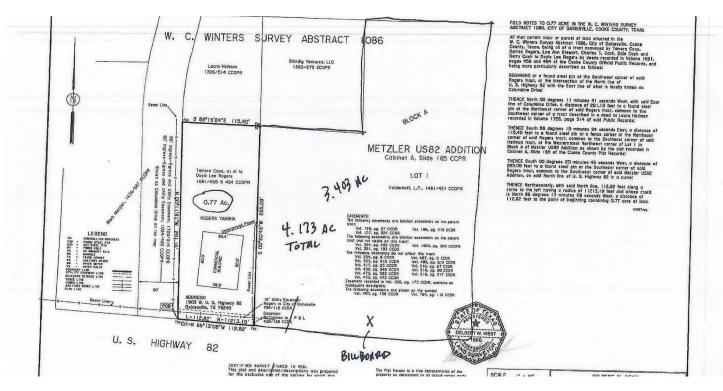


### Property Summary



### **OFFERING SUMMARY**

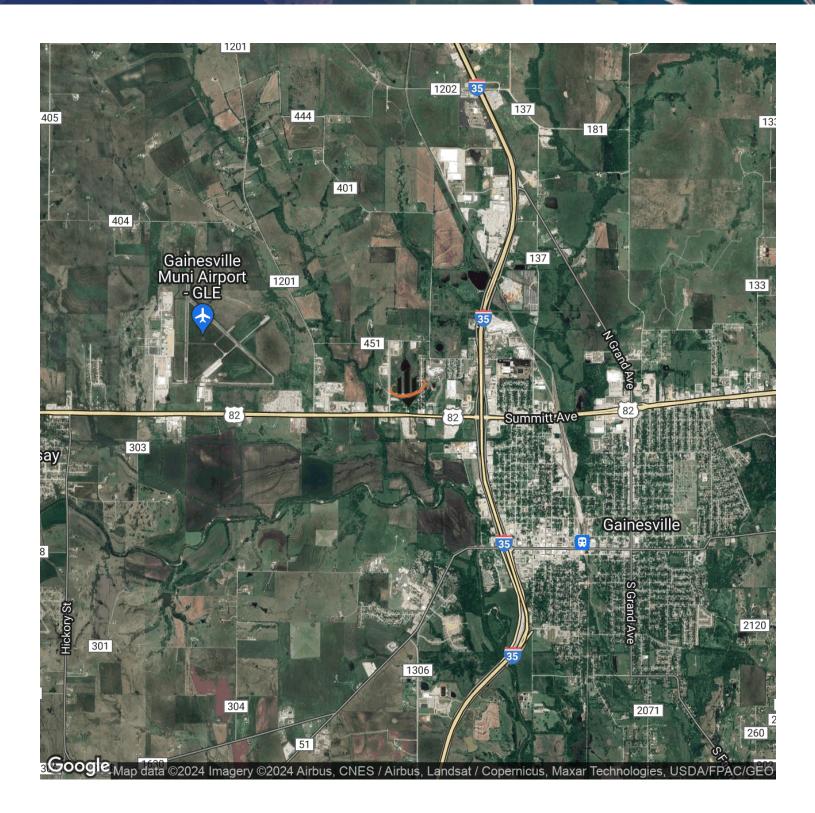
PROPERTY	<b>OVERVIEW</b>
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Sale Price:	\$650,000
Lot Size:	4.173 Acres
Price / Acre:	\$155,763
Year Built:	1957
Zoning:	Commercial

Conveniently located on Highway 82 just West of I-35 Intersection.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and con-

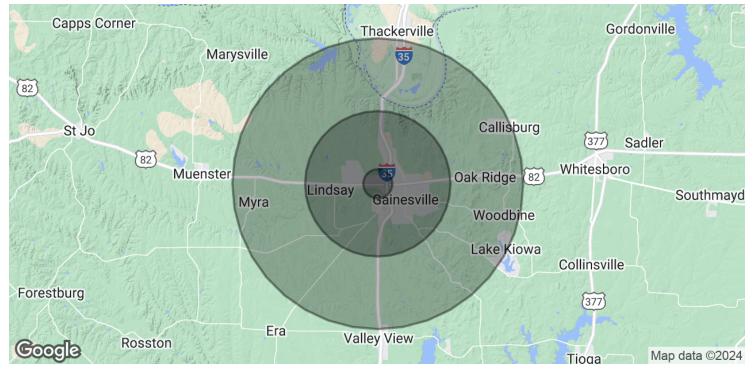
## Location Map



#### 1903 W HIGHWAY 82 GAINESVILLE, TX 76240

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# Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	753	18,072	27,079
Average Age	30.5	35.2	39.0
Average Age (Male)	26.1	34.4	38.0
Average Age (Female)	33.5	36.6	39.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	298	7,235	11,105
Total Households # of Persons per HH	298 2.5	7,235 2.5	11,105 2.4

\* Demographic data derived from 2020 ACS - US Census

#### 1903 W HIGHWAY 82 GAINESVILLE, TX 76240

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