

EDGE™



I-35 GAINESVILLE PAD

1.136 AC ON INTERSTATE
FOR SALE

NEQ INTERSTATE 35 & US HIGHWAY 82
GAINESVILLE, TEXAS

**EDGE
REALTY
PARTNERS**

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PROPERTY INFORMATION



LOCATION

**NEQ I-35 & US HWY 82
GAINESVILLE, TEXAS 76240**

SIZE

1.136 AC

ZONING

GENERAL COMMERCIAL (C-2)

PRICE

PLEASE CALL FOR PRICING

TRAFFIC COUNTS

Interstate 35

34,481 CPD

2016 DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	3,047	16,207	19,897
DAYTIME POPULATION	3,998	15,007	16,938
AVG HH INCOME	\$49,154	\$57,772	\$60,737

AREA RETAILERS

AARON'S + ANYTIME FITNESS +
 ATWOODS + BEALLS + BIG LOTS +
 CATO + DOLLAR GENERAL +
 HIBBETT SPORTS + HOME DEPOT +
 PAYLESS + RENT-A-CENTER + TOM
 THUMB + TRACTOR SUPPLY CO +
 WALMART

PROPERTY INFORMATION

- + Outstanding highway visibility
- + Near area major employers:
North Central College (595 employees)
North Texas Medical Center (350 employees)
Zodiac Aerospace (2,000 employees)
- + 7 miles south of Winstar World Resort and Casino (3,200 employees) in Thackerville, Oklahoma



I-35 GAINESVILLE PAD

North Texas Medical Center
60 Beds
350 Employees

Bed & Bath Inn

SELECT
145 Employees

First State Bank

Big Blue Storage

Walmart
396 Employees

Lee Intermediate
449 Students

TRACTOR SUPPLY CO

CVS

GameStop
SALLY SEAGRAM
COST STORAGE

17,884cpd '15

34,481cpd '15

28,036cpd '15

28,036cpd '15

JM Lindsay Blvd

Summitt Ave

Store-n-Lock

DOLLAR GENERAL

BIG LOTS! HIBBETT SPORTS
BEALLS Aaron's
FAMILY DOLLAR Payless
SHERWIN WILLIAMS cicis

30,522cpd '15

FUTURE
GENIUS
FUTURE
DICK'S
FUTURE
FUTURE

11,507cpd '15

SITE PLAN

1.136 ACRES

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN WALKER SURVEY, ABSTRACT NUMBER 1151, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, AND BEING ALL OF A CALLED 0.309 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO B-29 PROPERTIES, LLC, AS RECORDED IN VOLUME 1725, PAGE 401, DEED RECORDS OF COOKE COUNTY, TEXAS, AND A CALLED 0.828 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO B-29 INVESTMENTS, L.P., AS RECORDED IN VOLUME 1339, PAGE 815, SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND AT A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHWEST CORNER OF SAID 0.309 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED AS SECOND TRACT IN THE DEED TO CHAPMAN, INC., AS RECORDED IN VOLUME 620, PAGE 515, AND IN THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 35,

THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS EAST WITH THE NORTH LINE OF SAID 0.309 ACRE TRACT, AND THE SOUTH LINE OF SAID SECOND TRACT PART OF THE WAY, A DISTANCE OF 103.49 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.309 ACRE TRACT, COMMON TO THE NORTHERN-MOST NORTHWEST CORNER OF SAID 0.828 ACRE TRACT;

THENCE NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST WITH THE NORTH LINE OF SAID 0.828 ACRE TRACT, A DISTANCE OF 127.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID 0.828 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF A CALLED 1.5981 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RIVER VALLEY REALTY, LLC, AS RECORDED IN VOLUME 1536, PAGE 132, SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES 04 MINUTES 21 SECONDS WEST WITH THE EAST LINE OF SAID 0.828 ACRE TRACT, AND WITH THE WEST LINE OF SAID 1.5981 ACRE TRACT, A DISTANCE OF 229.77 FEET TO A CAPPED IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF SAID 0.828 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID 5.9881 ACRE TRACT, AND IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO MESA REAL ESTATE PARTNERS, LP, AS RECORDED IN VOLUME 1766, PAGE 372, SAID DEED RECORDS, AND THAT BEARS SOUTH 89 DEGREES 53 MINUTES 07 SECONDS WEST A DISTANCE OF 302.12 FEET FROM A 1/2" IRON ROD FOUND FOR WITNESS AT THE NORTHEAST CORNER OF SAID MESA REAL ESTATE TRACT;

