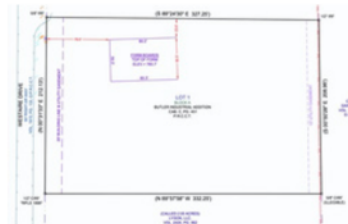
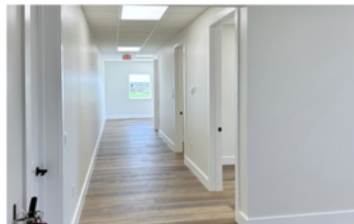


## 4,000SF INDUSTRIAL/MIXED-USE NEW BUILD + ADDITIONAL SHOVEL-READY PLAT AT US-82

4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240



### HIGHLIGHTS-

- 1,000 SF finished offices with modern amenities
- 3,000 SF open-span warehouse+
- 1.59 Acres with addl city approved plat/plans available
- Three grade level drive in doors (14'x14'), 16' eve pitch
- Ample on-site parking, quick access to state highways

### SUMMARY-

TOTAL SF:	4,000/plans
STORIES:	Single; 16' eve height
CONSTRUCTION:	All welded steel
PARKING:	Ample on-site
HOA:	None
YEAR BUILT:	2025
ZONING:	Industrial – including warehouse, light manufacturing, and service operations
LOCATION:	Minutes to I-35, seconds to US 82
TERMS:	For sale or lease (INQUIRE)

### OVERVIEW-

Located at 1704 Westaire Drive in Gainesville, Texas, this newly constructed 4,000 SF flex-space - where industrial use is allowed - offers the ideal setting for businesses and features a foyer, two windowed offices, kitchen/breakroom, two restrooms, and three grade level drive in doors (14'x14'). Modern functionality, high-end efficiency and strategic access promises years of use with minimal expense. The property includes 1,000 SF of finished office space, 3,000 SF of open warehouse, and ample on-site parking. Set on a 1.59 acre lot with city approved building plans. Immediate proximity to I-35 and US-82, ensures efficient regional connectivity to surrounding markets in any direction, making it well suited for a range of industrial or service-based uses.

*Blake Butler*  
CONSTRUCTION



**Hillary Leutwyler, Agent | 214-683-7408**  
[HillaryL@rogershealy.com](mailto:HillaryL@rogershealy.com)

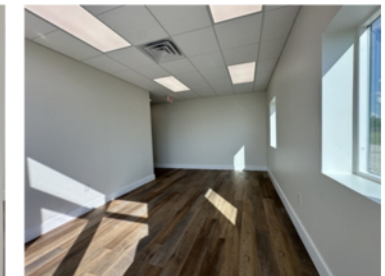
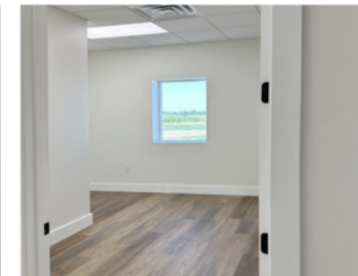
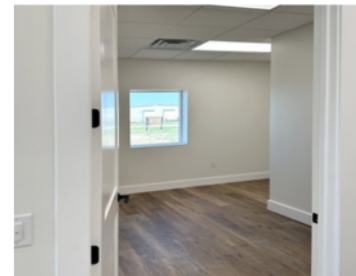
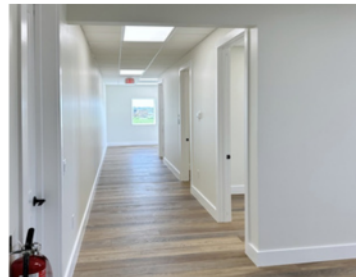
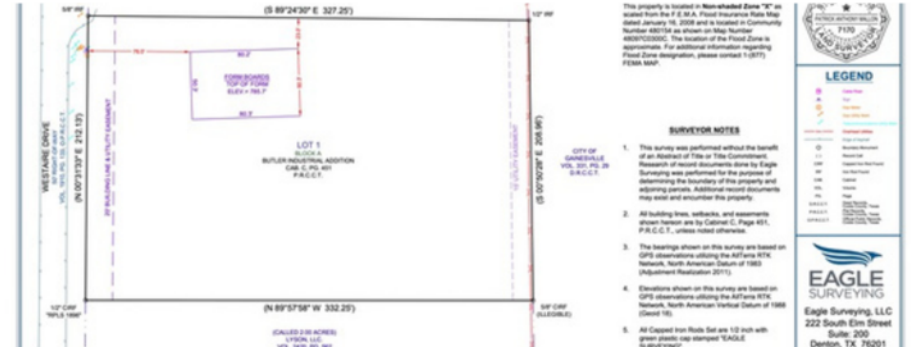
**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL

