

OFFICE & INDUSTRIAL COMPLEX

114 E. FORELINE, 109 E. FORELINE & 900 COMPRESS St., GAINESVILLE, TX 76240

± **45,000 Sq. Ft.**
(3 Bldgs) on 5.81 Acres

2-Tenant Leased Offering in Gainesville, TX

EXCLUSIVE BROKERS:

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CONFIDENTIALITY & DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Formation Real Estate LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

GAINESVILLE, TX INDUSTRIAL

FOR SALE



Building Size

45,000 SF

Site Area

5.81 Ac

Sale Price

\$3,825,000

Cap Rate

8.87%

- (2) Tenants with Long History at Property
- Over 25 Offices
- (1) 5-Ton Crane, (1) 15-Ton Crane
- Industrial Park Setting
- Fenced Outside Storage
- Versatile Office Building with OH Doors
- City Utilities, 3-Phase 480v, Gas
- Zoned (I) Industrial District

114 E. FORELINE, 109 E. FORELINE & 900 COMPRESS St., GAINESVILLE, TX 76240

FOR SALE

OVERVIEW

Formation real estate is pleased to offer for sale this multi-tenant industrial and office property located in the Compress Industrial Park in Gainesville, TX.

The 15,120 SF freestanding office building is leased to a national oilfield supply company and includes warehouse doors in the rear, high-quality office finishes and divisible layout for future multiple suites.

The (2) service and manufacturing facilities comprising 29,920 SF on 4.43 acres are occupied by a major oilfield services company and feature cranes, fenced outside storage, heavy power and drive-in doors.

This versatile property is an ideal long-term investment, well suited to support manufacturing and office uses 1 hour north of the DFW metroplex.

OFFERING SUMMARY

Building(s):	± 45,000 RSF
Lot Size:	5.81 Acres
Zoning:	(I) Industrial District
# of Tenants:	2
Combined NOI:	\$339,396
Lease Types:	NNN
Purchase Price:	\$3,825,000 (\$85 psf)
Cap Rate:	8.87%



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TENANT SUMMARY

FOR SALE

(1) AXIS ENERGY SERVICES

109 E. Foreline & 900 Compress St.

Lease Type **NNN**

Building(s) Size **29,920 SF**

Area **4.43 Acres**

Lease Start **6/1/2013**

Lease Expiration **5/31/2028**

Renewal Options **1 x 5-Year Options**
**Fixed (continuation)*

Annual Base Rent **\$121,104 (\$4.00 psf/yr)**

Base Rent Escalations **1.00 % per year**
**next escalation 1/1/2028*

(2) BELL SUPPLY CO

112, 114 & 116 E. Foreline

Lease Type **NNN**

Building Size **15,120 SF**

Area **1.38 Acres**

Lease Start **1/1/2014**

Lease Expiration **12/31/2028**

Renewal Options **2 x 5-Year Options**
**Fixed (continuations)*

Annual Base Rent **\$218,292 (\$14.44 psf/yr)**

Base Rent Escalations **3.00 % every 2 years**
**next escalation 1/1/2028*

PROPERTY DETAIL

FOR SALE



About the Tenant, **AXIS ENERGY SERVICES:**

Axis Energy Services is a Dallas-based provider of well servicing and production-related oilfield services, including workover and completion rigs, plug-and-abandonment, fluid management, and rig-assisted snubbing. Formed in 2018 through the combination of established regional operators under private-equity sponsorship, Axis serves E&P customers across the Permian Basin, Eagle Ford, Mid-Continent, and Williston Basin. The company operates over 200 well service rigs, employs an estimated 1,700 personnel, and annual revenue between \$500 million & \$1 billion.

The tenant and its predecessor entities have occupied the space since the building's construction as a regional service, fabrication and equipment yard. The tenant is currently completing a 5,000 SF enclosure/expansion with the installation of a 15-ton crane to support additional fabrication/manufacturing.

