



REAL ESTATE SERVICES
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PROPERTY SUMMARY

May 18, 2020

PROPERTY:	King's Automotive Repair Building	
LOCATION:	808 N I-35, Gainesville, TX 76240	For Sale
TYPE:	Commercial one story brick free standing building	
PRICE:	Land and Building: \$849,900 / \$202.36/SF – Building; \$35.42/SF – Land	
ZONING:	C-2 – General Commercial District	
POTENTIAL USE:	General Commercial, Office, Retail, Restaurant	
SCHOOL DISTRICT:	Gainesville ISD	
SIZE:	4,200 SF One Story Building	
AVAILABLE:	Closing and Funding	
LAND:	0.5509 AC / 23,997 SF	
TRACT CONFIGURATION:	Irregular /Triangular	
TOPOGRAPHY:	Level	
FRONTAGE:	I-35 Service Rd. / McCrary / Carnes / Thompson streets	
ACCESS:	I-35 Service Rd. / McCrary / Carnes / Thompson streets	
VISIBILITY:	Excellent	
UTILITIES:	All existing to the site	
HVAC:	Office area – window units; Shop area – has a ceiling mounted heater and propane space heaters	
POWER:	110/220V	
CEILING HEIGHT:	8-20'	
TAXES:	Tax Parcel ID 3637	2019 Taxes: \$5,156
MINERAL RIGHTS:	N/A	
SIGNAGE:	Existing signage and other signage per city ordinance / permit	
ADA:	NO	
PARKING:	Open	

FLOODPLAIN: Not believed to be in the flood plain

EASEMENTS: Utilities

OHD: 5 Grade Level

AGE: Building built in 1978

BUILDING CONFIGURATION: Building offers an office area with restrooms; Reception / waiting room, clerical office areas, storage rooms, supply rooms, storage area over the office area, 4 OHD for service work on one side, 1 OHD on the end of the building, storage area in shop for tools and equipment.

TERMS: Cash at closing

LISTED: MLS, Loop Net, CoStar, KW Commercial & syndicated to several hundred web-sites

COMMENTS: Great opportunity. Longtime owner / occupant – King’s Automotive – offering this property for sale. Sale price of \$699,900 for the land and the building. Auto business is relocating. Site suitable for wide variety of business use – office, medical, retail, food service, etc. Can remodel the existing building or tear down and repurpose the site to a new use. High traffic and visibility and EZ access to get to the property.

Located on busy I-35 just north – northbound side – past California St. Access using the exit for Hwy 82. Excellent location, high traffic, highly visible, easy to get to. Tract has frontage both on I-35 and fronts on to 3 city streets. Great potential.

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