

**FOR SALE & LEASE**

**1101 WOODS**

GAINESVILLE, TX 76240



## Property Description

Conveniently located near the high-traffic intersection of Highway 82 and Interstate 35, 1101 Woods St offers excellent accessibility in a growing commercial corridor. This 16,576 SF industrial facility sits on 3 acres and features a unique and efficient layout with 3,500 SF of office space, 4,000 SF of climate-controlled warehouse, +9,000 SF of high-clearance warehouse, and 1.25 AC of yard space. The building is fully sprinklered, equipped with 3-phase 480V power, features LED lighting throughout and both dock-high and grade level loading. The property is located near major national retailers along Interstate 35, which is undergoing a major expansion, making it an ideal location for logistics, light manufacturing, or service-related operations seeking long-term value and accessibility.

## Offering Summary

Sale Price:	Call Broker for Pricing
Lease Rate:	Call Broker for Pricing
Lot Size:	3 Acres
Building Size:	16,576 SF



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### Property Highlights

- 3,500 SF office
- 4,000 SF of climate controlled warehouse
- 9,000 SF of 21' clear height warehouse
- 1.25 AC fenced yard
- LED lighting
- 2 dock high / 1 grade level loading doors
- 3phase / 480v electrical service
- Fully sprinklered
- City water & sewer
- Near high-traffic intersection of I-35 & Hwy 82



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### PROPERTY DETAILS

Sale Price

[Call Broker For Pricing](#)

Lease Rate

[Call Broker For Pricing](#)

#### Location Information

Street Address	1101 Woods
City, State, Zip	Gainesville, TX 76240
County	Cooke

#### Building Information

Building Size	16,576 SF
Tenancy	Single
Ceiling Height	21 ft
HVAC Warehouse Height	14 ft
Office Space	3,500 SF
Year Built	1971
Construction Status	Existing
Condition	Excellent
Grade Level Doors	1 (ramp)
Dock High Doors	2

#### Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	C3
Lot Size	3 Acres
Yard Size	+/-1.25 AC

