



FOR SALE: +/-114 AC

RIVOIRE BUSINESS PARK

2460 LIBERTY WAY, GAINESVILLE, TX 76240

ROCKHILL
CAPITAL & INVESTMENTS

STREAM[®]

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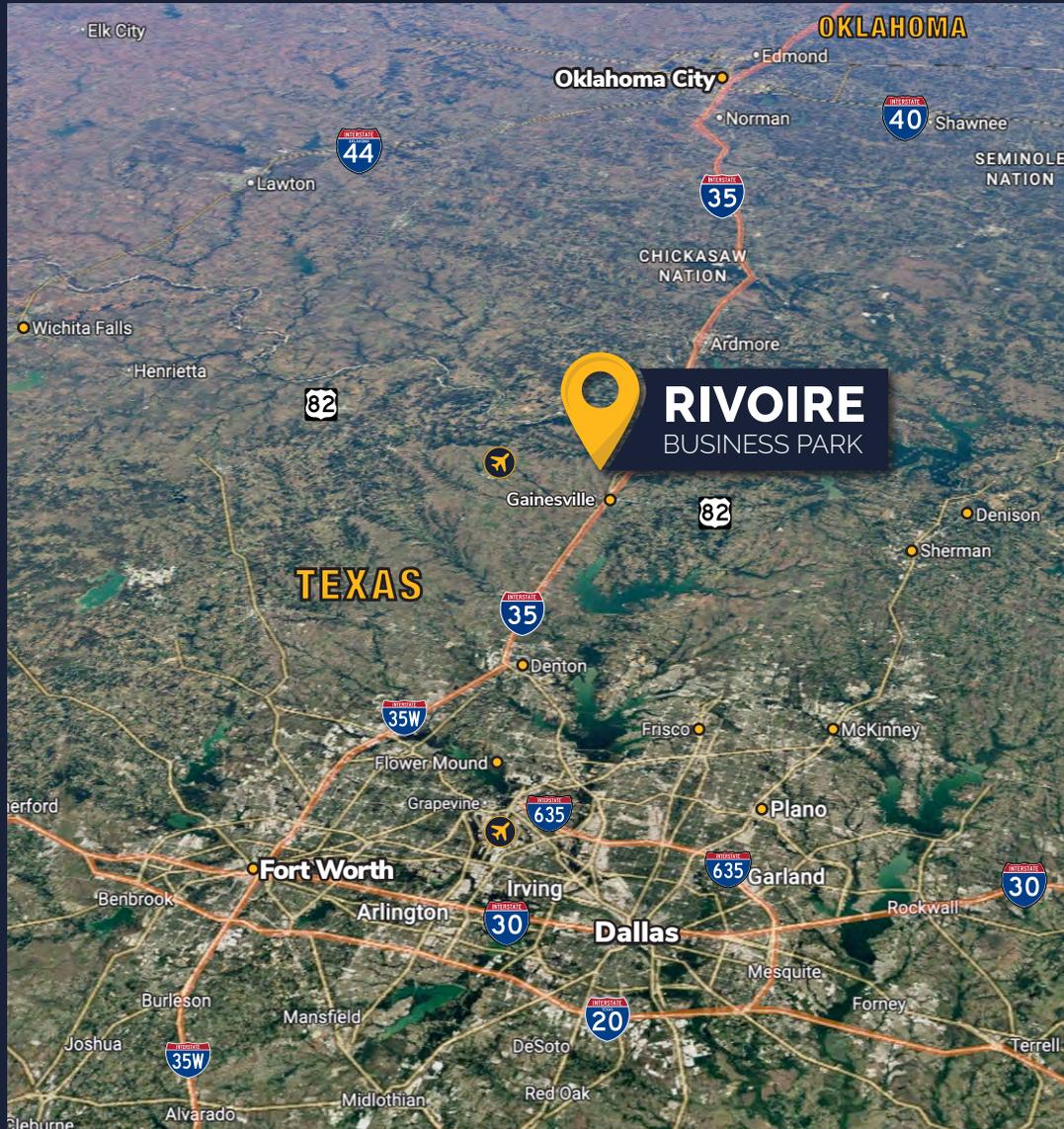
CONNOR LAND
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REGIONAL POSITIONING

DRIVE DISTANCES

-  I-35
<0.25
-  GAINESVILLE MUNICIPAL AIRPORT
6.5
- SHERMAN / DENISON
34.5
- DENTON
35.5
- DENISON
42.2
-  DFW AIRPORT
62.0
- FORT WORTH
68.0
- MCKINNEY
68.8
- DALLAS
74.0
- WICHITA FALLS
111.0
- OKLAHOMA CITY
133.0



I-35 ACCESS

Located directly along I-35, Rivoire Business Park is the closest industrial site to Oklahoma City that maintains all the strategic benefits of a Texas location.

