



# FOR SALE

## RIVOIRE BUSINESS PARK ±114 ACRES INDUSTRIAL LAND

Gainesville • Cook County • Texas

Exclusively listed by:

**YOUNGER**  
PARTNERS

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*Oblique Southwest View*



Rivoire Business Park • ±114 Acres • Gainesville • Cooke County • Texas • 76240

Location Aerial



# Property Information

RIVOIRE BUSINESS PARK  
SEC FM 1202 & BNSF R.R. • ±114 AC

## ACREAGE

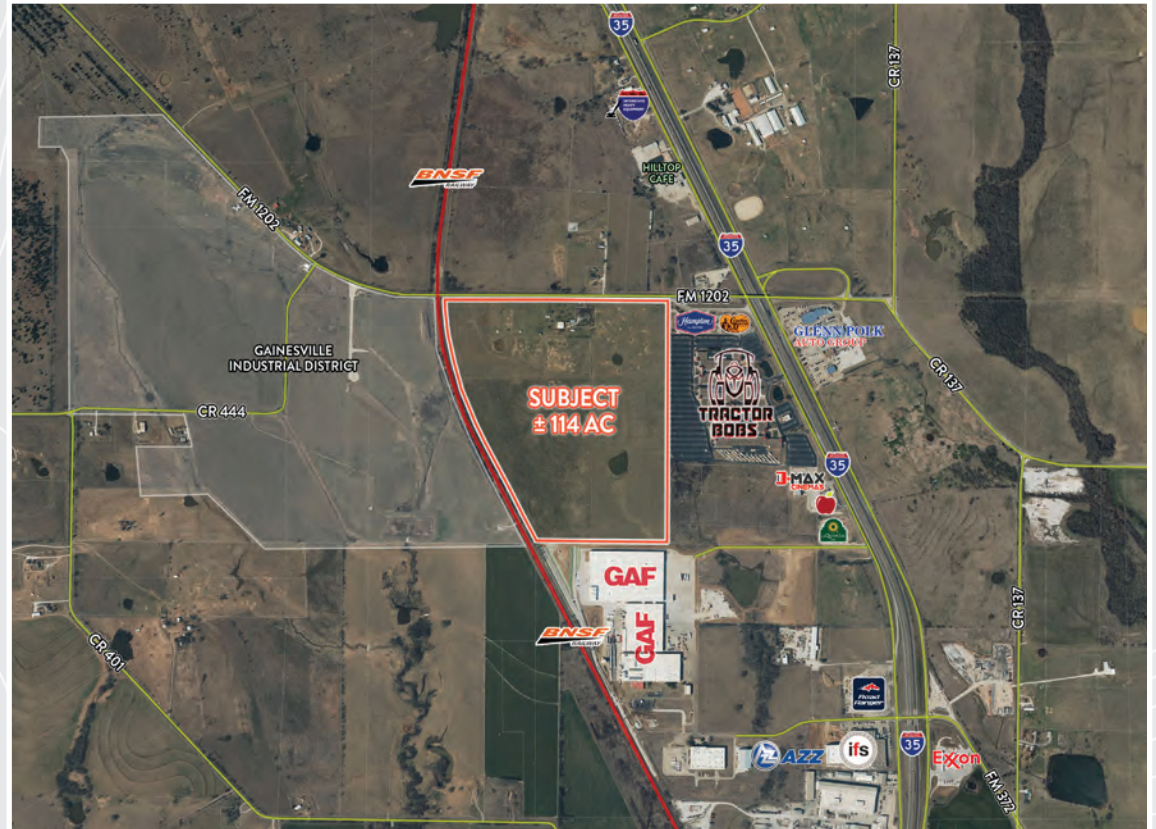
±114

## LOCATION

- Northwest Gainesville
- Gainesville City Limits
- Adjacent to BNSF R.R.

## PROPERTY INFORMATION

- **Current Zoning:** ±96 AC of Industrial (I) & ±17.5 AC of Outdoor Commercial (C3)
- **Traffic Count:** I-35 (N/S) ±51,140 VPD
- **Road Frontage:** FM 1202 & ±2,298'
- **Rail Frontage:** BNSF ±2,770'
- **Water:** 12" City water line runs east/west on the south side of FM 1202
- **Sewer:** New CIP sewer line in-design
- City utilities exhibit available upon request
- Property located in an opportunity zone



**OVER 50 MILLION PEOPLE WITHIN A ONE DAY TRUCK DRIVE**

22-23 Demographics	5 Mile	10 Mile	15 Mile	20 Mile
Total Est. Population	18,582	28,139	45,085	64,697
Avg. HH Income	\$80,911	\$92,048	\$99,483	\$104,097
Total HH Income	\$415.8 M	\$696.61 M	\$1.21 B	\$1.79 B

