

2415 N. WEAVER ST. – GAINESVILLE, TX
INDUSTRIAL ZONED SITE

March 2025



Preliminary No-Rise Analysis Repo
Pecan Creek, Gainesville Tex

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Pecan Creek, Gainesville

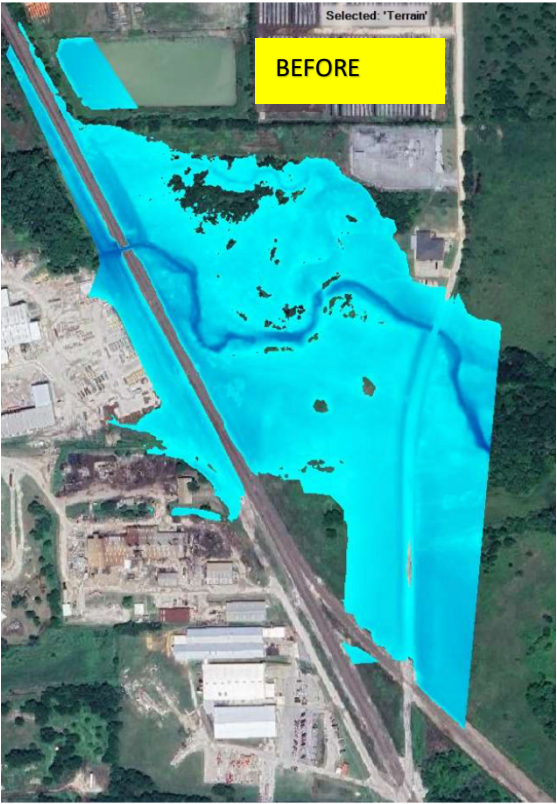


Figure 3-1: Existing Floodplain Depth



Figure 3-2: Proposed Floodplain Depth

MLS#: 20488177 Active 1924 N Grand Avenue Gainesville, TX 76240-2341 LP: \$2,500,000
Property Type: Commercial Sale SubType: Business

March 2025

COMPARABLE PROPERTIES:



\$438,596 Per Acre
Connected Utilities

Low LP: \$/Gr SqFt: \$510.62
Subdivision: Alexander R
County: Cooke Lake Name:
Country: United States
Parcel ID: 12812 Plan Dvlpm:
Parcel ID 2: 24184
Lot: Block: MultiPrcl: Yes MUD Dst: No
Legal: ALEXANDER R 0013 ACRES 3.00
Unexmpt Tx: \$5,670
Spcl Tax Auth: PID:
Bldg SF: 1,896/Assessor Gross SqFt: 4,896
Yr Built: 1973/Assessor/Preowned Zoning: General Commer
Apprsr: Mult Zone: No
Lot SqFt: 250,034/Assessor # Units: 2
Lot Dim: Acres: 5.740
Adult Community: No Will Subdiv: #Stories: 1
General Information

Gross Income: \$26,400 Leasable SqFt: 4,896 Avg Monthly Lease:
Net Income: \$0 Leasable Space: 2 Spaces Leased: 2
Annual Expenses: \$0 Lease Expire Date: Occupancy Rate: 100

Agent/Office Information

Lst Ofc: TIERRA REAL ESTATE Lst Agt: MISTY SCHMITZ

Prepared By: Tyler New Vertical Lux Realty, LLC on 09/12/2024 11:47

MLS#: 20692359 Active 3291 N Grand Gainesville, TX 76240 LP: \$2,500,000
Property Type: Commercial Sale SubType: Industrial



\$431,034 Per Acre
Connected Utilities

Low LP: \$/Gr SqFt: \$424.95
Subdivision: Mcall M 0703
County: Cooke Lake Name:
Country: United States
Parcel ID: 22760 Plan Dvlpm:
Parcel ID 2: 152567
Lot: Block: MultiPrcl: Yes MUD Dst: No
Legal: MCCALL M 0703 Acres 23.09
Spcl Tax Auth: PID:No
Bldg SF: 5,883/Assessor Gross SqFt: 5,883
Yr Built: 1982/Preowned Zoning: Industrial with M
Corridor Overlay
Apprsr: Mult Zone: Yes
Lot SqFt: 1,187,010/Assessor # Units: 3
Lot Dim: Acres: 27.250
Adult Community: Will Subdiv: #Stories: 1
General Information

Gross Income: \$0 Leasable SqFt: 5,883 Avg Monthly Lease:
Net Income: \$0 Leasable Space: Spaces Leased:
Annual Expenses: \$0 Lease Expire Date: Occupancy Rate:

Agent/Office Information

Lst Ofc: Keller Williams North Country Lst Agt: Jessica Self

MLS#: 14694287 Active 0000 I-35 Gainesville, TX 76240 LP: \$2,525,608
Property Type: Commercial Sale SubType: Unimproved Land



Low LP: \$/Gr SqFt: \$252.59
Subdivision: SARAH SMITH SURVEY AB 913
County: Cooke Lake Name:
Country: United States
Parcel ID: 17563 Plan Dvlpm:
Parcel ID 2: 501
Lot: Block: MultiPrcl: Yes MUD Dst: No
Spcl Tax Auth: No PID:
Bldg SF: 9,999/Other Gross SqFt: 9,999
Yr Built: 9999/Unknown Zoning: commerc
Apprsr: Mult Zone: No
Lot SqFt: 631,402/Assessor # Units: 999
Lot Dim: Acres: 14.495
Adult Community: Will Subdiv: #Stories: 1
General Information

Gross Income: \$0 Leasable SqFt: 0 Avg Monthly Lease:
Net Income: \$0 Leasable Space: Spaces Leased:
Annual Expenses: \$0 Lease Expire Date: Occupancy Rate:

Agent/Office Information

Lst Ofc: Prime Properties Lst Agt: DONALD HOBBS

Prepared By: Tyler New Vertical Lux Realty, LLC on 09/12/2024 11:47