



1704 U.S. 82

SALE

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Gainesville, TX 76240

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$9.00 / SF
LOT SIZE:	3.583 Acres

PROPERTY DESCRIPTION

Discover an exceptional opportunity for a Land / Retail-Pad investor within the dynamic Gainesville area. The property's prime location along U.S. Highway 82 offers unparalleled visibility and accessibility, making it an ideal site for commercial development. Boasting a generous size and versatile zoning, C3, this property provides the perfect canvas for retail, restaurant, or other commercial ventures. Its proximity to the thriving city center and major transportation routes sets the stage for a lucrative investment. With its strategic position in the heart of Gainesville, this property presents a compelling prospect for investors looking to capitalize on the area's dynamic market and vibrant growth.

LOCATION DESCRIPTION

Explore the vibrant potential of the Gainesville area surrounding the property. Conveniently located near Interstate 35, off of Highway 82, this thriving area offers excellent visibility and accessibility for a Land / Retail-Pad investor. Nearby, investors will find the North Central Texas College, drawing a steady flow of students and faculty into the area. The Winstar World Casino and Resort provides a major draw for visitors and residents alike, creating ample opportunities for retail and entertainment ventures. Additionally, the nearby North Texas Medical Center ensures a steady flow of traffic, making this location a prime opportunity for retail and commercial development.

PROPERTY HIGHLIGHTS

- 7 Lots Available
- Ranging from 0.49-0.58 acres
- Utilities on site
- Hwy 82 Traffic Count per day - 17,762 vehicles

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LOT SIZING



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LOTS AVAILABLE

OF LOTS 7 | TOTAL LOT SIZE 0.496 - 0.583 ACRES | TOTAL LOT PRICE \$9.0 - \$9.0 / SF | BEST USE -

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	2	Retail-Pad	0.497 Acres	\$9.00 / SF	C3
Available	3	Retail-Pad	0.5 Acres	\$9.00 / SF	C3
Available	4	Retail-Pad	0.583 Acres	\$9.00 / SF	C3
Available	5	Retail-Pad	0.496 Acres	\$9.00 / SF	C3
Available	6	Retail-Pad	0.501 Acres	\$9.00 / SF	C3
Available	7	Retail-Pad	0.502 Acres	\$9.00 / SF	C3
Available	8	Retail-Pad	0.504 Acres	\$9.00 / SF	C3

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ADDITIONAL PHOTOS



NATHAN TUNE

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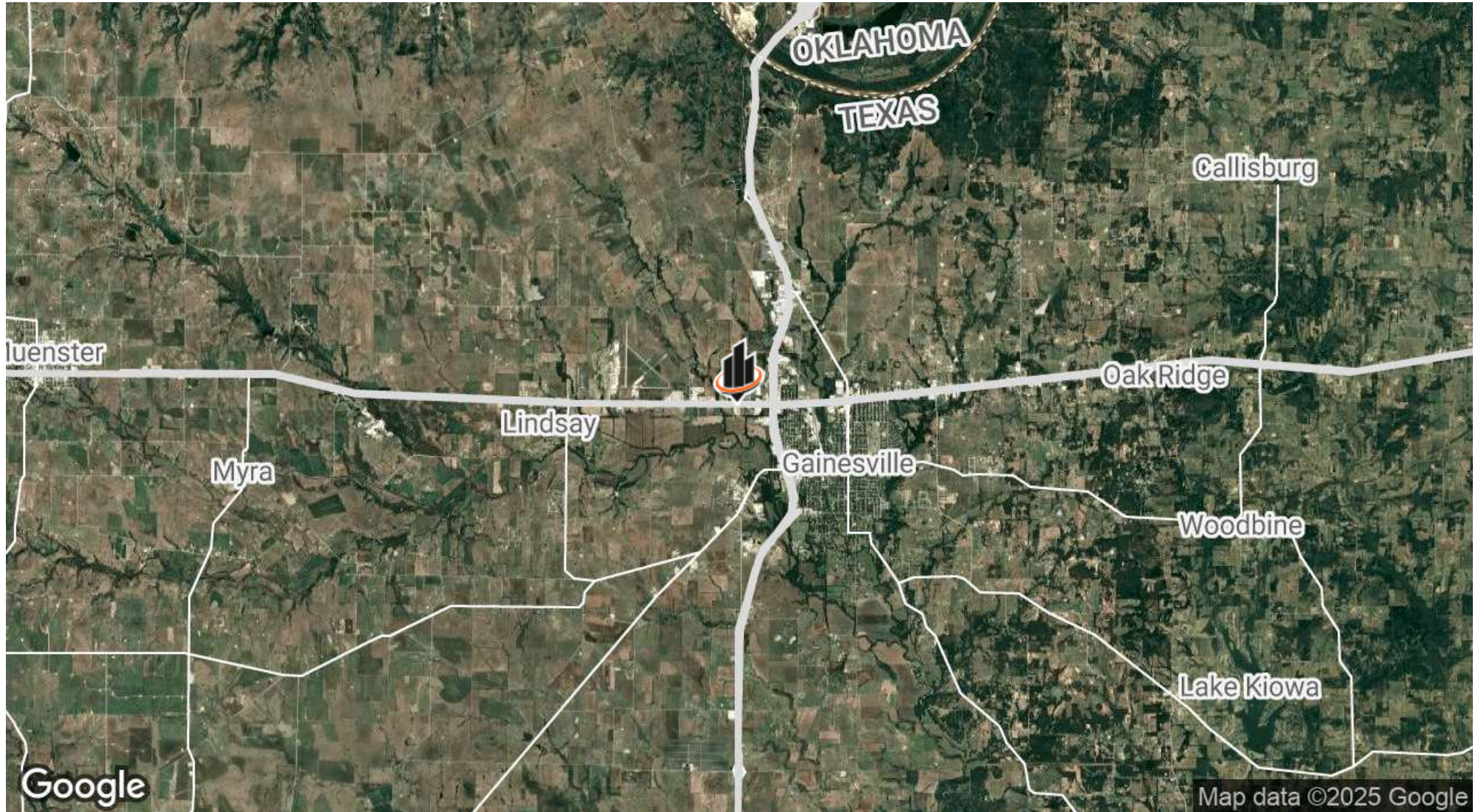
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LOCATION MAP



