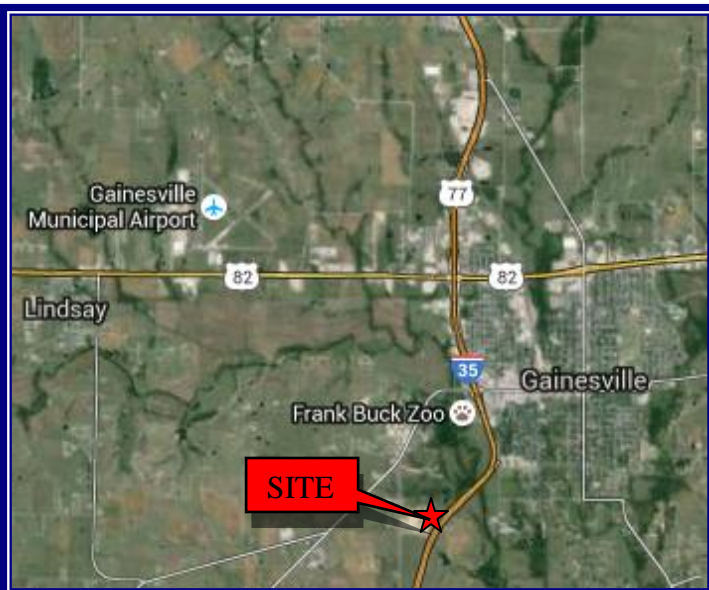
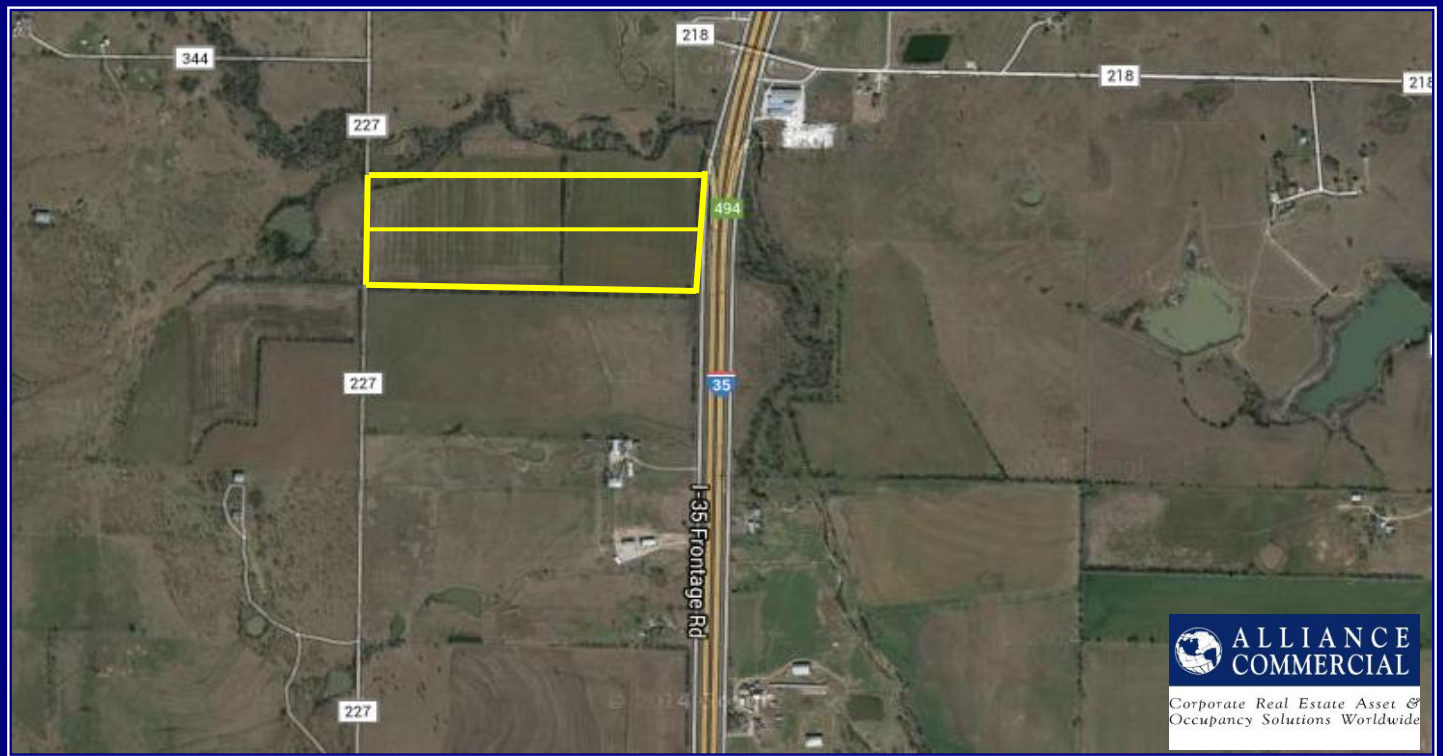


