

± 4.9 Acres For Sale 2020 N I-35, Gainesville, TX




Jake Copeland
Vice President
817-917-9059 (cell)
jcopeland@glaciercommercial.com



An aerial satellite map of Gainesville, Florida, showing the city layout, major roads, and surrounding areas. A yellow star is placed on the map to indicate a specific property location. The star is located south of W Highway 82 and east of the Gainesville Municipal Airport (GLE). Major roads shown include W Highway 82, I-35, and W I-35 Frontage Rd. The city of Gainesville is labeled at the bottom, and Wheeler Creek and Pecan Creek are also visible.

Gainesville
Municipal
Airport (GLE)

W HIGHWAY 82 

Property Highlights

- Great development opportunity
- I-35 Frontage
- 7 miles South of Winstar Casino
- Easy access to I - 35 and HWY 82
- Zoned Industrial

Gainesville

77

35

Wheeler Creek

Pecan Creek

OFFERING SUMMARY

Purchase Price:	\$1,585,000
Price per SF:	\$7.43 SF
Lot Size: Apx.	4.90 acres
Highway Access:	Direct Access to I-35 / 0.65 miles from Hwy 82

Other Property Highlights

I-35 sees around 55,000 VPD (excellent visibility)

TxDOT is in the process of expanding I-35 into six lanes

4 miles from Gainesville Municipal Airport



Jake Copeland
Vice President
817-917-9059 (cell)
jcopeland@glaciercommercial.com





GLACIER
COMMERCIAL REALTY, LP



GAINESVILLE, TEXAS

Demographics:

In 2022, Gainesville, TX had a population of 17.5k people with a median age of 34.8 and a median household income of \$49,170. Between 2021 and 2022 the population of Gainesville, TX grew from 17,146 to 17,459, a 1.83% increase and its median household income grew from \$47,164 to \$49,170, a 4.25% increase.

The 5 largest ethnic groups in Gainesville, TX are White (Non-Hispanic) (56.7%), White (Hispanic) (17.5%), Two+ (Hispanic) (10.2%), Black or African American (Non-Hispanic) (6.7%), and Other (Hispanic) (3.67%). None of the households in Gainesville, TX reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

89.6% of the residents in Gainesville, TX are U.S. citizens.

The largest universities in Gainesville, TX are North Texas Central College (1,599 degrees awarded in 2022). In 2022, the median property value in Gainesville, TX was \$120,800, and the homeownership rate was 49.6%.

Most people in Gainesville, TX drove alone to work, and the average commute time was 19.3 minutes. The average car ownership in Gainesville, TX was 2 cars per household.