## APPROXIMATE DISTANCE FROM



GAINESVILLE AIRPORT  
3 Miles



WINSTAR CASINO  
8 Miles

**DENTON**

DENTON, TX  
34 Miles

*Sherman*

SHERMAN, TX  
36 Miles

# Market Overview & Incentives

GAINESVILLE • TEXAS

## PRIME INDUSTRIAL DEVELOPMENT OPPORTUNITY LOCATED IN A RAPIDLY GROWING MARKET

- Nearly 4 million people live within a 60-mile radius
- 1.9 million plus workforce in a 90-mile radius
- The City of Gainesville is pro-development and provides support to attract, retain, and expand growing industries and businesses

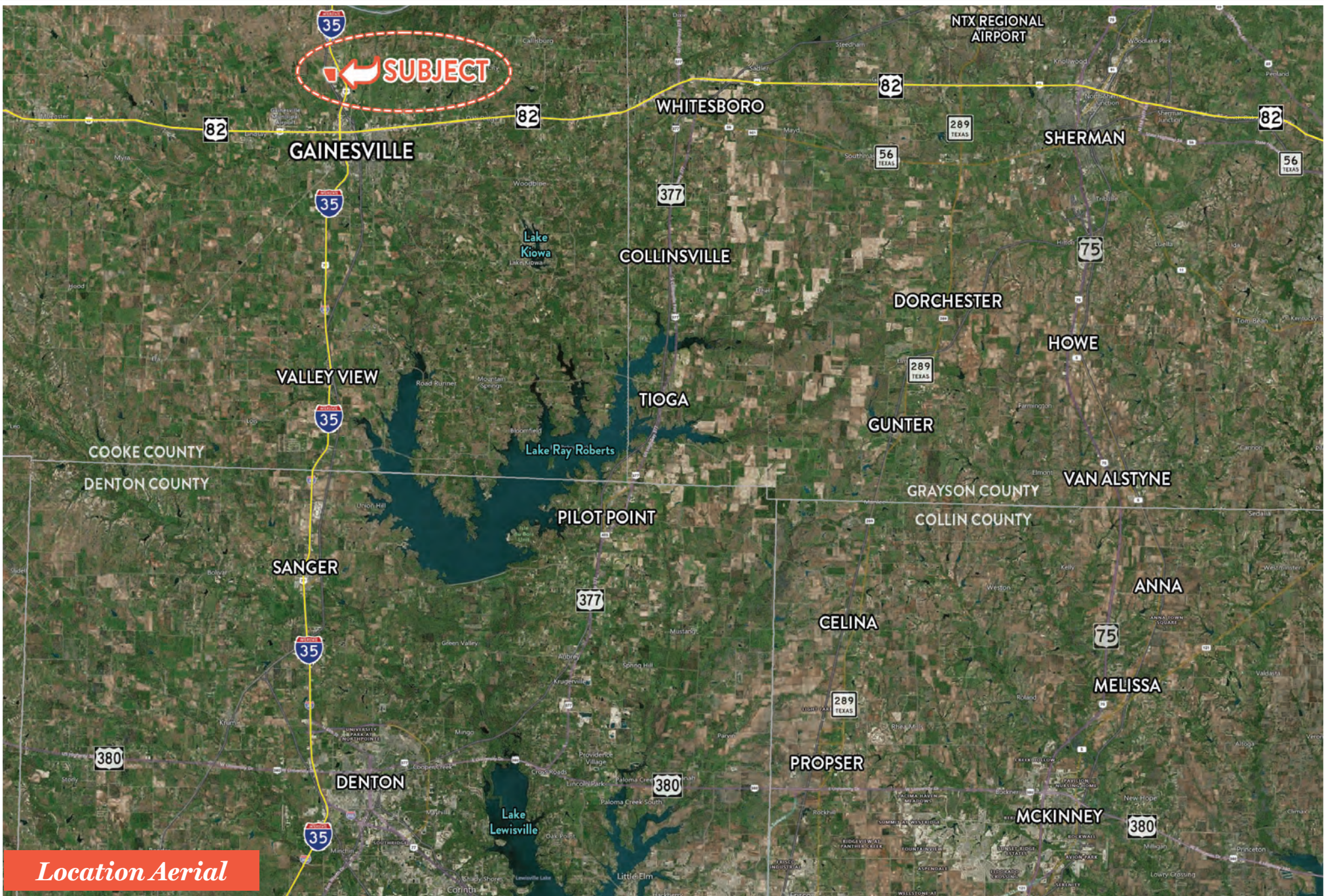
## BUSINESS INCENTIVES

- Business Improvement Grant program (BIG)
- Chapter 380 & 381 abatements
- GEDC Incentives
- Highlighted & listed Texas programs
- Opportunity zones
- Qualifying job-based incentives
- The NMTC - New Market Tax Credits
- Triple Freeport Tax Exemptions