#### Utilities

Water	City
Sewer	City
Natural Gas	Yes
Power	TXU



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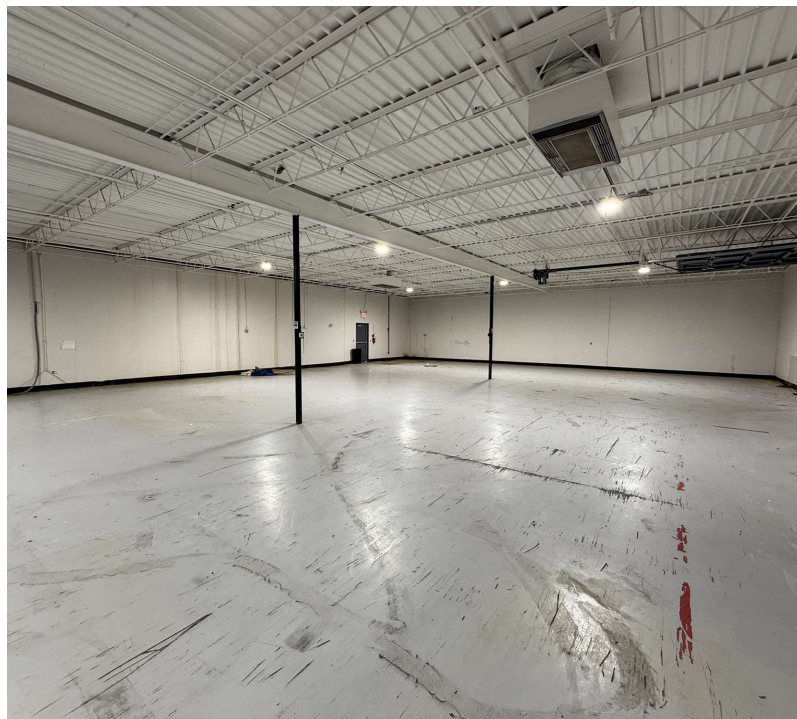
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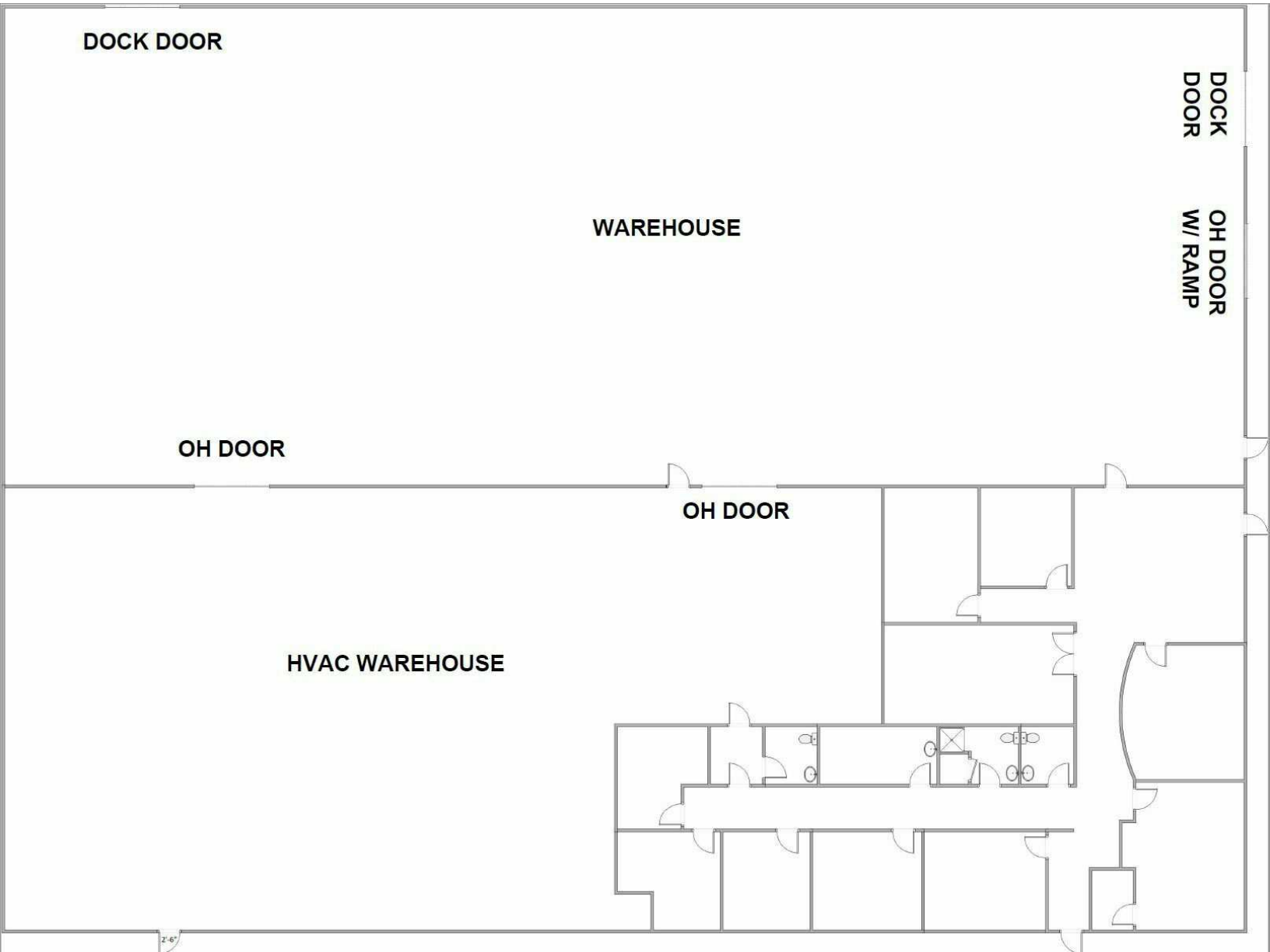
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**FLOOR PLAN**



