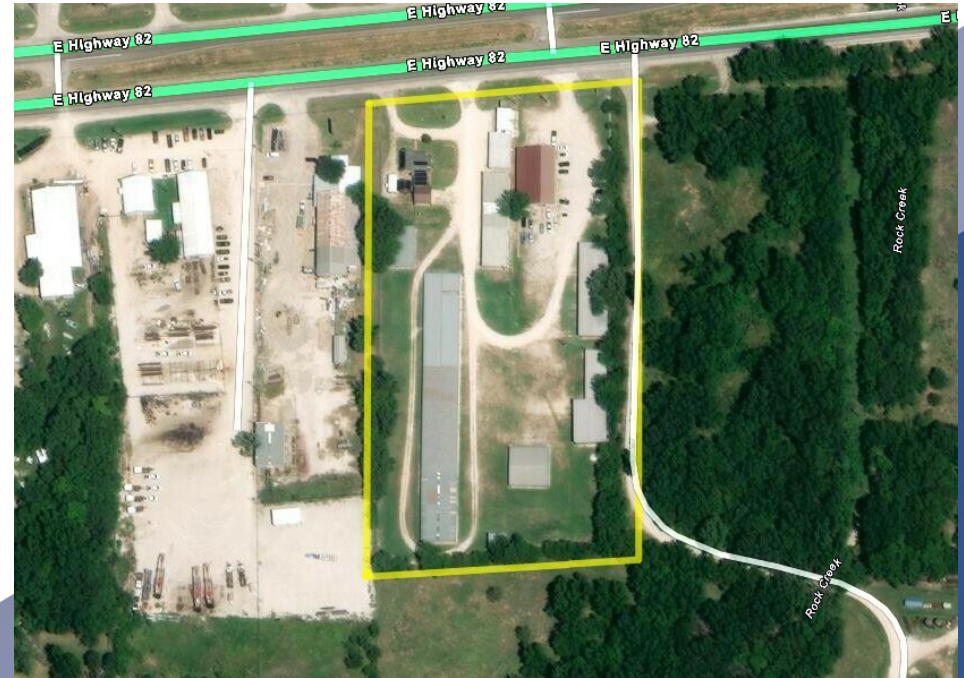


SALE

5-ACRE COMMERCIAL/DEVELOPMENT OPPORTUNITY ON BUSY HWY 82

3902 E. HWY 82 Gainesville, TX 76240



SALE PRICE

\$1,050,000

Cristie Coles

Commercial Sales and Leasing

(214) 460-2849

TX #0628110

Hayden Clark

(940) 367-9624

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

5-ACRE COMMERCIAL/DEVELOPMENT OPPORTUNITY ON BUSY HWY 82

3902 E. HWY 82 Gainesville, TX 76240

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

5-ACRE COMMERCIAL/DEVELOPMENT OPPORTUNITY ON BUSY HWY 82

3902 E. HWY 82 Gainesville, TX 76240



PROPERTY DESCRIPTION

Exceptional opportunity to acquire approximately 5 contiguous acres along the rapidly growing East Highway 82 corridor in Gainesville, Texas. Located within the Gainesville city limits and zoned C-3 Commercial, this highly visible tract offers substantial frontage, multiple access points, and outstanding redevelopment potential for a variety of commercial uses.

The property currently includes a residential home, flex warehouse/shop space with a month-to-month tenant, self-storage and boat storage facilities, office improvements, outdoor storage areas, and additional warehouse structures, creating immediate income potential while allowing flexibility for future redevelopment.

OFFERING SUMMARY

Sale Price:	\$1,050,000
Lot Size:	5 Acres
Building Size:	6,457 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	32	329
Total Population	17	92	858
Average HH Income	\$118,159	\$94,209	\$84,680

Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



**COLDWELL BANKER
COMMERCIAL
REALTY**

SALE

5-ACRE COMMERCIAL/DEVELOPMENT OPPORTUNITY ON BUSY HWY 82

3902 E. HWY 82 Gainesville, TX 76240



PROPERTY DESCRIPTION

Strategically positioned along US Highway 82 with traffic counts exceeding approximately 23,000 vehicles per day, the site benefits from strong visibility and easy accessibility to Interstate 35, Sherman, Denison, Denton, and the expanding North Texas market. The surrounding area continues to experience strong commercial and residential growth fueled by the northward expansion of the Dallas-Fort Worth Metroplex.

This property offers exceptional flexibility for investors, developers, and owner-users seeking a prime commercial corridor location with multiple redevelopment paths. Conceptual development plans demonstrate the site's ability to support a retail center, RV resort, modern storage facility, contractor yard, truck terminal, flex industrial development, automotive uses, or service-oriented commercial projects.

The site's large contiguous acreage, highway frontage, existing utility infrastructure, and commercial zoning make it increasingly rare within the Gainesville market. The property is ideally suited for redevelopment, long-term investment hold strategies, or owner-user operations requiring yard space, storage, and highway access.

