS & RETAIL:

- Lindale serves as a key suburban node within the Tyler MSA, offering a strong mix of retail, healthcare, and employment centers.
- Immediate access to Lindale's retail corridor along US Highway 69
- Proximity to Tyler, a major regional employment and medical hub
- Access to national retailers, grocery stores, and local businesses
- Continued commercial expansion along Highway 69 corridor





**Lindale Square**  
19588 US Highway 69 N  
Lindale, Texas



 **BRYAN HAGGARD**  
LAND GROUP  
972-265-9609  
[www.BryanHaggardLand.com](http://www.BryanHaggardLand.com)

**AUSTIN FREET** - [Austin@BryanHaggardLand.com](mailto:Austin@BryanHaggardLand.com)  
**JOSH BRYAN** - [Josh@BryanHaggardLand.com](mailto:Josh@BryanHaggardLand.com)

Presented by Fairview Real Estate Services, LLC. This information is believed reliable but we make no guarantee, warranty or representation about its accuracy, completeness, prior sale, lease or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



**Lindale Square**  
 19588 US Highway 69 N  
 Lindale, Texas

## DEMOGRAPHIC SUMMARY

19534-19560 US Highway 69 N  
 Ring of 5 miles

### KEY FACTS

17,224

Population



6,507

Households

40.6

Median Age

\$77,011

Median Disposable Income

### EDUCATION

8.4%

No High School Diploma



24.4%

High School Graduate



38.4%

Some College/  
Associate's Degree



28.8%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$91,884

Median Household Income



\$44,460

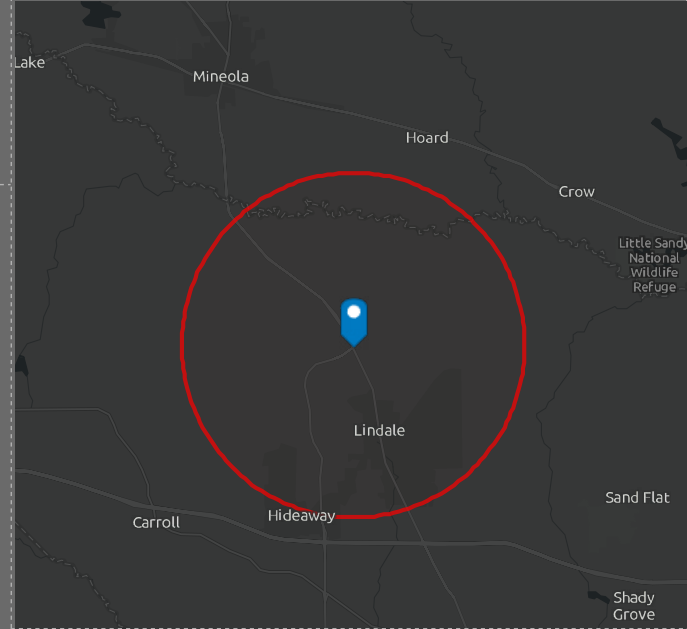
Per Capita Income



\$356,077

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

58.6%

White Collar

25.6%

Blue Collar

17.3%

Services

3.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

**BRYAN HAGGARD**  
 LAND GROUP  
 972-265-9609  
 www.BryanHaggardLand.com

**AUSTIN FREET** - Austin@BryanHaggardLand.com  
**JOSH BRYAN** - Josh@BryanHaggardLand.com

Presented by Fairview Real Estate Services, LLC. This information is believed reliable but we make no guarantee, warranty or representation about its accuracy, completeness, prior sale, lease or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