For Sale
S I-35 W/S
Gainesville, TX 76240

Commercial Land
+/- 39.851 Acres – 2 Lots
Freeway Exposure on I-35



Property Highlights

- +/- 39.851 Acres Available
- Great Location!!!!
- Direct Exit off I-35 at Mile Marker 494
- +/- 590 ft Frontage on I-35
- Zoned: General Commercial (C-2)
- Highly Visible Location
- Great for Truck Stop, Hotel, or Car Lot (See Zoning Page for more permissible uses)
- +/- 3 miles from Center of Gainesville
- Just minutes away from the Center of Gainesville, multiple Lakes & Casino
- Billboard on Property with Annual Income
- Farming Lease with +/- \$700 Annual Income

Sales Price

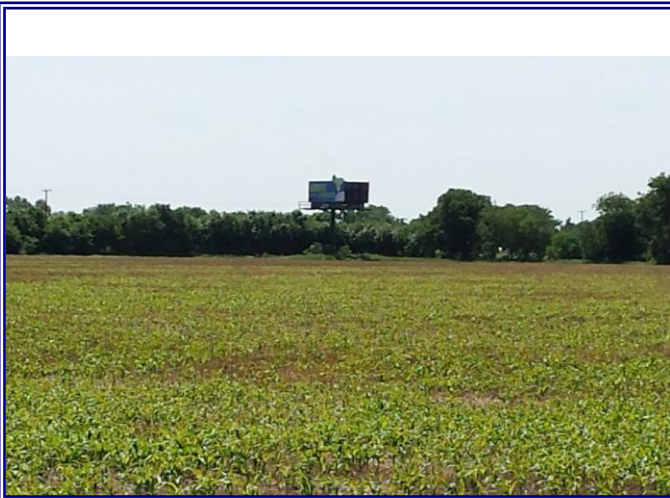
\$1,500,000.00/\$37,640.21 per Acre

Exclusively Offered By
Alliance Commercial Real Estate Group, Inc.
Brian Buell, Broker
(214) 914-9500
b.buell@alliance-commercial.com

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For Sale
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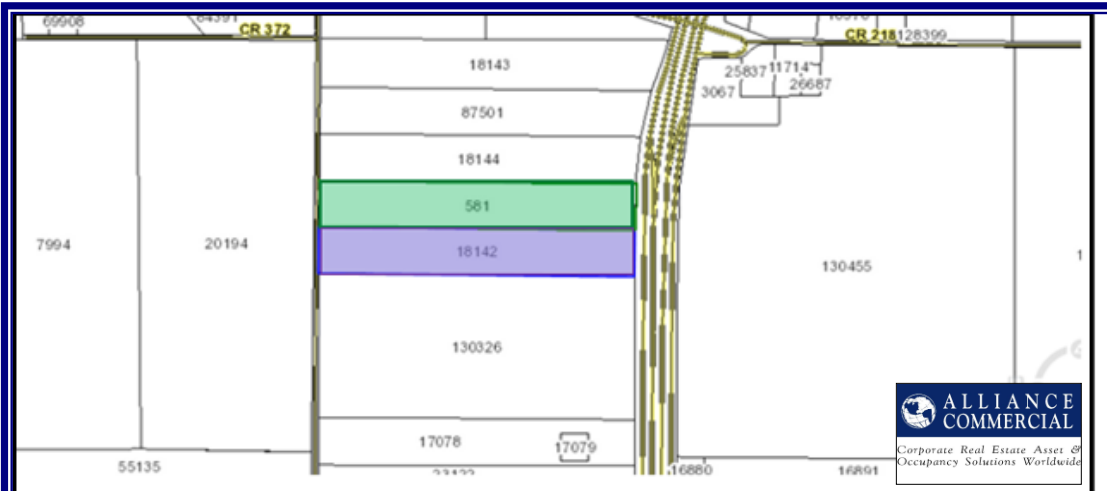