BUILDING FEATURES

± 29,920 SF of warehouse / fab shops with office and fenced outside storage on a total of 4.43 Acres. The warehouses have drive through bays and served by city utilities, 3 phase power, gas and shop HVAC/ventilation systems. They were constructed in 2005 & 2007, and tenant is expanding building 2, ongoing as of 2026.

BUILDING 1 (109 E. Foreline)

- 19,920 SF on 1.98 Acres
- 2,520 SF Office / 17,400 SF Warehouse
- (6) 14' X 14', (1) 14' X 18' Tall Drive-In OH Doors
- (1) 5-Ton Crane

BUILDING 2 (900 Compress St.)

- 10,000 SF on 2.45 Acres
- Shop Office
- (3) 14' X 14', (2) 20' X 16' Tall Drive-In OH Doors
- (1) 15-Ton Crane (being installed as of 2026)

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TENANT - 2



About the Tenant, **BELL SUPPLY CO:**

Bell Supply Company is a distributor of oilfield supplies and industrial products serving upstream and midstream operators across Texas, North Dakota, Pennsylvania, and the Gulf Coast. Founded in 1945 and headquartered in Gainesville, Texas, the company supplies tubular goods, valves, fittings, pumps, and general oilfield consumables through a network of branch stores and service yards. Bell Supply operates as a subsidiary of Endurance Lift Holdings, with approximately 17 locations, an estimated 206 employees, and annual revenue reported in the range of \$100 - \$500 million.

The tenant has occupied the subject property since 2014 as a headquarters for Bell Supply with administrative offices for the parent holding company, Endurance Lift Holdings/Endurance Lift Solutions.

BUILDING FEATURES

Metal office building with brick façade and quality interiors, designed for multiple suites with 8 meters and currently partitioned into two large suites. The building was built in 2008 and expanded in 2012, and features OH doors, paved parking and rear loading area.

112, 114 & 116 E. Foreline

- 15,120 Square Feet
- Over 25 Private Offices
- Conference Rooms, Reception Areas, Break Rooms, Open Work Areas
- (4) Grade Level Doors in the Rear
- 1.38 Acre Lot
- Over 50 Paved Parking Places
- Power: 208/120 Volt, 3 phase, and 4 wire service, rated at 800 amps
- (6) Entry Doors along Frontage
- Signage