US-82 ACCESS

Immediate access to US-82 with efficient east-west movement to Denison / Sherman and Wichita Falls.

NORTH TEXAS GROWTH

Positioned within one of the fastest-growing industrial regions in the U.S., benefiting from strong population growth, expanding infrastructure investment, and continued tenant demand across logistics and manufacturing.

ATTAINMENT ADVANTAGE

Located in Cooke County, a federally designated Attainment County, offering improved air quality compliance and enhanced flexibility for industrial users.

LOCATION LOCAL CONTEXT



THE SITE **+/- 114 ACRES**

PROPERTY HIGHLIGHTS



Shovel-Ready Infrastructure

Rivore Business Park is fully entitled for industrial use, with industrial zoning in place, water on site, adjacent access to heavy power, and a sewer easement already established—allowing users to move quickly from planning to construction.



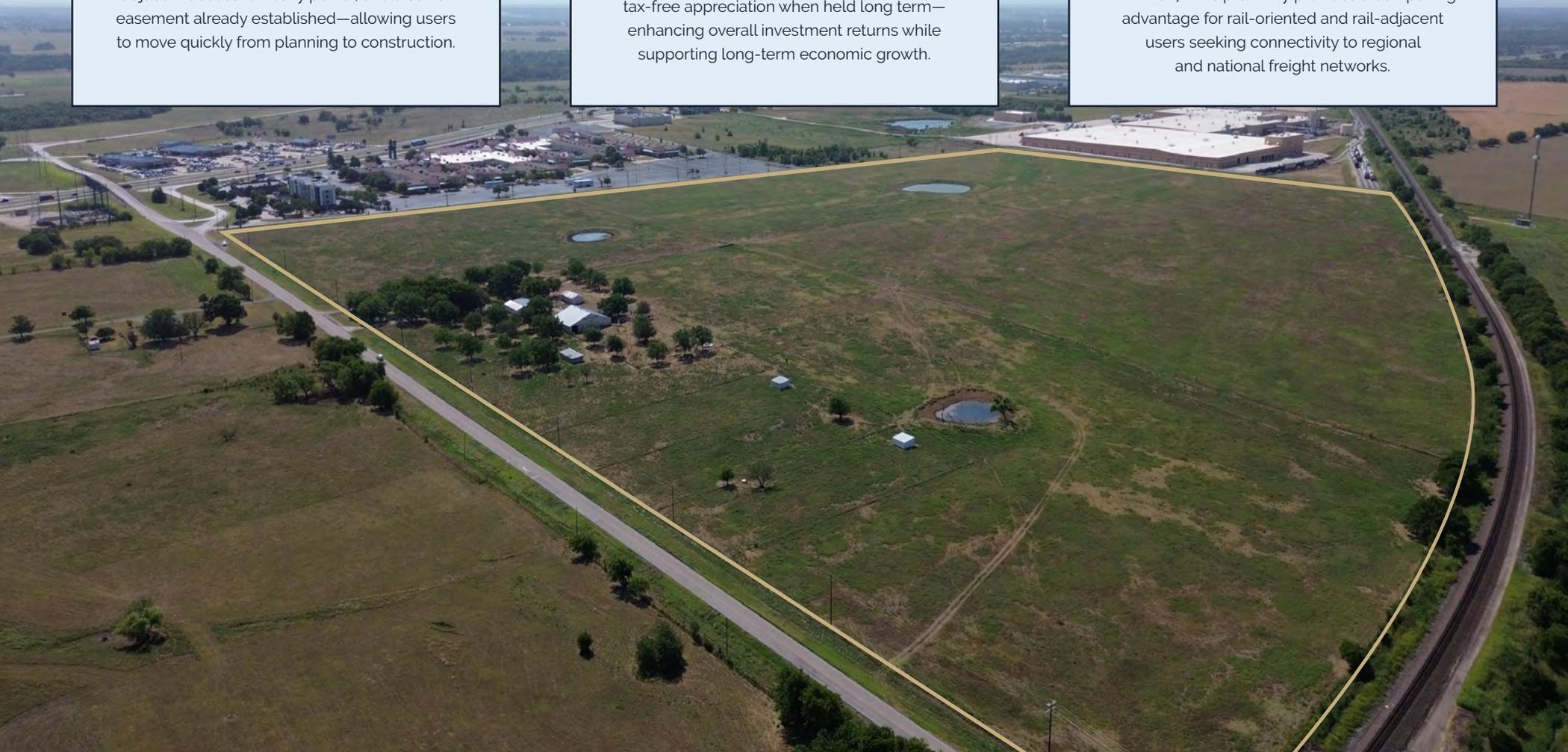
Federal Opportunity Zone Advantage

Located within a designated Federal Opportunity Zone, the site offers attractive tax incentives, including capital gains deferral and potential tax-free appreciation when held long term—enhancing overall investment returns while supporting long-term economic growth.



Rail-Adjacent Location

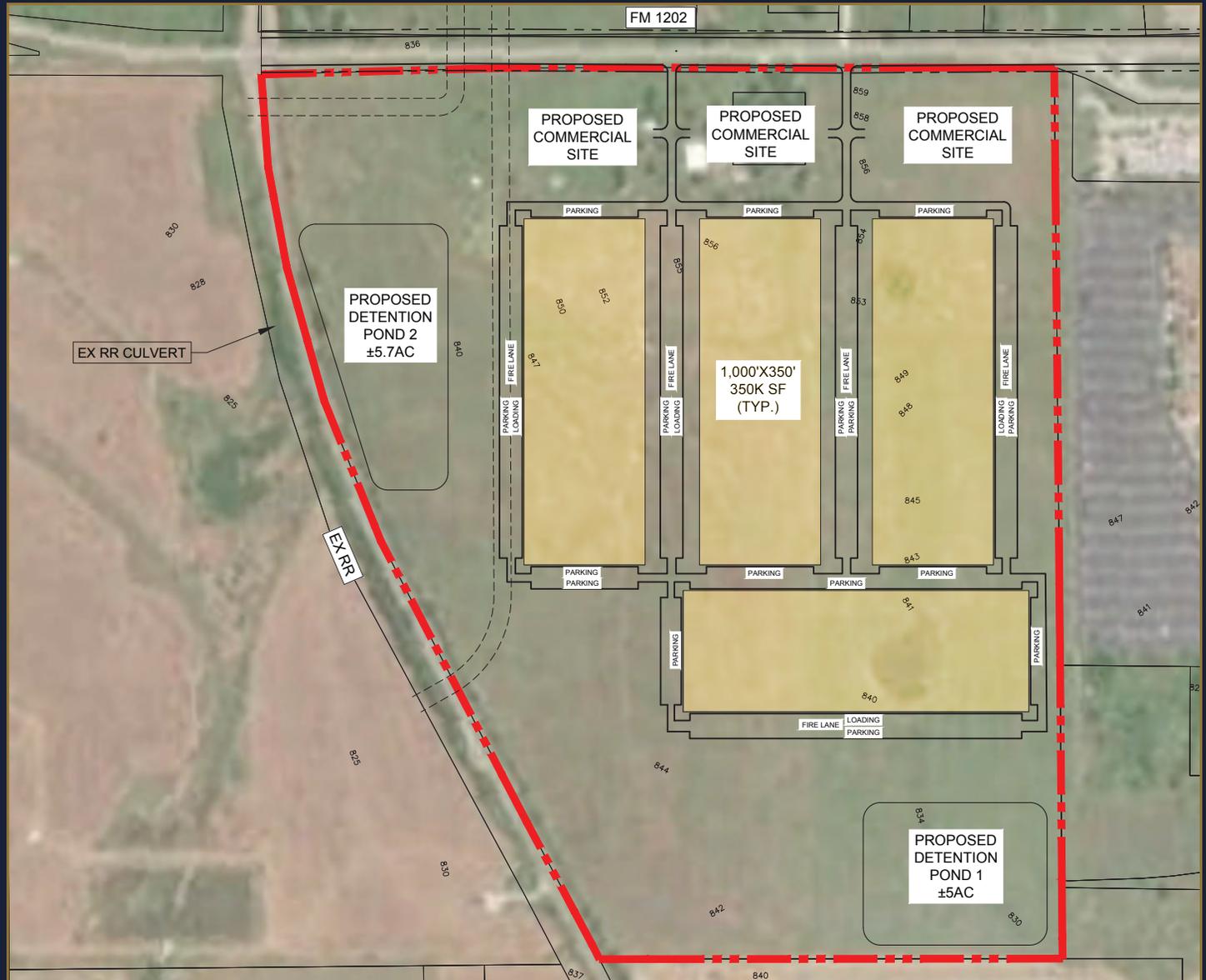
Positioned adjacent to Camp Howze Industrial Rail Park, where a BNSF-served rail spur is currently under construction and scheduled for delivery in Q1 2027. This proximity provides a compelling advantage for rail-oriented and rail-adjacent users seeking connectivity to regional and national freight networks.