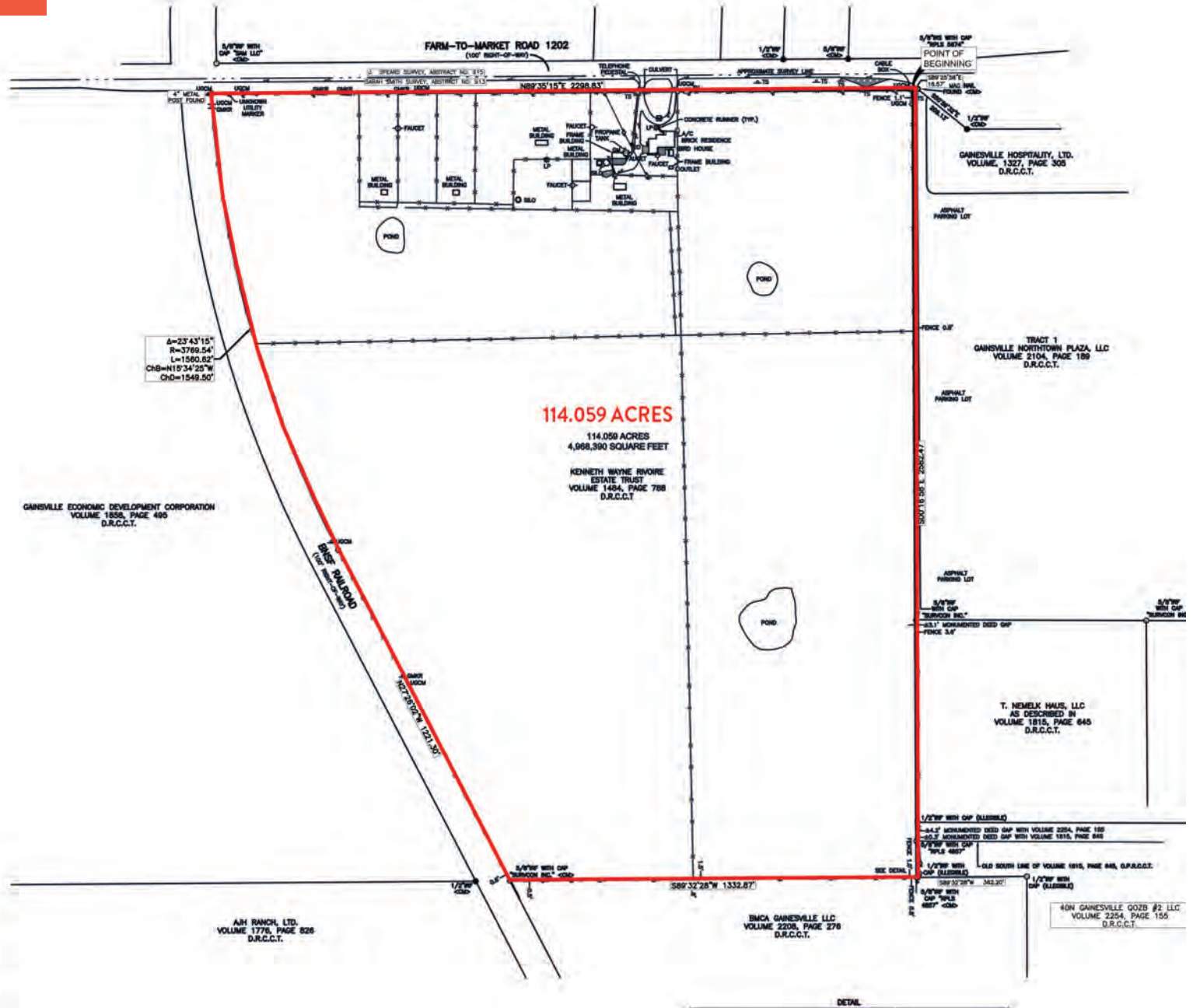
*Location Aerial*



*Location Aerial*

*Rivoire Business Park • ±114 Acres • Gainesville • Cooke County • Texas • 76240*

# Property Survey



UCERS REFINING COMPANY, DATED JULY 24, 1915,  
RECORDS OF COOKE COUNTY, TEXAS. (BLANKET  
ORBED)

2) SINGLARI REFINING COMPANY, DATED JULY 5, 1938,  
RECORDS OF COOKE COUNTY, TEXAS. AGREEMENT  
IN VOLUME 747, PAGE 1, DEED RECORDS, COOKE  
3) FOUR CORNERS PIPE LINE COMPANY, RECORDED IN  
E COUNTY, TEXAS. ASSIGNMENT OF AGREEMENTS TO  
7, PAGE 547, DEED RECORDS, COOKE COUNTY, TEXAS,  
DESCRIBED. EASEMENT LOCATION DEFINED BY LOCATION

LAIR REFINING COMPANY, DATED OCTOBER 13, 1947,  
RECORDS OF COOKE COUNTY, TEXAS. AGREEMENT  
IN VOLUME 747, PAGE 1, DEED RECORDS, COOKE  
D BILL OF SALE TO CHAMMARRON GATHERING, LP.