MIXED-USE FLEX/OFFICE/INDUSTRIAL/WAREHOUSE SPACE | STRATEGICALLY LOCATED NEAR I-35 & US-82  
4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240





**MIXED-USE FLEX/OFFICE/INDUSTRIAL/WAREHOUSE SPACE | STRATEGICALLY LOCATED NEAR I-35 & US-82**  
 4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240



*Blake Butler*  
 CONSTRUCTION



**Hillary Leutwyler, Agent | 214-683-7408**

HillaryL@rogershealy.com

**ROGERS HEALY**  
 AND ASSOCIATES COMMERCIAL

## MIXED-USE FLEX/OFFICE/INDUSTRIAL/WAREHOUSE SPACE | STRATEGICALLY LOCATED NEAR I-35 & US-82

4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240

### AVAILABLE | NEW 2025-

- New construction
- 4,000sf/plans as 1,000sf office; 3,000sf warehouse
- Durable and upgraded commercial finishes and floors
- Zoned Industrial supporting warehouse, light manufacturing, and service operations
- Private offices, reception, breakroom/kitchen
- Warehouse/shop with three grade level drive in doors (14'x14'), 16' eve pitch
- ADA restrooms in office and warehouse
- Energy efficient construction: 5.5" open cell insulation in under AC space; Closed cell 2" white spray foam in the warehouse/shop
- Ample unassigned onsite parking
- Easily accessible in area of high demand
- Strategic location provides seamless access to major roadways and regional transit, making it a prime choice for logistics-focused or scaling

### INQUIRE-

Hillary Leutwyler, Agent | 214-683-7408

HillaryL@rogershealy.com



**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL



## MIXED-USE FLEX/OFFICE/INDUSTRIAL/WAREHOUSE SPACE | STRATEGICALLY LOCATED NEAR I-35 & US-82

4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240

### LOCATION-

- **State Highway 82**/JM Lindsay Blvd (1 min)
- **Interstate Highway 35**/I-35 (5 miles)
- **Sherman, TX** (40 miles)
- **Adjacent to Gainesville Municipal Airport**