CONCEPT A LARGE BOX SITE PLAN

STATS

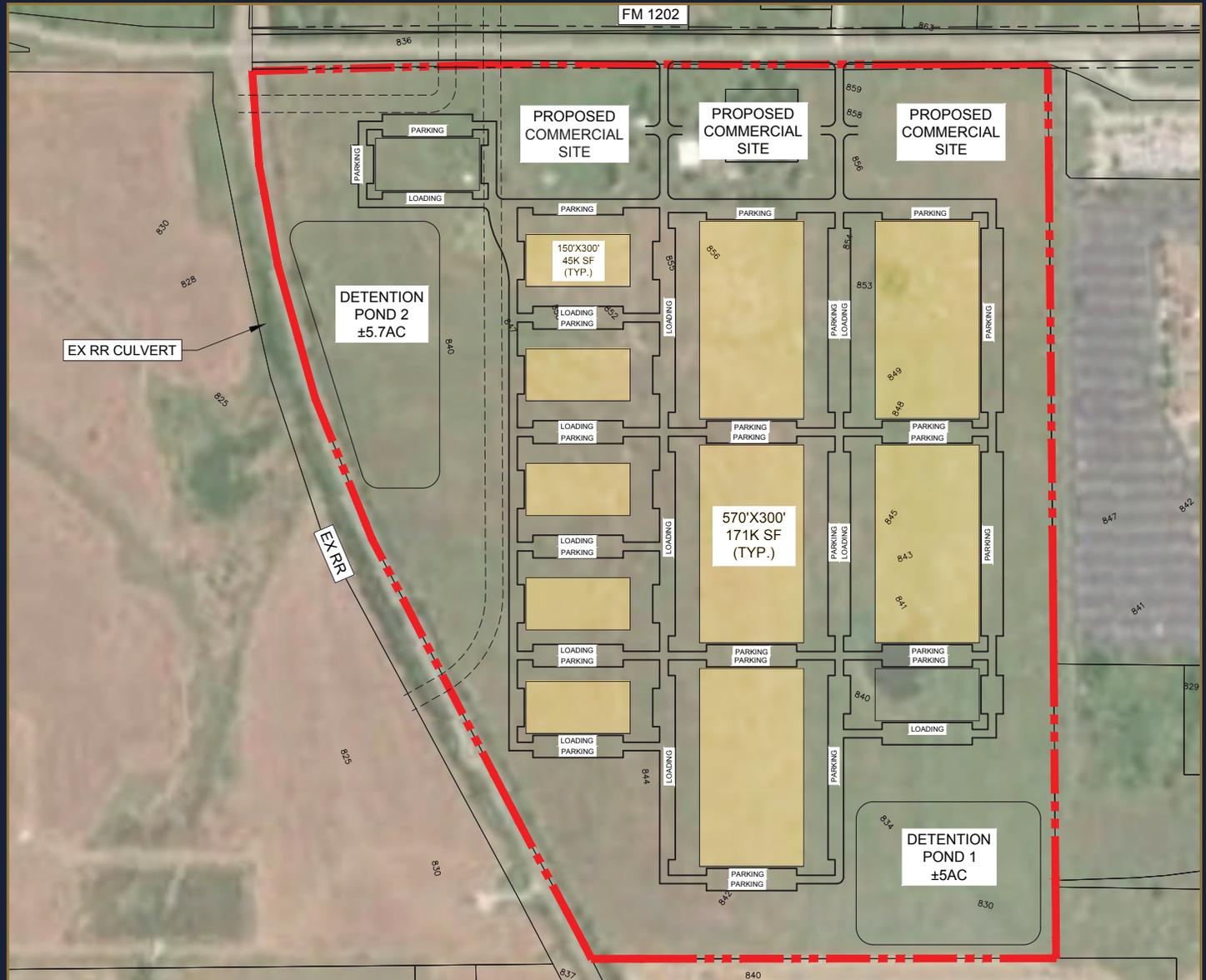
- TOTAL SITE PLAN
1.4M SF
- 350,000 SF BUILDINGS
FOUR (4)