PHOTOS

Foreline / Compress St., Gainesville, TX

FOR SALE



TENANT - 1

FOR SALE



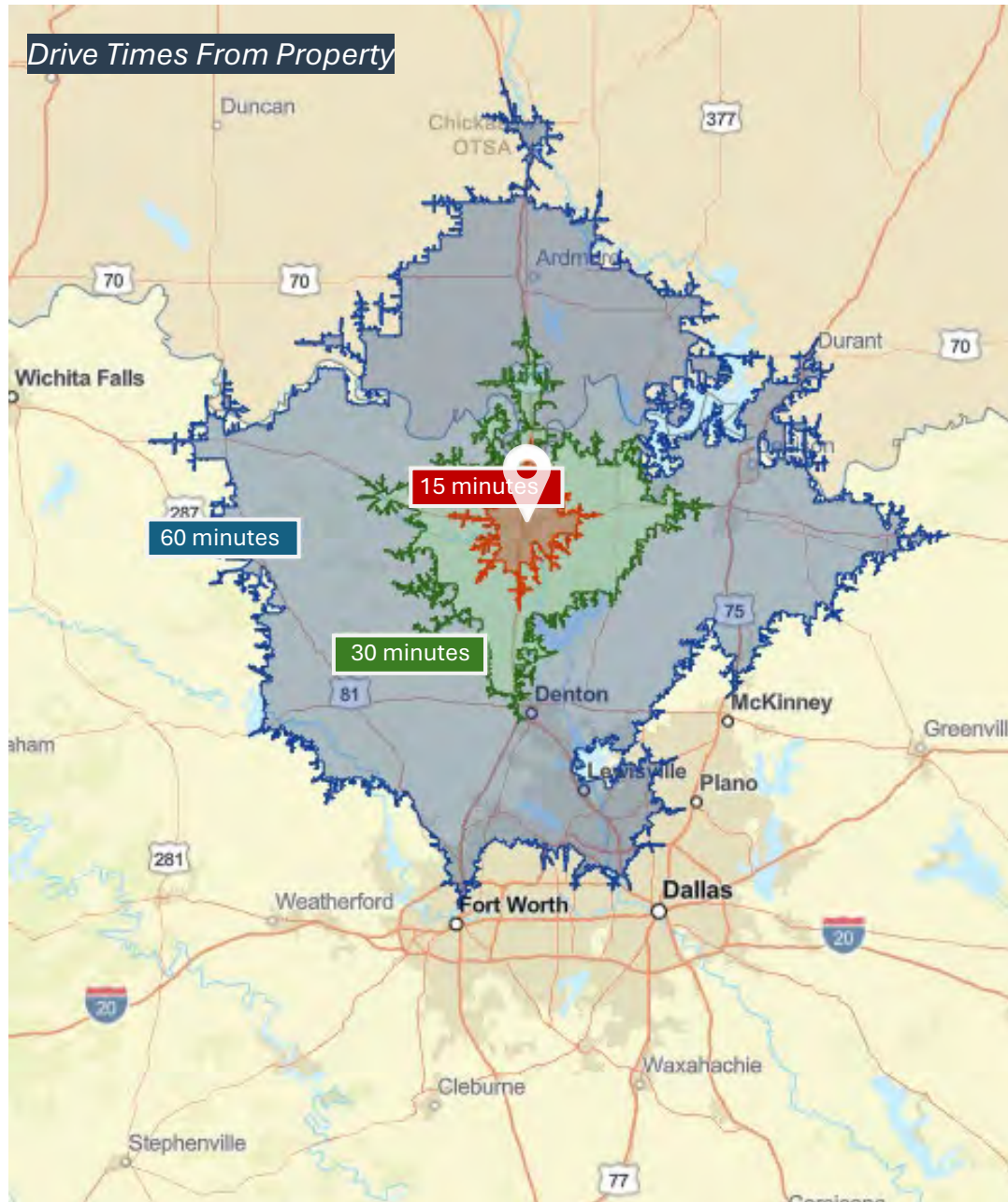
TENANT - 2

FOR SALE



LOCATION HIGHLIGHTS (GAINESVILLE, TX)

FOR SALE



I-35 Connectivity

Gainesville sits at the intersection of Interstate 35 and U.S. Highway 82, approximately 60–67 miles north of Dallas/DFW and approximately 60 miles from DFW International Airport. Nearby I-35 provides a major north-south logistics corridor connecting DFW with Oklahoma and the broader Midwest.

Established Manufacturing Base

Approximately 22% of Cooke County's workforce is employed in manufacturing. Major industrial employers include Safran Seats USA, GAF, IFS Coatings, PPG, Texas Trailer Corporation, Select Water Solutions, ORTEQ Energy Technologies and Reliant Worldwide Plastics.

Broad Regional Labor Pool

Nearly 4 million people are located within a 60-mile labor shed, providing a substantially larger workforce base than Gainesville's city population alone. Workforce-development partnerships include North Central Texas College and Gainesville ISD.

Consistent Population Growth

Gainesville's population has increased from approximately 14,000 in 1980 to more than 18,000 today. The city's population increased approximately 5.2% from the 2020 Census to 2024.

Diversified Employment Base

The local employment base spans aerospace manufacturing, industrial coatings, building products, energy services, healthcare, education, retail, government and hospitality, reducing dependence on a single industry.

Continued Commercial Investment

Recent development includes national retailers, medical/professional office, financial services and other commercial projects. More than \$14 million of recent commercial construction activity has been reported.

Pro-Business Economic Development Environment

Gainesville actively supports business recruitment and expansion through economic-development incentives, including job creation, workforce training, tax and sales-tax incentive programs, as well as industrial-site development initiatives.



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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.



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): HOLDERS:

- 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 other 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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