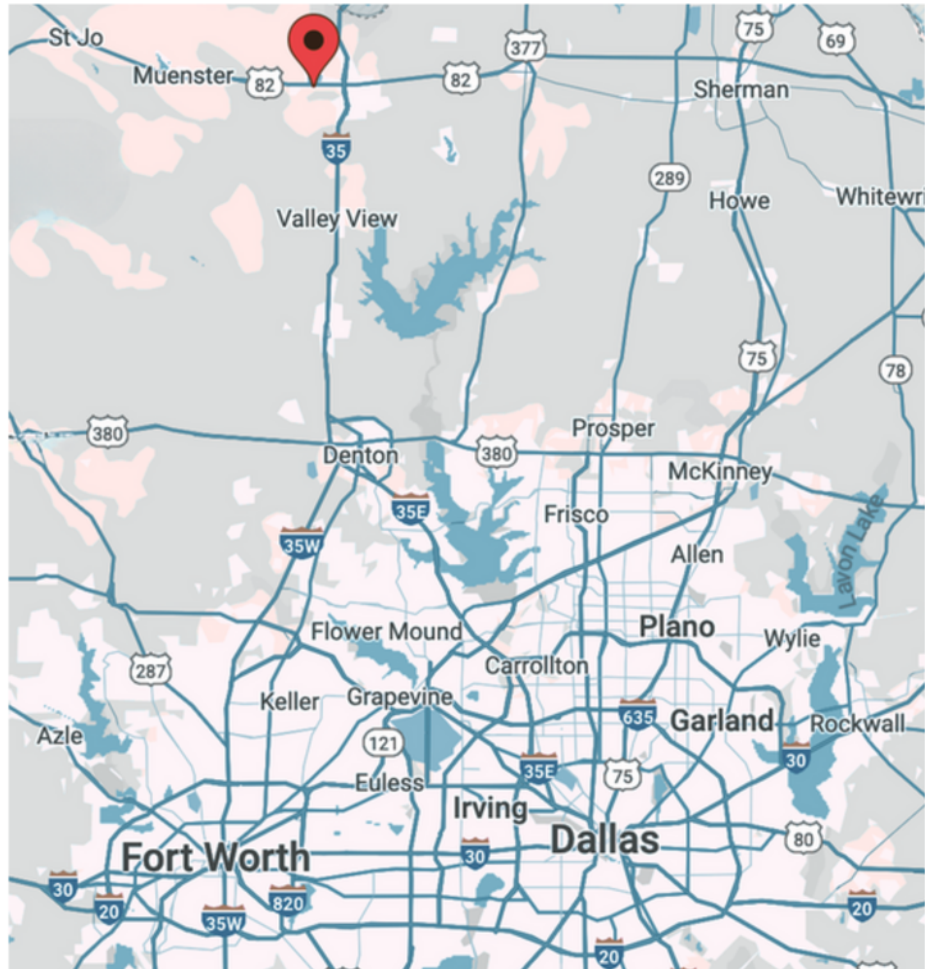
### KEY LOCATION METRICS-

- Total Businesses (2024): 994
- Total Employees (2024): 11,296
- Accommodation & Food Service Businesses: 95 (1,633 employees)
- Retail Trade Businesses: 158 (1,615 employees)
- Food Service & Drinking Places: 77 (1,472 employees)
- Manufacturing Businesses: 48 (1,191 employees)
- Healthcare & Social Assistance: 94 (employment strong sector)

### KEY LOCATION HIGHLIGHTS-

The area supports a diverse business base—retail, hospitality, manufacturing, and healthcare—providing employment stability and consistent foot traffic. Coupled with steady household and housing growth, this location offers a favorable environment for long-term ROI and tenant retention.

- Emerging business hub in Cooke County with convenient access
- Strong industrial and manufacturing base supporting commerce
- Immediate access to air, highway, and rail transportation
- Positioned along the I-35 NAFTA corridor with a skilled workforce