CONCEPT B SMALL BOX SITE PLAN

STATS

- TOTAL SITE PLAN
1.8M SF
- 45,000 SF BUILDINGS
FIVE (5)
- 171,000 SF BUILDINGS
FIVE (5)



CONCEPT C COLD STORAGE / MIXED SITE PLAN

STATS

TOTAL SITE PLAN

1.43M SF

6 BUILDINGS

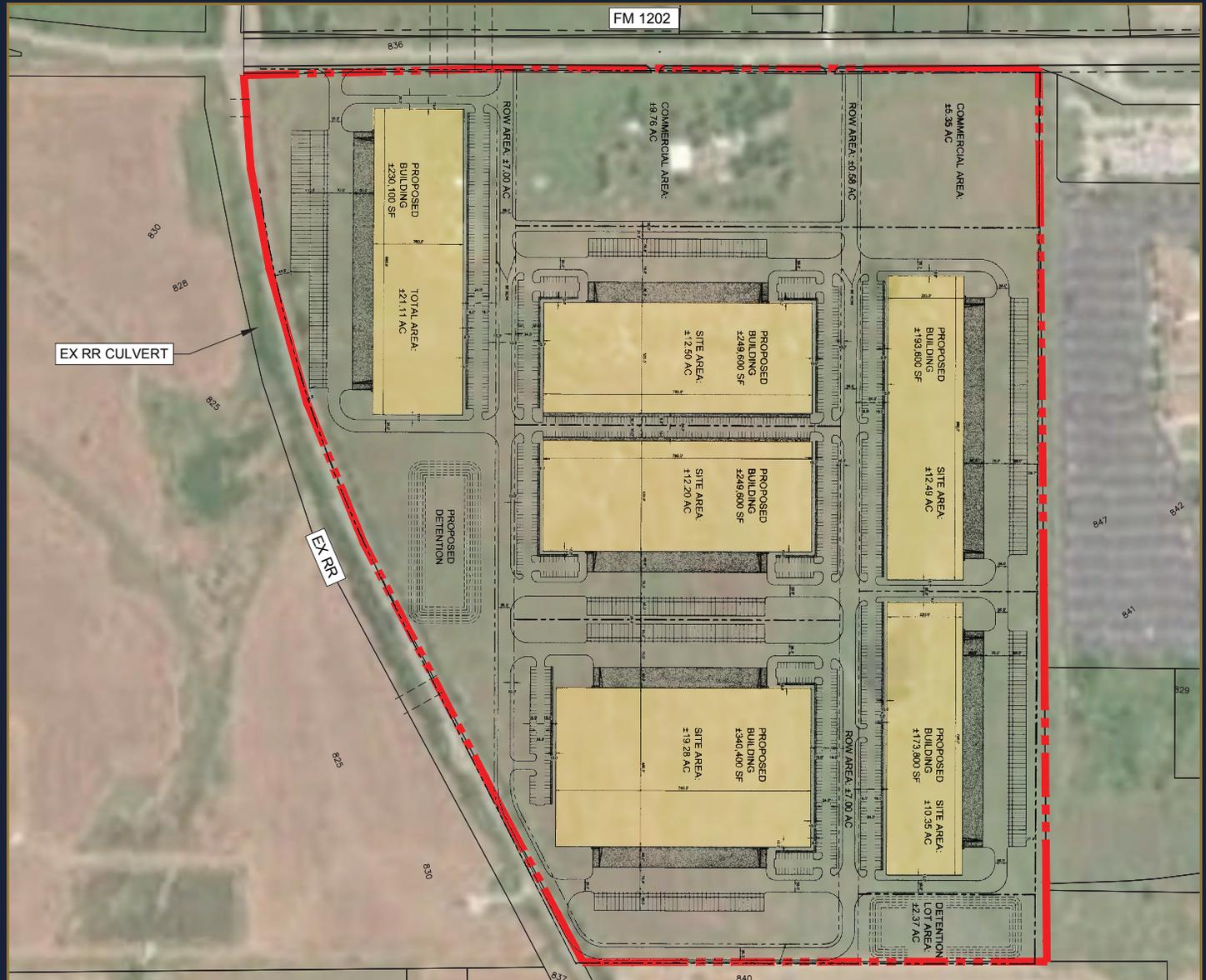
