

FOR SALE

RIVOIRE BUSINESS PARK ±114 ACRES INDUSTRIAL LAND

Gainesville • Cook County • Texas

Exclusively listed by:

Y UNGER PARTNERS

JOHN ST. CLAIR

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JACK GAIL

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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









SVILLE AIRPORT

WINSTAR CASINO 8 Miles DENTON, TX 34 Miles

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



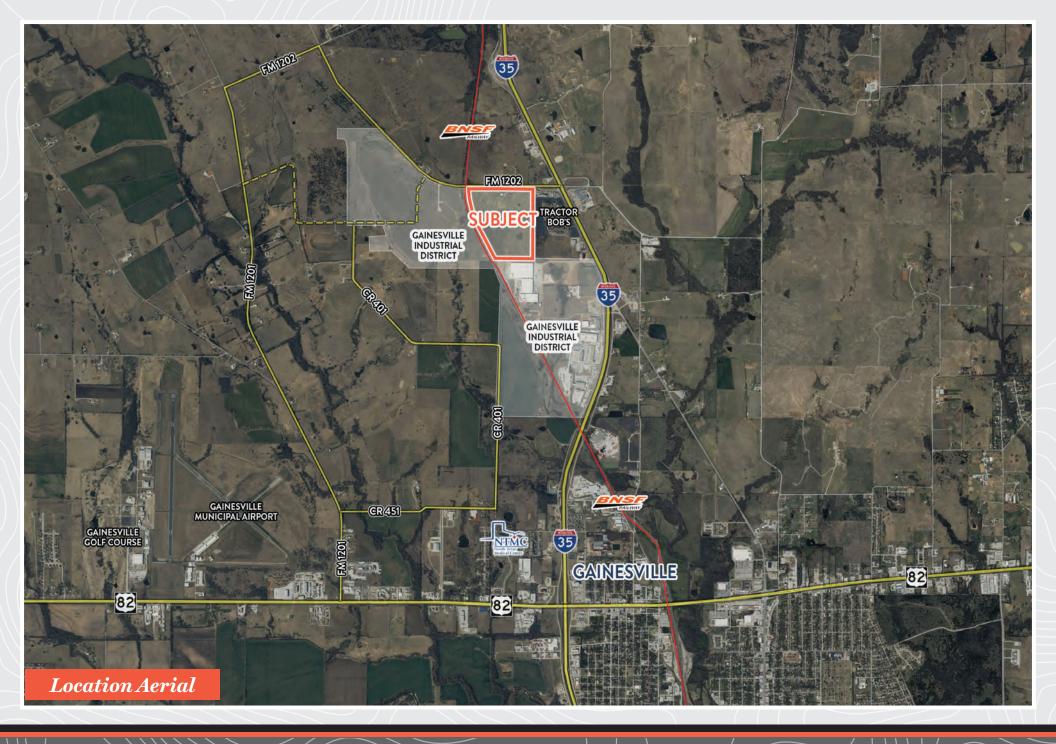