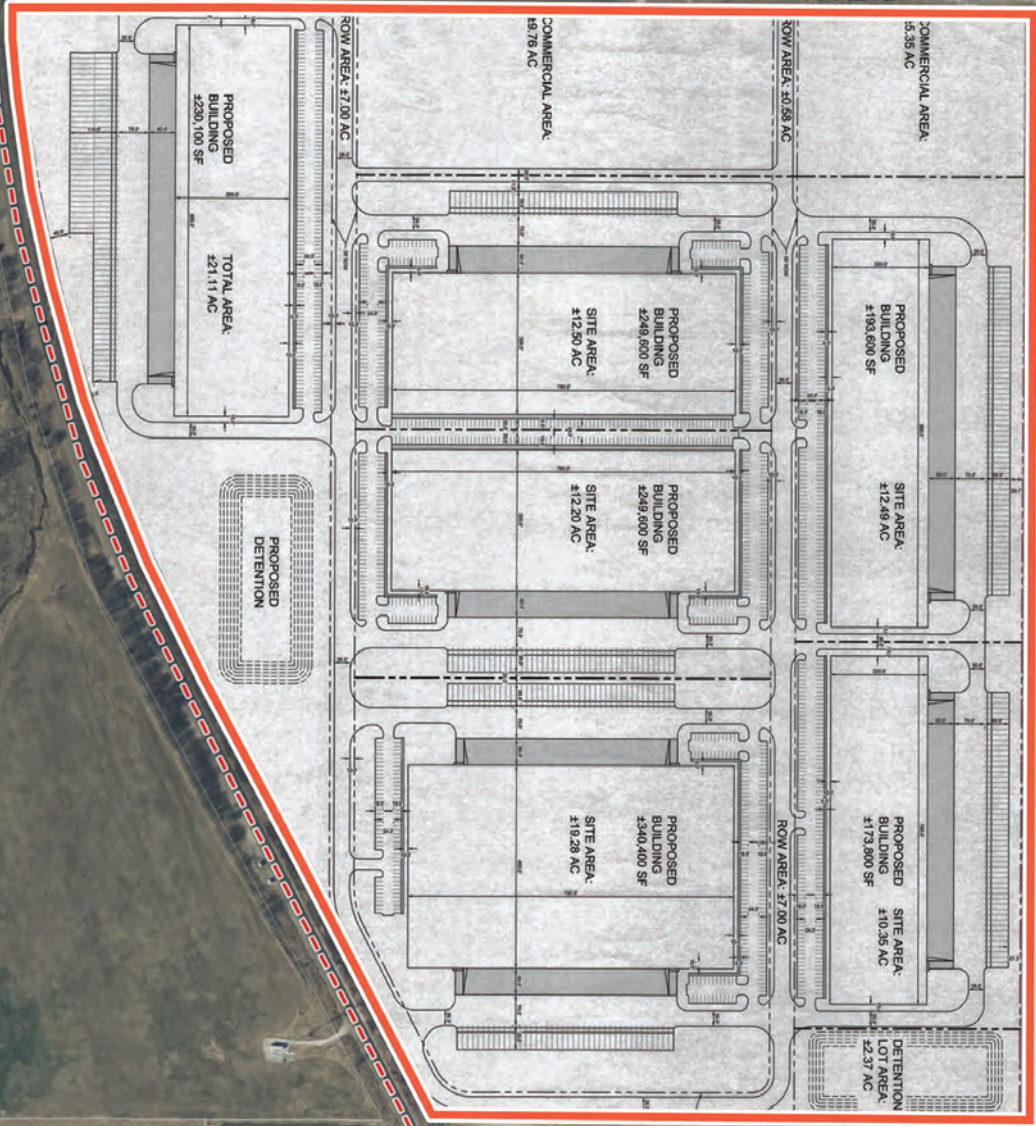




FM 1202

GAINESVILLE EDC

TRACTOR BOB'S



*Proposed Concept Plan*

*Contour Exhibit*



FM 1202

GAINESVILLE EDC

TRACTOR BOB'S

**SUBJECT  
± 114 AC**

840'

850'

860'

850'

850'

840'

840'

*Oblique Southeast View*



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