

# Rich Martin's Neighborhood Snapshots

## Lindale Park



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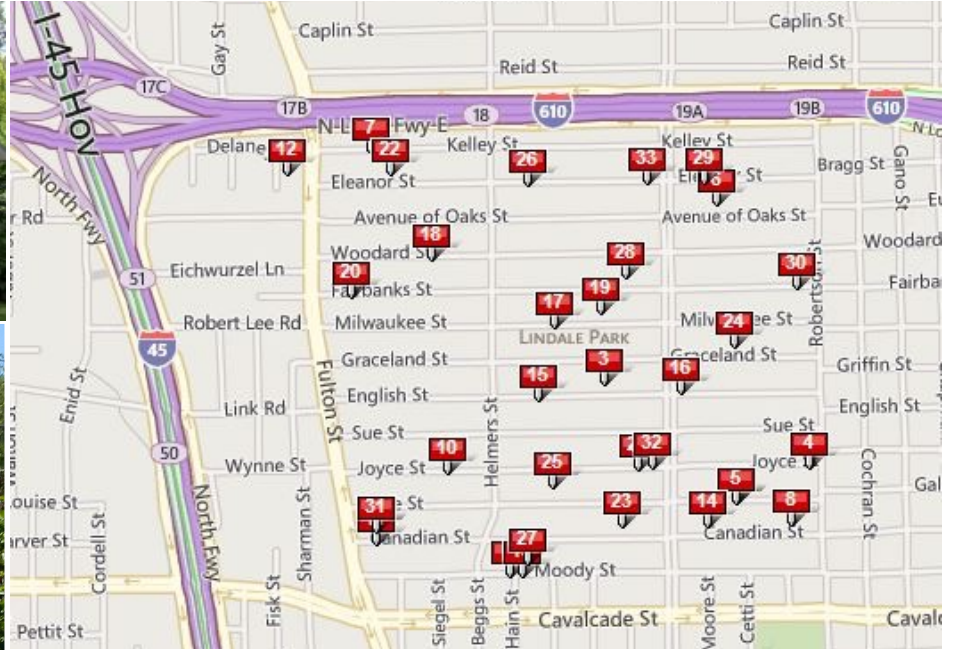
**Would you like it here?** That's a tough question. I love it, and think the neighborhood is ready for more appreciation, but I have been saying that for a while. The Light Rail though, may be its tipping point. The biggest drawbacks: Lindale is small and somewhat isolated, no close shopping.

### Market Conditions:

The average Days on Market was 34 for the last half of the year, which indicates a strong market. It's a small community though, so sales were only about 4/month. About half the homes were in need of repairs/renovation. The exhausted buyers chasing homes in Heights and Oak Forest look here too. The light rail was completed last year. It is the one leg of the rail system that actually serves a true neighborhood. I expect big changes to Fulton Street, which will draw more people here.

### House Age and Style:

1940's Tall-roofed brick cottages are Lindale's signature style. Ranch style homes are common too, fewer bungalows. All on big lots.



Two terms are used to describe Lindale Park; a "miniature West U", because of its broad streets, and tall peaked-roof homes and the "Hidden Jewel", because it is somewhat hidden and has unique, wonderfully cared for homes.

### Price Range:

- **Original homes:** \$175K to mid \$200's. These homes need work.
- **Remodeled homes:** Mostly \$300 to \$350K. Average Sales Price for all is ~\$250K.
- **New Homes:** Almost non-existent.

### History:

Developed by Roy Reid in 1937. He chose the location next to the existing Lindale Park Golf Course. The Golf course is long gone (replaced by more housing) but these great old homes survive today. See a copy of the original sales brochure. Some of these homes look exactly the same now as back in 1940.

### Misc:

- **Deed Restrictions:** Yes
- **Civic Associations:** Yes, strong
- **Flood Zone:** No
- **Townhomes:** No...never will be
- **Rentals:** A couple of single family homes per month. \$1000 to \$2000/month.
- **Subdivision Size:** Small ~1200 homes
- **Zip Code:** 77009

If you like Lindale Park you may also like: There is nothing else like this little West U. Oak Forest and the neighborhoods surrounding it would be the closest approximation. Prices are higher, but it also has more amenities.

**Location:** Just inside the North 610 Loop, east of I-45. From Fulton St. (where the Light Rail is running), past Irvington, to Robertson St.

**Note:** The photos of homes in this document are examples of homes in Lindale Park, not homes for sale.