



SALE / LEASE

615 FM 371

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Gainesville, TX 76240

PRESENTED BY:

BRYSON HUDGENS

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BRAD TYNDALL

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
LEASE RATE:	\$1,800 - \$7,500 per month (MG)
NUMBER OF UNITS:	6
AVAILABLE SF:	1,800 - 7,200 SF
BUILDING SIZE:	10,800 SF

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PROPERTY DESCRIPTION

Offering a high-performance environment and immediate cash flow for businesses or investors seeking a professional operational base in Gainesville, TX. With two 1,800 SF units recently leased, the property produces \$38,400 in annual in-place NOI, leaving 7,200 SF available for an owner-user to occupy immediately or lease out for additional revenue upside. Engineered for maximum utility, the building features a 17' clear height and 14' overhead doors, accommodating large equipment and high-density storage with ease. Each unit is optimized for year-round efficiency with spray foam insulation and includes a dedicated private office and restroom to support administrative needs on-site. The property provides ample yard space and lower operating costs than traditional metro-area parks, making it an ideal choice for light manufacturing, service trades, or regional distribution with passive income already locked in.

PROPERTY HIGHLIGHTS

- 12'x12' office to be provided
- Restroom to be provided
- 14' Overhead Doors
- 17' Clear Height
- Spray Foam Insulation
- Yard Space Available
- 7,200 SF Vacant for Owner-User
- 2, 1,800 SF, Suites Leased
- Current NOI of \$38,400

PROPERTY OUTLINE



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SVN | VERUS COMMERCIAL 3

INTERIOR PHOTOS



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AERIAL PHOTOS



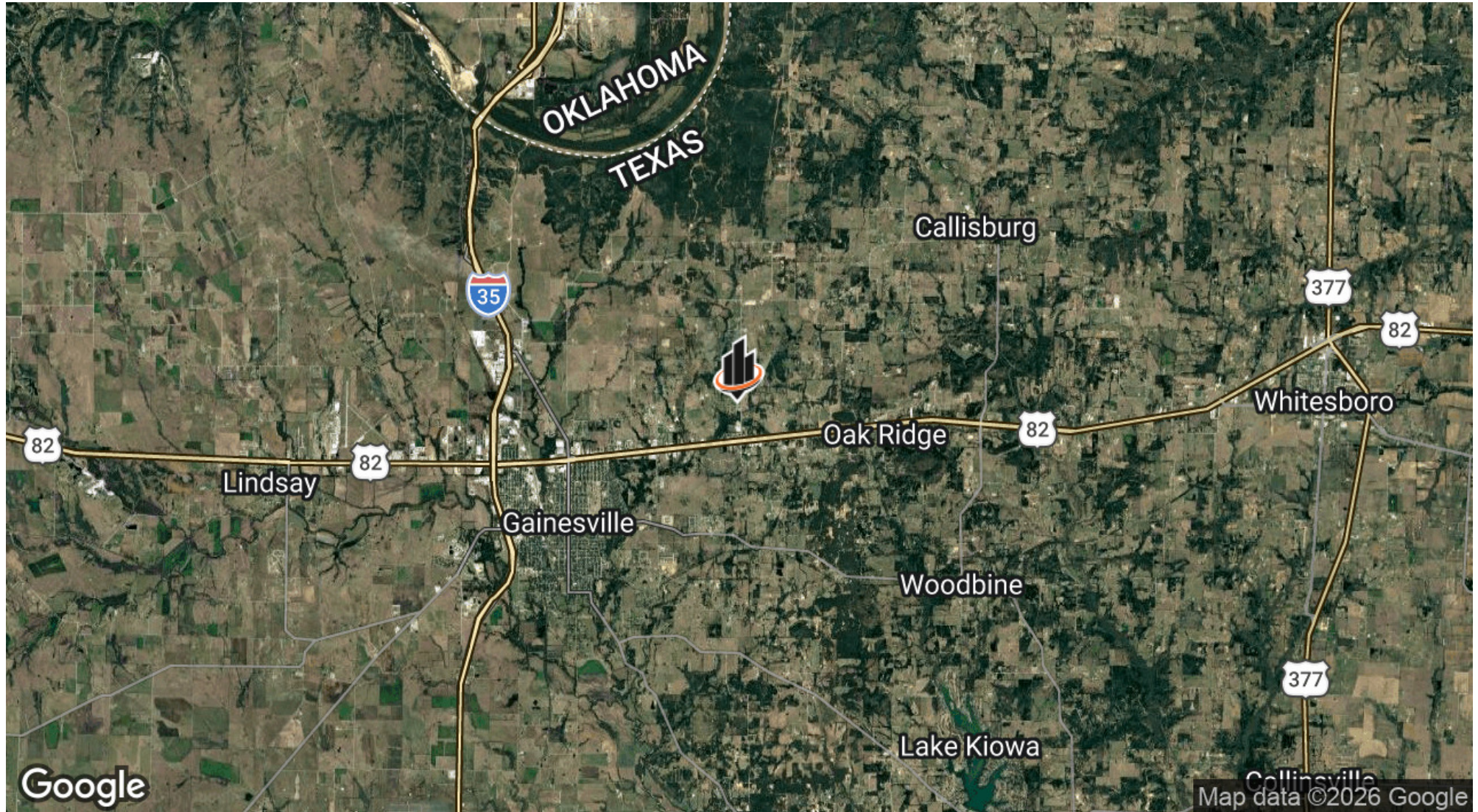
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LOCATION MAP



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