ONE (1) 173,800 SF

ONE (1) 193,600 SF

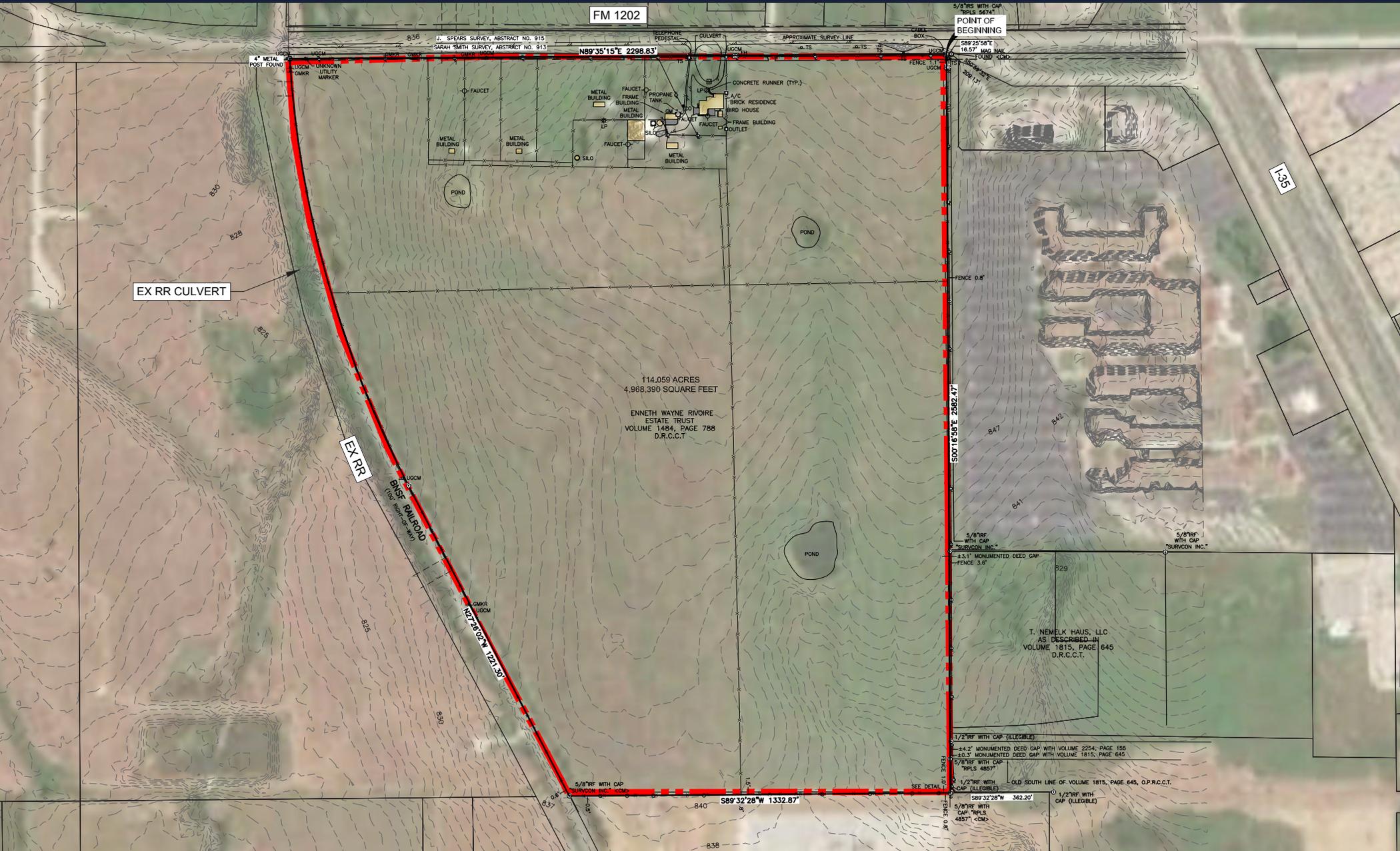
ONE (1) 230,100 SF

TWO (2) 249,600 SF

ONE (1) 340,000 SF

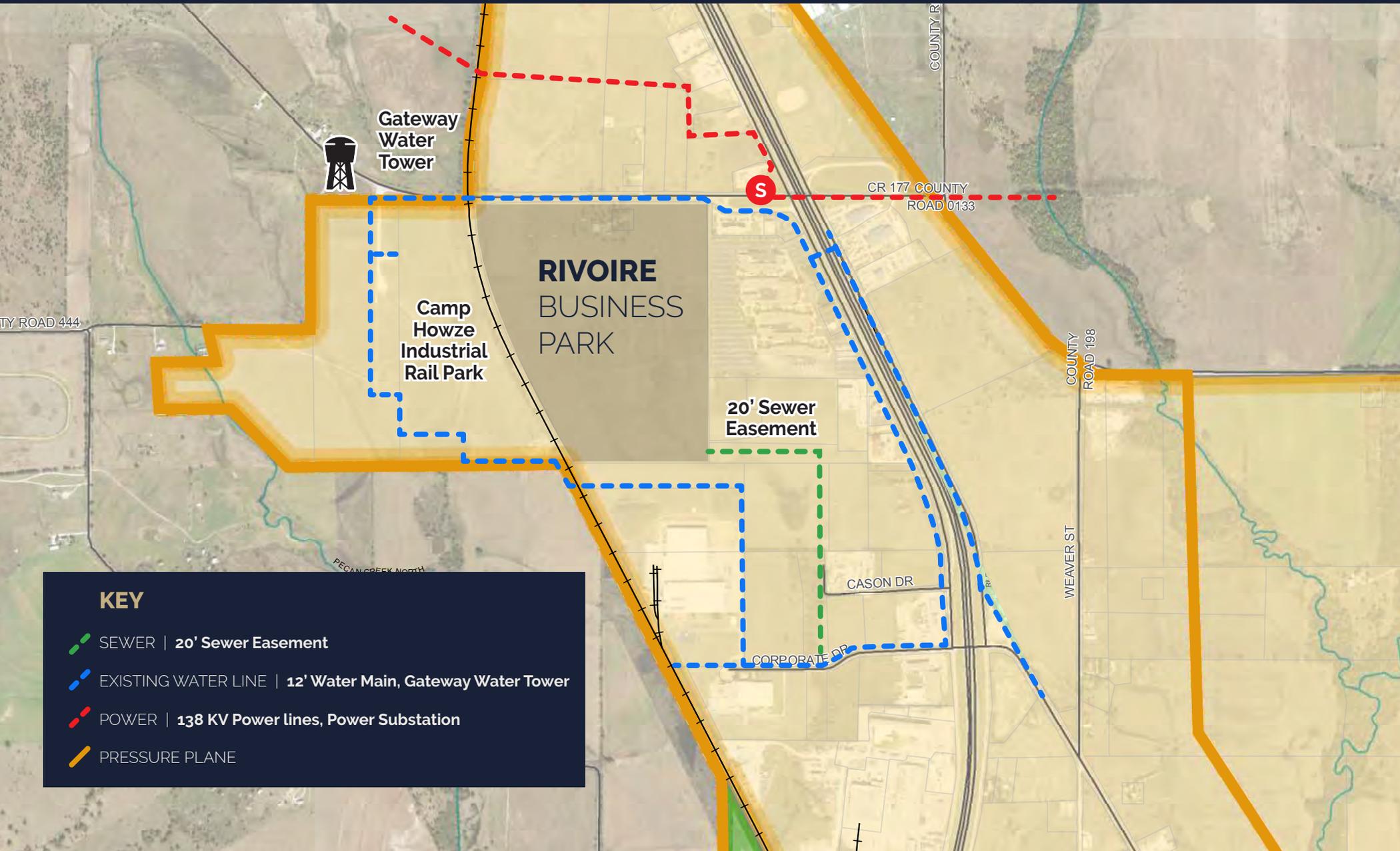


SITE SURVEY



SITE UTILITIES

 **VIEW INTERACTIVE MAP**



KEY

-  SEWER | 20' Sewer Easement
-  EXISTING WATER LINE | 12' Water Main, Gateway Water Tower
-  POWER | 138 KV Power Lines, Power Substation
-  PRESSURE PLANE



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