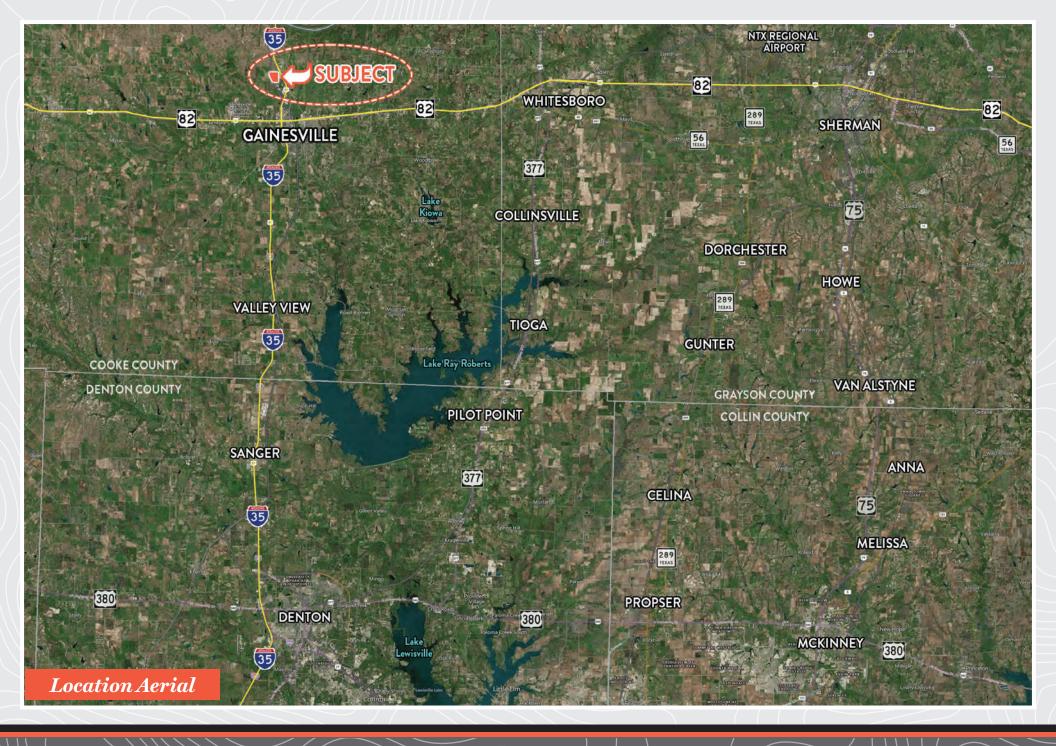






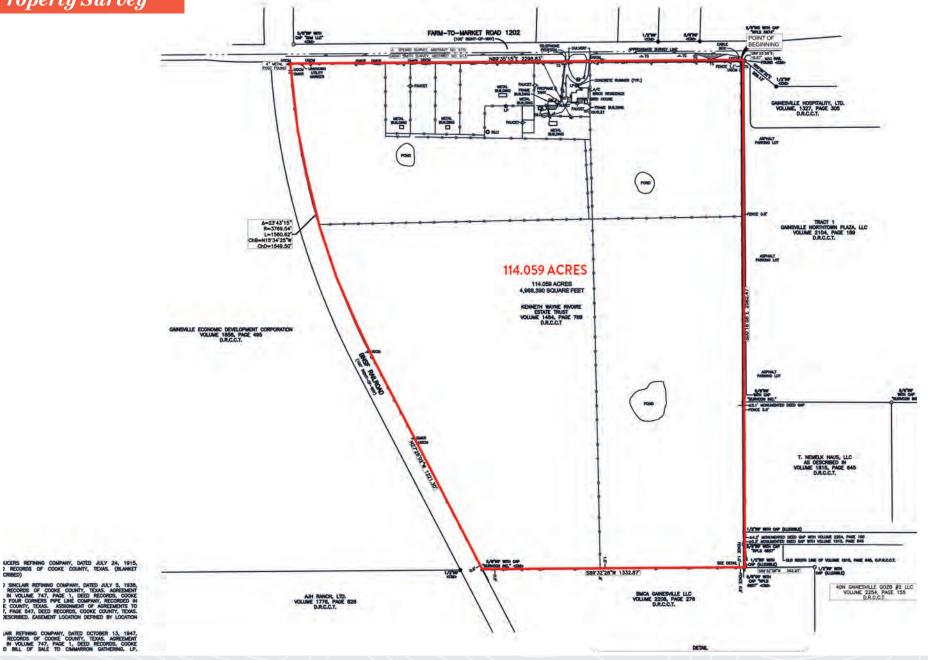




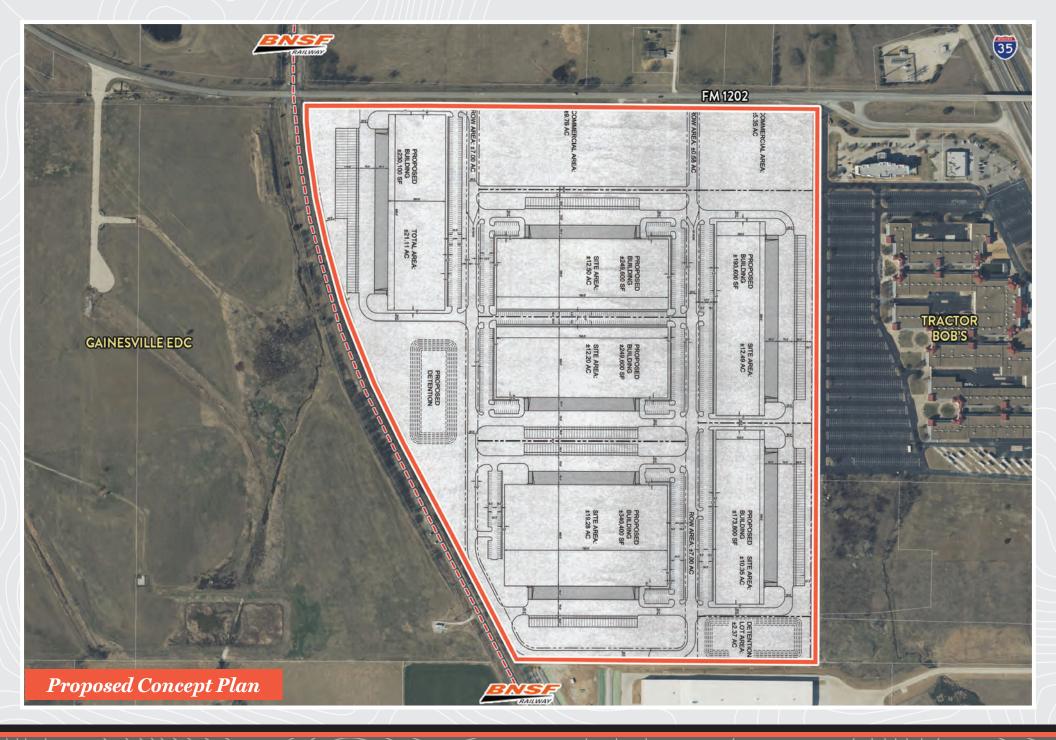




Property Survey















Oblique Southeast View





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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Associate				
Sales Agent/Associate's Name	License No.	Email	Phone	
-	Buyer/Tenant/Seller/Landlord	Initials Date		
Regulated by the Texas Real Est	ate Commission	Information available	at www.trec.texas.gov IABS 1-0	