THENCE SOUTH 89 DEGREES 53 MINUTES 07 SECONDS WEST WITH THE SOUTH LINE OF SAID 0.828 ACRE TRACT, AND THE NORTH LINE OF SAID MESA REAL ESTATE TRACT, A DISTANCE OF 50.20 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE SOUTH 89 DEGREES 56 MINUTES 55 SECONDS WEST, CONTINUING WITH THE SOUTH LINE OF SAID 0.828 ACRE TRACT, AND THE NORTH LINE OF SAID MESA REAL ESTATE TRACT, A DISTANCE OF 149.94 FEET TO A CAPPED IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID 0.828 ACRE TRACT, COMMON TO THE NORTHWEST CORNER OF SAID MESA REAL ESTATE TRACT, AND IN THE EAST RIGHT-OF-WAY OF SAID INTERSTATE HIGHWAY NO. 35;

THENCE NORTH 07 DEGREES 23 MINUTES 11 SECONDS WEST WITH THE WEST LINE OF SAID 0.828 ACRE TRACT, AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, A DISTANCE OF 84.27 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE WESTERN-MOST NORTHWEST CORNER OF SAID 0.828 ACRE TRACT, COMMON TO THE SOUTHWEST CORNER OF SAID 0.309 ACRE TRACT;

THENCE NORTH 07 DEGREES 37 MINUTES 44 SECONDS WEST WITH THE WEST LINE OF SAID 0.309 ACRE TRACT, AND WITH THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 35, A DISTANCE OF 147.52 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 1.136 ACRES OF LAND MORE OR LESS.

FLOOD STATEMENT: I HAVE EXAMINED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, COMMUNITY NUMBER 480154, EFFECTIVE DATE 01-16-2008 AND THAT MAP INDICATES THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN IN PANEL 0295 C OF SAID MAP. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN PREPARED FROM AN ACCURATE ON-THE-GROUND SURVEY OF THE PREMISES DEPICTED HEREON AND DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED HERETO, CONDUCTED UNDER MY DIRECTION AND SUPERVISION ON 05-07-2013 AND THAT THE FINDINGS AND RESULTS OF SAID SURVEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J.E. Thompson

J.E. THOMPSON II R.P.L.S. No 4857



LEGEND	
○	MONUMENT LABELS
●	UTILITY POLE (UP)
+	UTILITY RISER/TRANSFORMER (UR)
•	FIRE HYDRANT (FH)
W	WATER VALVE (WV)
⊕	SEWER MANHOLE (SM)
⊙	GAS METER (GM)
⊙	SURVEY CORNER
⊙	BEARING BASIS
⊙	CONTROLLING MONUMENT
FT	FINISHED FLOOR ELEVATION
MFCP	METAL FCP
WFCP	WOOD FCP
()	PLAT OR DEED CALL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT-OF-WAY
CE	COMMUNICATION EASEMENT
BE	BRANCH EASEMENT
EE	ELECTRIC EASEMENT
UE	UTILITY EASEMENT
WE	WATERLINE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
BCM	BURIED CABLE MARKER
BPM	BURIED PIPELINE MARKER
OHU	OVERHEAD UTILITY
—	BOUNDARY LINES
---	DEED/LOT LINES
- - -	FENCE LINES
- X -	SURVEY LINES