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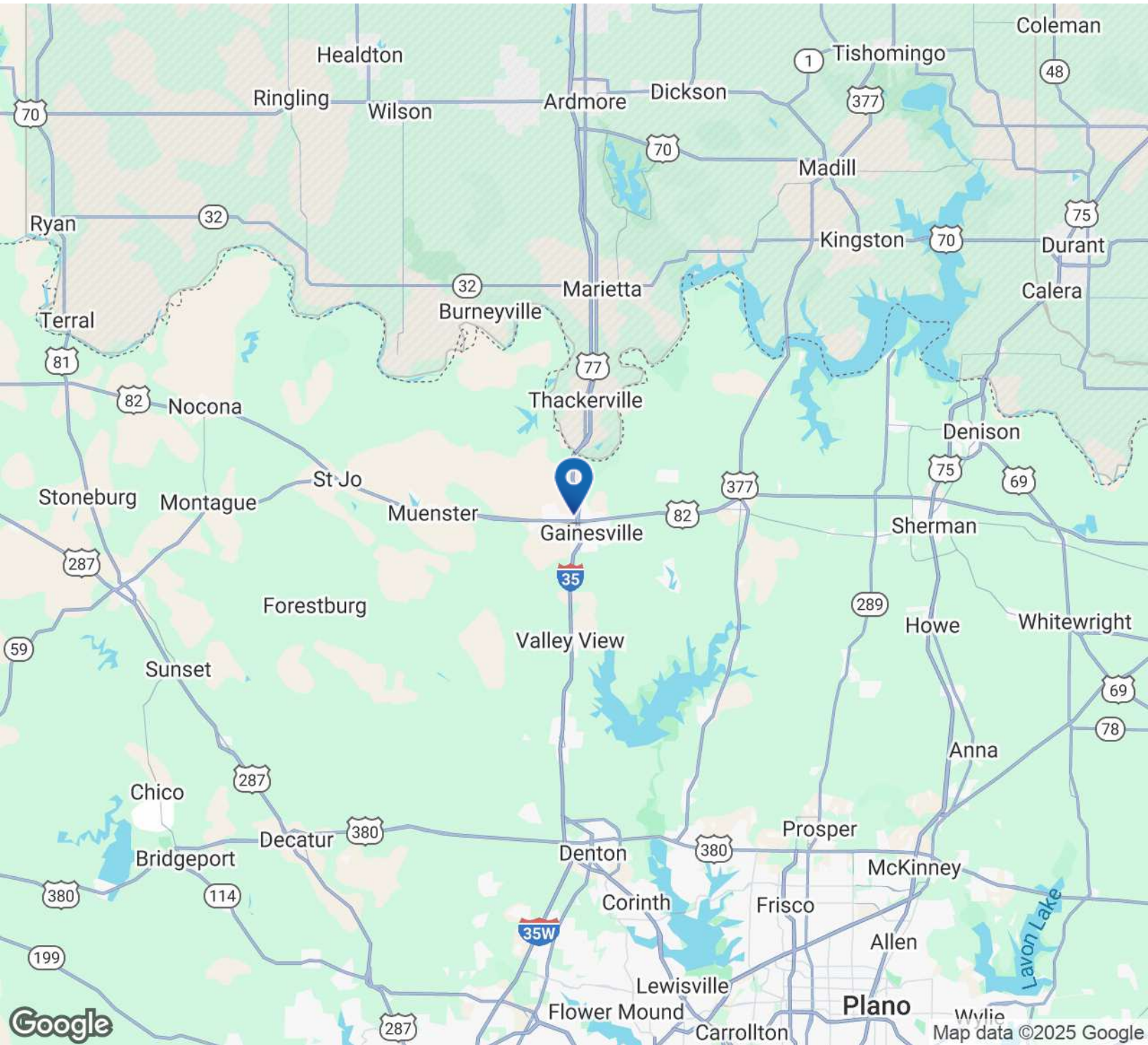


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**LOCATION MAP**



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# Information About Brokerage Services

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

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date