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For Sale
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Gainesville, TX 76240

Commercial Land
+/- 39.851 Acres – 2 Lots
Freeway Exposure on I-35



Account

Property ID: 581
Geo ID: 0440-025-00004
Type: Real

Legal Description: HUNT CSL, 0440 BLOCK 25, ACRES 19.94

Location

Situs Address: S I-35 W/S GA, TX
Neighborhood: SO I-35 CORRIDOR
Mapsco: 480
Jurisdictions: CAD, CCOK, HOGV, NCTC, FMRD, SDGV, TNGV, RDBD, 72

Property

Appraised Value: N/A

Account

Property ID: 18142
Geo ID: 0440-025-00005
Type: Real

Legal Description: HUNT CSL, 0440 BLOCK 25, ACRES 19.94

Location

Situs Address: S I-35 W/S GA, TX
Neighborhood: SO I-35 CORRIDOR
Mapsco: 480
Jurisdictions: CAD, CCOK, HOGV, NCTC, FMRD, SDGV, TNGV, RDBD, 72

Property

Appraised Value:

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For Sale
S I-35 W/S
Gainesville, TX 76240

Commercial Land
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Freeway Exposure on I-35



Approximately 3 miles North of the site is the City of Gainesville, Texas. In Gainesville you can find anything from antiques to zebras. This historic city will provide you with residential charm, expanding manufacturers and endless agriculture.

This community boasts a Historical Downtown and residential area which aides in identifying Gainesville as “The Star of North Texas.” Here, the education at our public schools and North Central Texas College are proud traditions. Visitors and residents alike can take advantage of beautiful parks, like Leonard Park which includes baseball fields, a 15,000 square foot playground and the Frank Buck Zoo, the best little zoo in Texas.

North Texas Medical Center has been serving the citizens of Gainesville and Cooke County since 1975. They celebrated the grand opening of their new campus in August 2004 and since that time have continued to implement the latest technology in order to better care for their patients.

Our diversified economy features manufacturers of energy related equipment, airline seating, plastic pipe, blades for wind turbines, equine and agriculture industries to name a few.

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For Sale
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Gainesville, TX 76240

Commercial Land
+/- 39.851 Acres – 2 Lots
Freeway Exposure on I-35



This beautiful property has a great location with Interstate exposure. Located only 3 miles from the City of Gainesville; Texas, 10 minutes from the Red River, Lake Ray Roberts, and Lake Texoma; 15 minutes from the world famous Winstar World Casino; 25 miles from Denton, Texas; and 35 miles from Ardmore, Oklahoma. This property also has a billboard producing an annual income of \$2,000 - \$3,000 annually.

For Utility and Chamber of Commerce Information:

City of Gainesville, Public Services Department/Water Department: 940-668-4540

Atmos Energy (Gas): 800-460-3030

Texas Electric Choice: 866-797-4839

Gainesville Chamber of Commerce: 940-665-2831.

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Gainesville Demographics

2013	Population		
	1 Mile	3 Mile	5 Mile
Total Population	n/a	8,856	17,370
Daytime Population	n/a	13,424	20,766
Total Employees	n/a	8,329	11,050
Median Age	n/a	31	34
Total Males	n/a	4,210	8,351
Total Females	n/a	4,646	9,019

	Households		
	1 Mile	3 Mile	5 Mile
2013 Total Households	n/a	3,287	6,437
2000 Total Housing Units	n/a	3,580	6,958
2000 Total Owner Occupied	n/a	1,673	3,872
2000 Total Renter Occupied	n/a	1,639	2,581
2000 Vacant Housing Units	n/a	268	505

2013	Population By Ethnicity		
	1 Mile	3 Mile	5 Mile
White	n/a	6,217	13,207
Black or African American	n/a	582	839
Hispanic	n/a	2,937	4,675
Asian	n/a	152	205
Native American	n/a	129	218

2013	Income		
	1 Mile	3 Mile	5 Mile
\$10,000 - \$39,999	n/a	1,611	2,678
\$40,000 - \$74,999	n/a	840	1,829
\$75,000 - \$199,999	n/a	427	1,284
Over \$200,000	n/a	20	96
Median Household Income	n/a	\$32,756	\$39,900
Average Household Income	n/a	\$41,398	\$51,942
Per Capita Income	n/a	\$15,764	\$19,677

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Gainesville Zoning Code:

* Existing zero lot line structures are addressed in Section 3.110.P

3.1.11 [C2 General Commercial District Defined.]