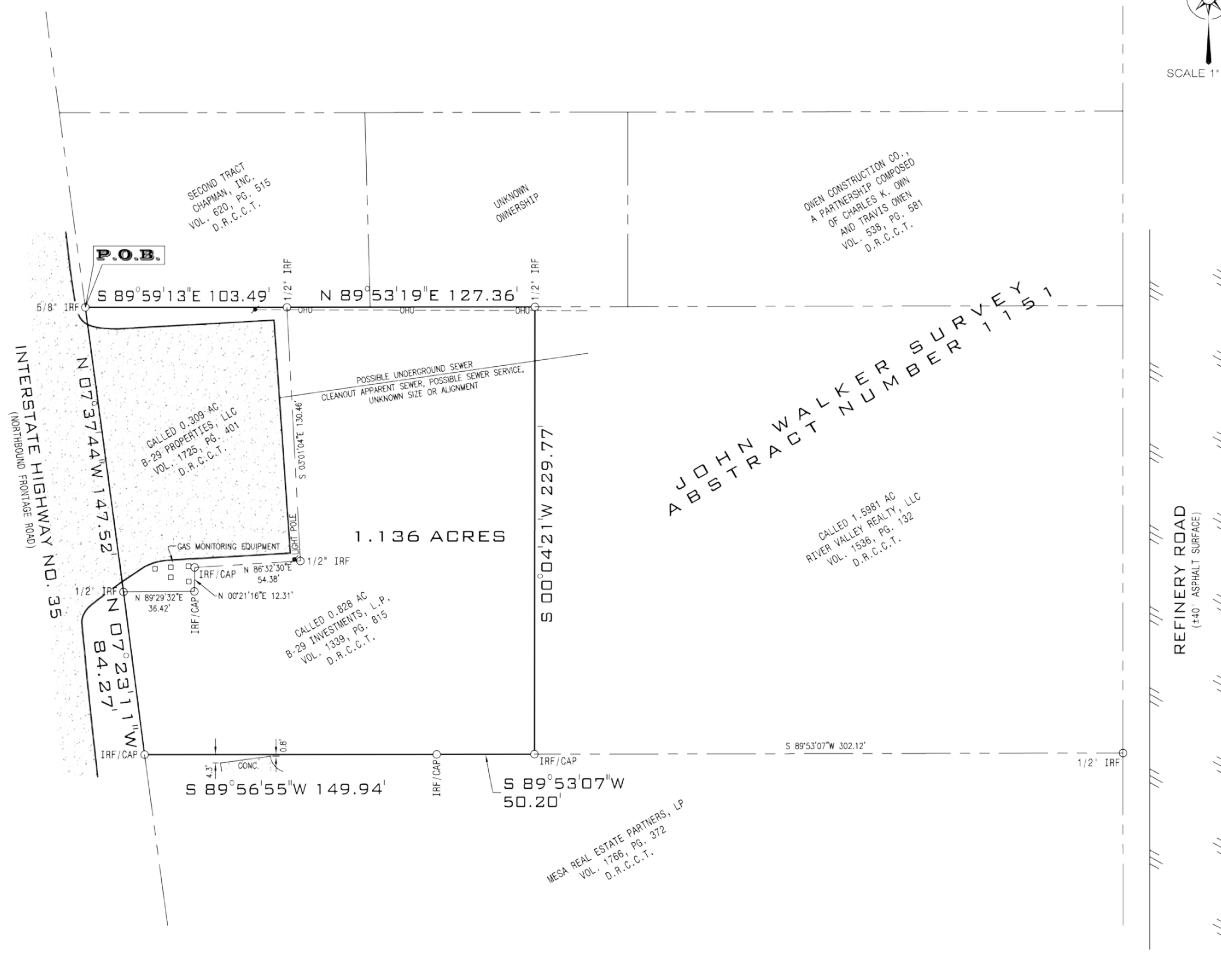
BEARING BASIS DERIVED FROM GPS OBSERVATIONS, TEXAS NORTH CENTRAL NAD 83.

NOTE: THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLEWORK.

ERRORS: THE CLIENT OR CLIENT'S REPRESENTATIVES WILL HAVE 45 DAYS FROM THE DATE THE SURVEY WAS ISSUED TO CHANGE ANY MISSPELLINGS OR ANY ERRORS ON THE SURVEY REPORT. AFTER THIS TIME HAS EXPIRED ALL PARTIES INVOLVED MUST ACCEPT THE SURVEY AS ISSUED.



SCALE 1" = 40'



REFINERY ROAD
(140' ASPHALT SURFACE)



Approved by the Texas Real Estate Commission for Voluntary Use

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.

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

EDGE Realty Partners LLC

594592

info@edge-re.com

214.545.6900

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

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

Last Updated on January 23, 2017.