LOCATION DESCRIPTION

Located along East Highway 82 in Gainesville, the three-parcel commercial campus fronts a major thoroughfare in Cooke County.

Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

5-ACRE COMMERCIAL OPPORTUNITY ON BUSY HWY 82 IN GAINESVILLE, TX

3902 E. HWY 82 Gainesville, TX 76240

PROPERTY HIGHLIGHTS

- Highlights:
- Approx. 5 Acres Across 3 Parcels
- Zoned C-3 Commercial
- Gainesville City Limits
- Prime US Highway 82 Frontage
- Traffic Counts Approx. 23,000+ VPD
- Existing Income-Producing Improvements
- Flex Warehouse with Month-to-Month Tenant
- Self-Storage & Boat Storage Facilities
- Multiple Redevelopment Concepts Available
- Excellent Visibility & Accessibility
- Strong North Texas Growth Corridor
- Ideal for Retail, RV Resort, Industrial, Storage, or Truck Yard Development

Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

CONCEPTUAL DEVELOPMENT IDEAS SHOWN ARE FOR VISION/ILLUSTRATIVE PURPOSES ONLY

3902 E. HWY 82 Gainesville, TX 76240



Cristie Coles
Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark
(940) 367-9624

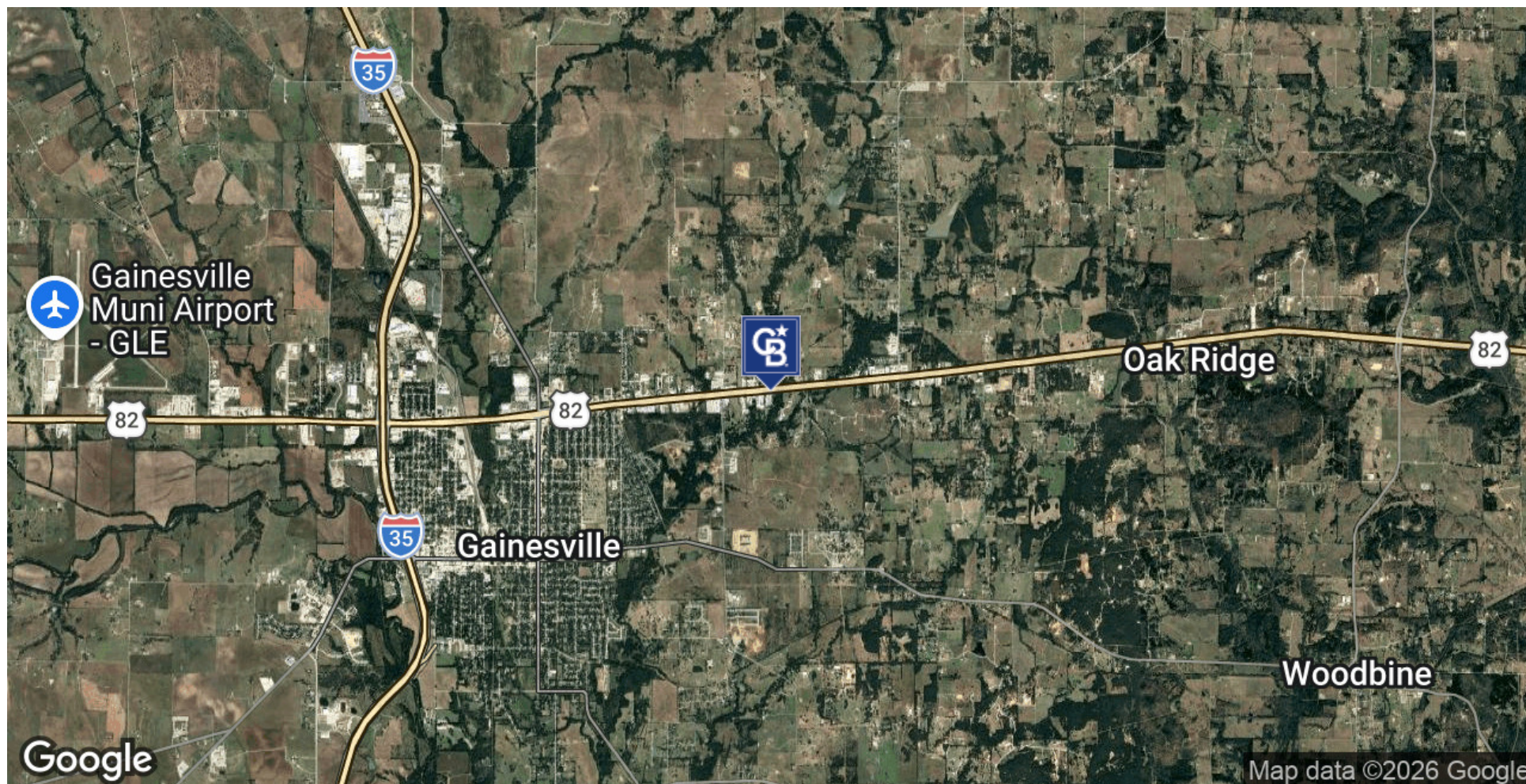


COLDWELL BANKER
COMMERCIAL
REALTY

SALE

5-ACRE COMMERCIAL OPPORTUNITY ON BUSY HWY 82 IN GAINESVILLE, TX

3902 E. HWY 82 Gainesville, TX 76240



Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

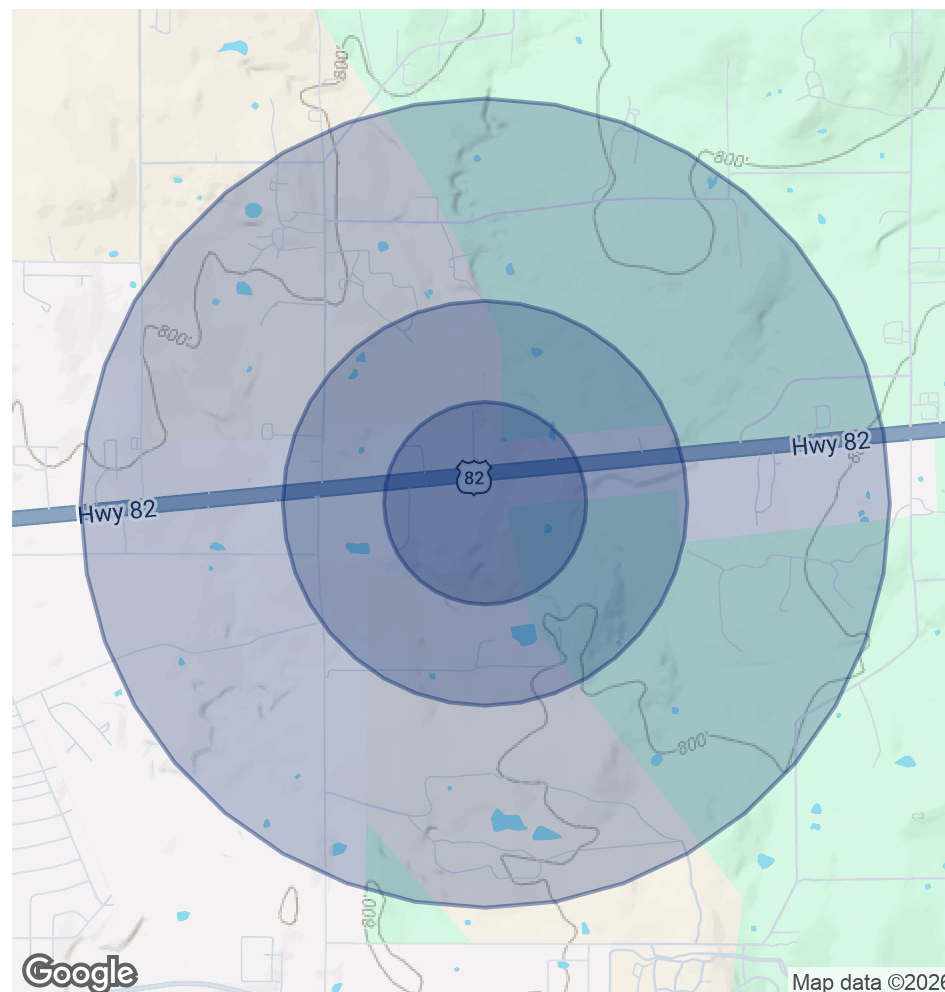
5-ACRE COMMERCIAL OPPORTUNITY ON BUSY HWY 82 IN GAINESVILLE, TX

3902 E. HWY 82 Gainesville, TX 76240

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	17	92	858
Average Age	44.1	41.3	41.7
Average Age (Male)	42.6	39.9	40
Average Age (Female)	48.7	45.9	45.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	32	329
# of Persons per HH	3.4	2.9	2.6
Average HH Income	\$118,159	\$94,209	\$84,680
Average House Value	\$341,574	\$311,844	\$250,229

2023 American Community Survey (ACS)



Cristie Coles

Commercial Sales and Leasing
(214) 460-2849
TX #0628110

Hayden Clark

(940) 367-9624



COLDWELL BANKER
COMMERCIAL
REALTY



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Realty	0420132	joanne.justice@cbrealty.com	972-906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	0159793	joanne.justice@cbrealty.com	972-906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	0738874	frank.obringer@cbrealty.com	972-599-3451
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Hayden Clark	0832036	hayden.clark@cbrealty.com	940-367-9624
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Coldwell Banker Realty	420132	joanne.justice@cbrealty.com	(972) 906-7700
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Joanne Justice	159793-B	joanne.justice@cbrealty.com	(972) 906-7786
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Frank Obringer	738874-SA	frank.obringer@cbrealty.com	(972) 249-8800
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cristie Coles	628110-SA	cristie.coles@cbdfw.com	214-460-2849
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date