A. Purpose.

The C2 General Commercial District is established to provide the necessary shopping, services, recreation, employment, and institutional facilities that are required and supported by the surrounding community, and allowing for moderate outdoor display and sales of merchandise.

B. Land Use.

- (1) Any use permitted in the C1 district.
- (2) Assisted Living Facilities/Convalescent Homes.
- (3) Auction rooms.
- (4) Auto body operations.
- (5) Automobile accessory stores.
- (6) Automobile service facilities.
- (7) Automobile washes.
- (8) Bus terminals.
- (9) Catering establishments.
- (10) Cleaning and dyeing facilities.
- (11) Commercial recreation uses.
- (12) Department stores.
- (13) Drive-in eating establishments.
- (14) Employment agencies.
- (15) Existing residential dwelling units and lodging uses as such on the effective date of this Ordinance.
- (16) Exterminating shops.
- (17) Floor covering sales and installation.
- (18) Fraternal/Philanthropic uses.
- (19) Furniture shops.
- (20) Health club.
- (21) Home improvement stores.
- (22) Hotels/Motels.
- (23) Household appliance shop.
- (24) Interior decorating shops.
- (25) Laboratories for research, development, and testing.
- (26) Laundries.
- (27) Locksmith shops.
- (28) Meat markets.
- (29) Mortuaries/Crematoriums.
- (30) Musical stores.
- (31) Office supply stores.
- (32) Medical appliance and supply stores.
- (33) Other retail and wholesale sales, rental and service uses which are similar in character to those enumerated in this subsection, and which will not be dangerous or otherwise detrimental to persons residing or working in the vicinity thereof, or to the public welfare, and will not impair the use,

enjoyment, or value of any property, but not including any of the following uses:

- a. Any use permitted only in the I industrial district.
 - b. Any use which is objectionable by reason of emission of odor, dust, smoke, gas, vibration or noise, or which may impose hazard to health or property.
- (34) Painters and plumbers shops.
 - (35) Pawnshops.
 - (36) Physical culture and health services and reducing salons.
 - (37) Printer.
 - (38) Repair garages except that vehicles or equipment shall not be parked within the public right-of-way, and must be behind a screening fence.
 - (39) Schools for music, dance, business or trade.
 - (40) Taxidermist.
 - (41) Theaters, lodges, assembly halls, auditoriums, and clubs.
 - (42) Tire repair shops.
 - (43) Travel bureaus and transportation ticket offices.
 - (44) Upholstery shops.
 - (45) Veterinary services for the care and temporary boarding, within an enclosed building, of domestic household pets.
 - (46) The assembly of goods from previously processed or fabricated materials and the warehousing of these goods. Such uses shall be in conjunction with permitted commercial sales and service uses, shall be conducted wholly within a building, and there shall be no storage of hazardous materials. Such uses shall not emit any vibration, noise, dust, glare, heat, smoke or odor that is detectable beyond the lot on which the use is located.
 - (47) Sanitariums.
 - (48) Storage of rental trucks and trailers, except that vehicles or equipment shall not be parked within the public right-of-way, and must be behind a screening fence.

****Any questions regarding Zoning may be directed to Julie Smith, Director of Community Services for the City of Gainesville. She may be reached at 940-668-4540 or by email at jsmith@cogtx.org.**

****All uses are detailed in our Ordinance online on our website at:**
https://www.municode.com/library/tx/gainesville/codes/code_of_ordinances?

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NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

This is not a contract.

The real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Alliance Commercial Real Estate Group, Inc.
Real Estate Broker Company

Real Estate Licensee

Date

Buyer, Seller, Tenant or Landlord

Date

Buyer, Seller, Tenant or Landlord

Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.