**Lindale Square**  
 19588 US Highway 69 N  
 Lindale, Texas

## DEMOGRAPHIC SUMMARY

19534-19560 US Highway 69 N  
 Ring of 10 miles

### KEY FACTS

38,265

Population



14,740

Households

42.1

Median Age

\$66,445

Median Disposable Income

### EDUCATION

8.7%

No High School Diploma



27.3%

High School Graduate



36.4%

Some College/  
Associate's Degree



27.6%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$79,937

Median Household Income



\$40,865

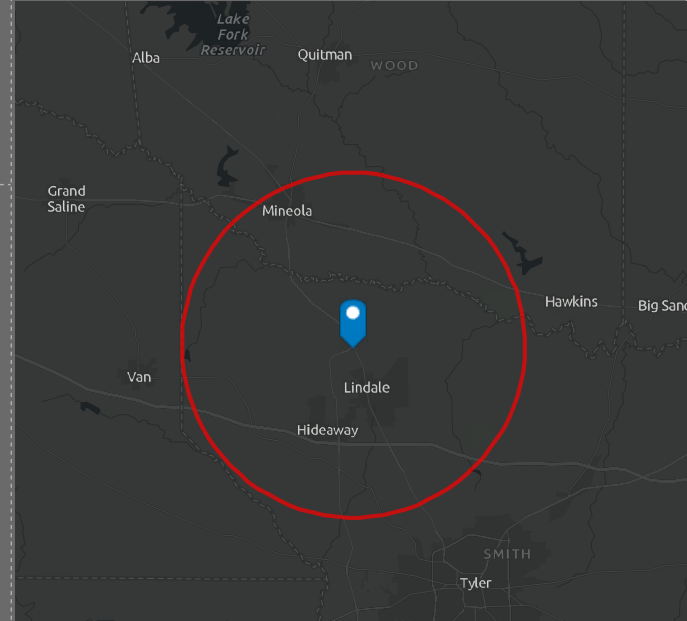
Per Capita Income



\$294,917

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

White Collar 57.3%

Blue Collar 28.8%

Services 16.7%

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

**BRYAN HAGGARD**  
 LAND GROUP  
 972-265-9609  
 www.BryanHaggardLand.com

**AUSTIN FREET** - Austin@BryanHaggardLand.com  
**JOSH BRYAN** - Josh@BryanHaggardLand.com

Presented by Fairview Real Estate Services, LLC. This information is believed reliable but we make no guarantee, warranty or representation about its accuracy, completeness, prior sale, lease or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



**Lindale Square**  
 19588 US Highway 69 N  
 Lindale, Texas

## DEMOGRAPHIC SUMMARY

19534-19560 US Highway 69 N  
 Ring of 15 miles

### KEY FACTS

95,256

Population



35,702

Households

39.5

Median Age

\$57,749

Median Disposable Income

### EDUCATION

14.5%

No High School Diploma



31.0%

High School Graduate



34.2%

Some College/  
Associate's Degree



20.3%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$69,708

Median Household Income



\$34,039

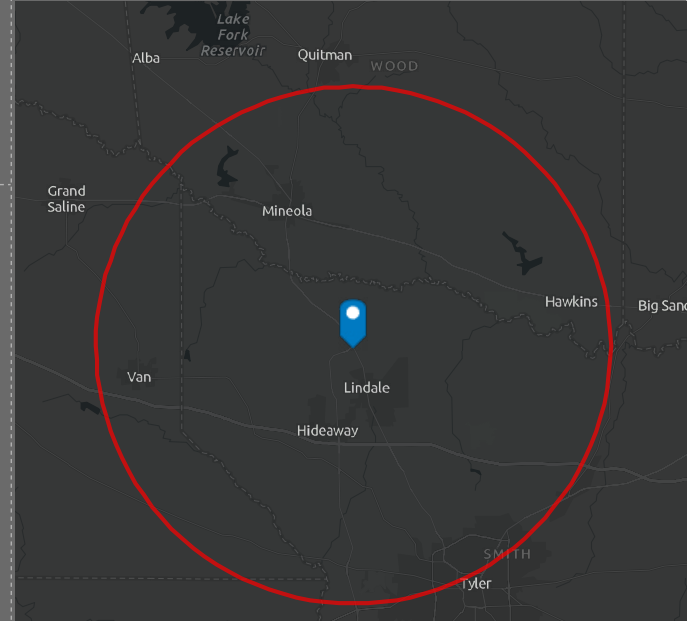
Per Capita Income



\$205,120

Median Net Worth

### HOUSEHOLD INCOME



### EMPLOYMENT

51.0%

White Collar

33.7%

Blue Collar

18.2%

Services

4.0%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

**BRYAN HAGGARD**  
 LAND GROUP  
 972-265-9609  
 www.BryanHaggardLand.com

**AUSTIN FREET** - Austin@BryanHaggardLand.com  
**JOSH BRYAN** - Josh@BryanHaggardLand.com

Presented by Fairview Real Estate Services, LLC. This information is believed reliable but we make no guarantee, warranty or representation about its accuracy, completeness, prior sale, lease or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness.



# Information About Brokerage Services

2-10-2025



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.

## 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:
  - 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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)