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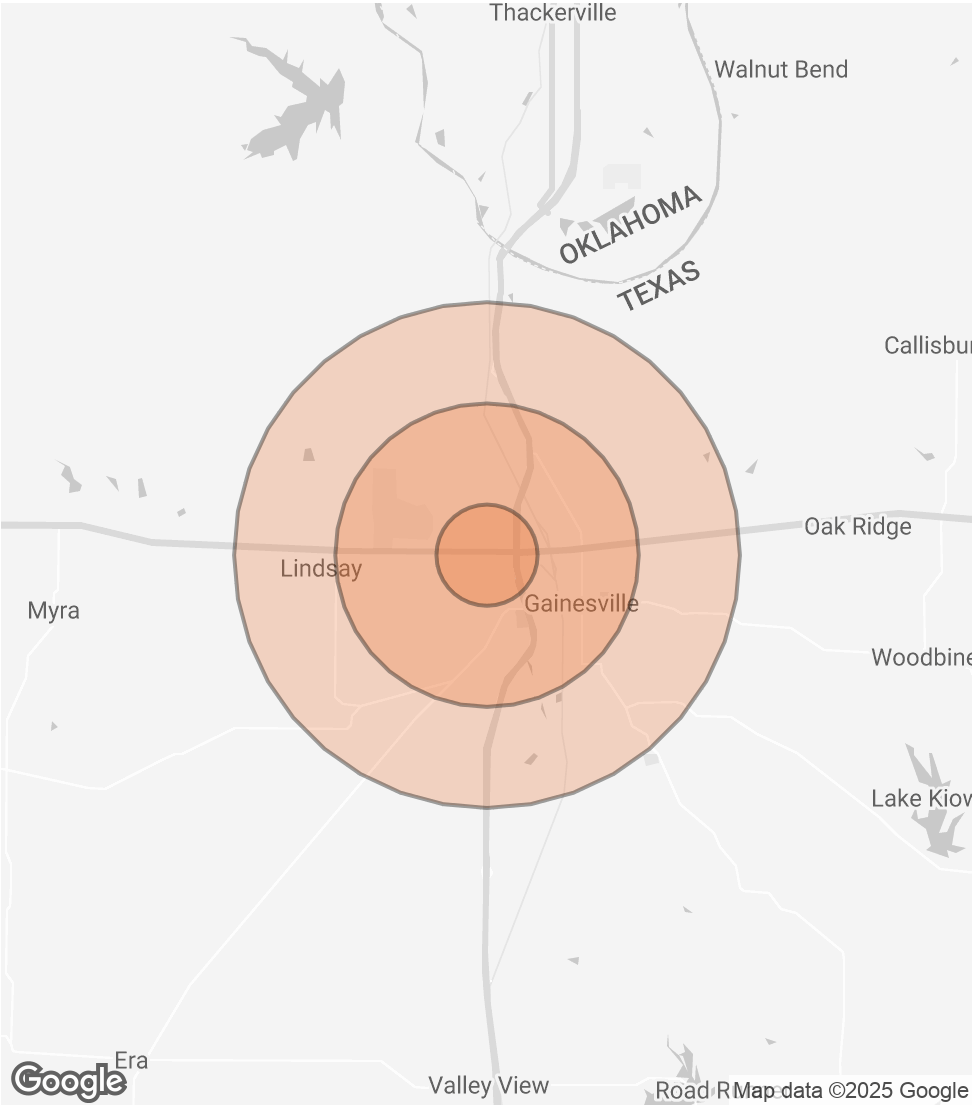
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,493	15,969	21,079
AVERAGE AGE	36	37	38
AVERAGE AGE (MALE)	34	36	37
AVERAGE AGE (FEMALE)	38	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	480	5,858	7,725
# OF PERSONS PER HH	3.1	2.7	2.7
AVERAGE HH INCOME	\$61,618	\$74,100	\$80,942
AVERAGE HOUSE VALUE	\$177,485	\$172,970	\$188,375

Demographics data derived from AlphaMap



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LISTING CONTACTS



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