



LISTED BY
RANGE REALTY
ADVISORS

NWQ I-35 & US HWY 82 GAINESVILLE, TX 76240



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PROPERTY OVERVIEW



LOCATION

NWQ I-35 & Hwy 82
Gainesville, TX 76240



ACREAGE

Gross: ± 27.817
Net: ± 27.817



ZONING

C-2 (General Commercial)



FUTURE LAND USE

Retail /Hospitality



UTILITIES

Water: To Site
Sewer: To Site



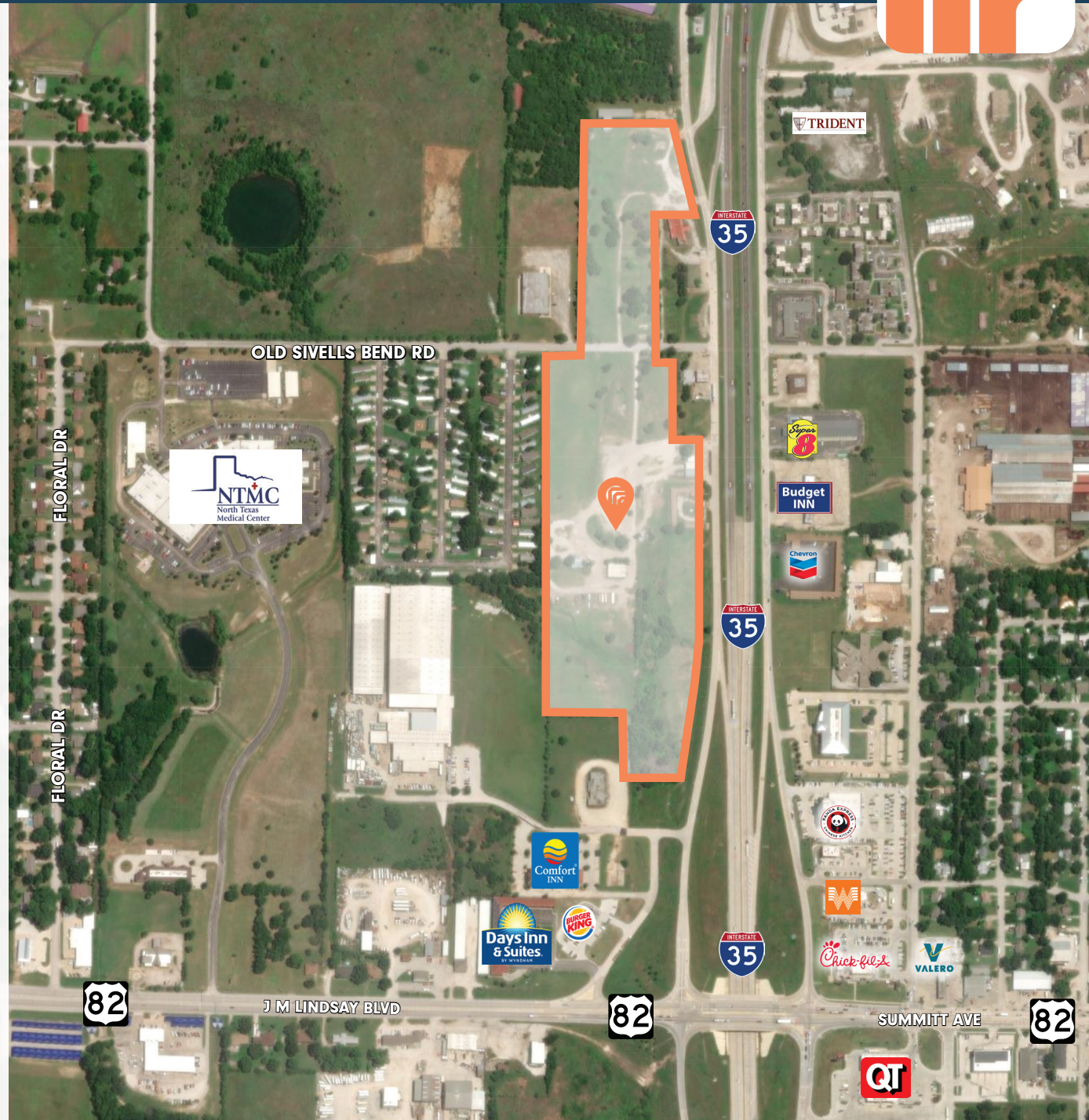
ISD

Gainesville ISD



VPD

I-35: ± 43,768
J M Lindsay Blvd: ± 34, 946





PROPOSED INDUSTRIAL
CAMP HOWZE INDUSTRIAL PARK
PROPOSED INDUSTRIAL

GAINESVILLE MUNI AIRPORT-GLE

ATMOS energy

NORTH CENTRAL TEXAS COLLEGE

GAINESVILLE JR HIGH SCHOOL
± 444 STUDENTS

GAINESVILLE HIGH SCHOOL
± 919 STUDENTS

LIBERTY POINT
± 850 LOTS

ppg dura-line TRIDENT
GAF Well Services

Applebee's Chick-fil-A
Wendy's Burger King SONIC Pizza Hut
Papa John's Panda Express McDonald's Domino's
Freddy's Braum's

HIBBETT SPORTS Jeep Ford HARBOR FREIGHT
BIG LOTS! Aaron's SHERWIN-WILLIAMS.
FAMILY DOLLAR TRACTOR SUPPLY CO DOLLAR TREE
Payless THE HOME DEPOT DG ATWOODS J-MAX CINEMAS

CVS

VALERO O'Reilly AUTO PARTS Exxon Chevron
QT CONOCO AutoZone

FAIRFIELD INN & SUITES Days Inn & Suites LAQUINTA Hampton
Hilton Garden Inn Comfort INN Budget INN Super 8



MARKET OVERVIEW



SUMMARY

GAINESVILLE, TEXAS, HAS SEEN VARIOUS DEVELOPMENT PROJECTS AIMED AT ENHANCING THE CITY'S INFRASTRUCTURE AND ECONOMY. POSITIONED IN NORTH TEXAS, MERELY 60 MILES FROM THE VIBRANT DALLAS AND FORT WORTH METROPLEX, GAINESVILLE STANDS AT A STRATEGIC LOCATION THAT PRESENTS SUBSTANTIAL BENEFITS FOR ALL FORTHCOMING DEVELOPMENT ENDEAVORS.

IN ADDITION TO THIS, GAINESVILLE BENEFITS FROM ACCESS TO THE I-35 CORRIDOR AND DIRECT RAIL CONNECTIONS, FACILITATING SWIFT COMMUNICATION WITH BOTH CUSTOMERS AND SUPPLIERS. THIS INFRASTRUCTURE SET-UP NOT ONLY IMPROVES EFFICIENCY BUT ALSO FOSTERS ENHANCED CONNECTIVITY ACROSS THE REGION.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	1,186	1,554	20,817
2028 POPULATION	1,221	16,162	21,608
POP. GROWTH 2023-2028	0.6%	0.6%	0.6%
2023 TOTAL HOUSEHOLDS	419	5,850	7,766
MEDIAN HOUSE HOLDS INCOME	\$39,827	\$47,193	\$51,526
2023 TOTAL BUSINESSES	127	1,080	1,195
2023 TOTAL EMPLOYMENT	1,346	9,842	10,974



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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.

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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____