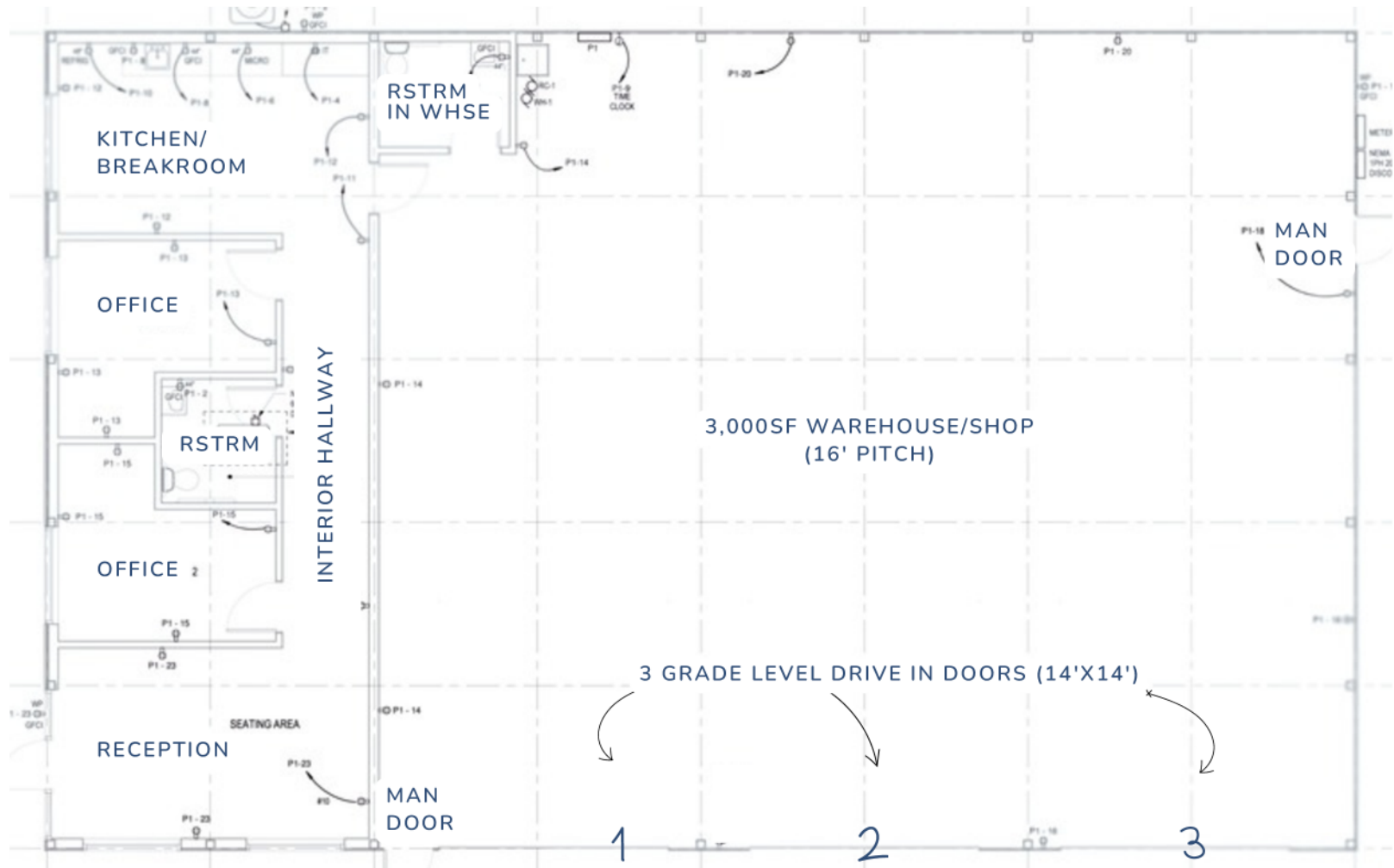


**Hillary Leutwyler, Agent | 214-683-7408**

[HillaryL@rogershealy.com](mailto:HillaryL@rogershealy.com)

**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL

1704 WESTAIRE DRIVE, GAINESVILLE, TEXAS 76240



ON A 1.59 ACRE AS TWO APPROVED PLATS

*Blake Butler*  
CONSTRUCTION



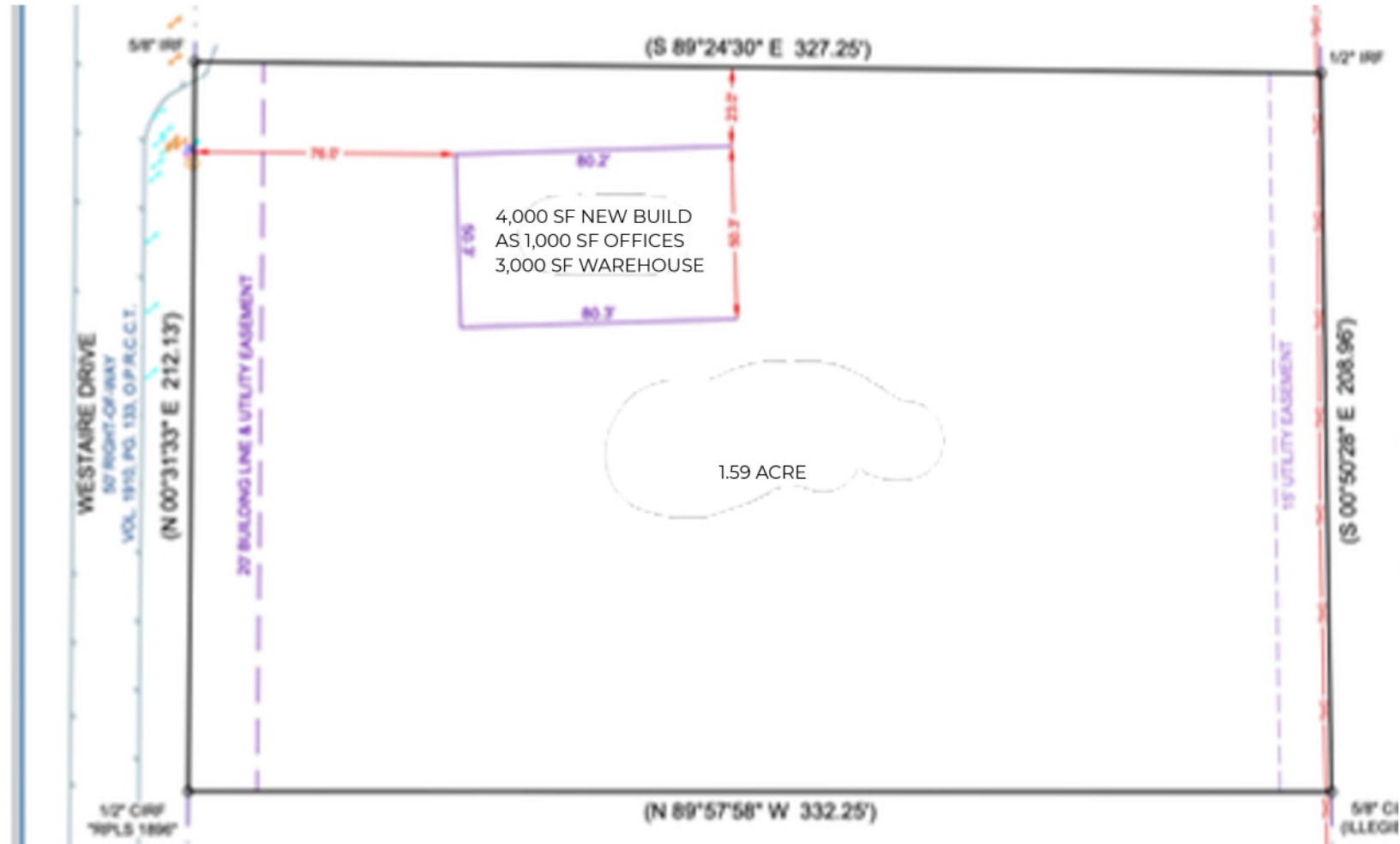
**Hillary Leutwyler, Agent | 214-683-7408**  
HillaryL@rogershealy.com

**ROGERS HEALY**  
AND ASSOCIATES COMMERCIAL



## MIXED-USE FLEX/OFFICE/INDUSTRIAL/WAREHOUSE SPACE | STRATEGICALLY LOCATED NEAR I-35 & US-82

4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240



*Blake Butler*  
CONSTRUCTION



Hillary Leutwyler, Agent | 214-683-7408  
HillaryL@rogershealy.com

ROGERS HEALY  
AND ASSOCIATES COMMERCIAL

## 4,000SF INDUSTRIAL/MIXED-USE NEW BUILD + ADDITIONAL SHOVEL-READY PLAT AT US-82

4,000 SF New build on a 1.59 acre | 1704 Westaire Drive, Gainesville, Texas 76240



**Hillary Leutwyler, Agent | 214-683-7408**

[HillaryL@rogershealy.com](mailto:HillaryL@rogershealy.com)

**ROGERS HEALY**

AND ASSOCIATES COMMERCIAL

The information contained herein was obtained from sources believed reliable; however buyer and buyer's agents to verify all specifications, measurements, zoning or suitability specific to your end use. Listing broker makes no guarantees, warranties or representations as to the completeness or accuracy thereof and will not be held responsible for any inaccuracies. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.