

Gainesville Factory Shops

4321 I-35 North
Gainesville, Texas 76240

**FOR
SALE**



Gainesville Factory Shops serves shoppers living in and visiting the region of the central Red River Valley at the top of Texas on Interstate 35. The Dallas/Fort Worth Metroplex is approximately an hour away by car, and the Oklahoma state line is less than 3 miles to the north. Millions of tourists know Gainesville Factory Shops as their first and last stop in Texas as many choose the I-35 route into and out of the state for the opportunity to stop and shop.

Looking a bit like Old Texas, Gainesville Factory Shops is constructed in the architectural style of the train depot with touches reminiscent of the era when the Gainesville Circus was in operation. Featuring seasonal landscaping, full service RV park and an inviting play area, Gainesville Factory Shops places great shopping at the top of its offerings with a tremendous lineup of quality outlet merchants.

Major Tenants

OSHKOSH
Bigosh

BURKE'S Outlet



dressbarn

Reebok

rue21

ZALES
FINE JEWELRY Outlet



2010 Demographics

	10 Mile	30 Mile	60 Mile
Population	26,197	137,123	3,278,671
Total Households	9,745	51,407	1,215,892
Median Household Income	\$42,343	\$49,084	\$69,801
Per Capita Income	\$18,985	\$22,763	\$34,314
Average Household Income	\$49,887	\$60,185	\$92,126

Purchase Price: \$8,950,000 (\$28.00/SF)

Building Size: 319,635 SF

Land Area: 41.70 Acres

Year Built: 1993



NAI Robert Lynn

Commercial Real Estate Services, Worldwide.

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Easy Access

From Dallas/Fort Worth International Airport:

- Take North Airport exit, continuing north to Texas Highway 121.
- Continue on Highway 121 North into Lewisville.
- At I-35E junction, turn left heading north onto I-35E.
- Continue approximately 45 miles through Gainesville to Exit 501/ Prime Outlets Blvd/FM 1202.
- Exit right to loop onto the westbound FM 1202 bridge. Gainesville Factory Shops is in the southwest quadrant of the intersection.



■ Amenities

- Curbside Motocoach
- Drop-off & Pickup
- Motorcoach Parking
- Maps & Directories
- Free Coupon Books
- Full Service RV Park Onsite
- Children's Play Area

■ Nearby Dining

- Applebee's
- Smokehouse II
- Catfish Louie's
- The Fried Pie
- Chili's
- Stone Ranch & Bread Basket
- Cuffet/WinStar Casinos
- Los Mariachi's
- Amigo's
- The Ranch House
- Lugi's

■ Area Lodging

- Deluxe Inn
- Days Inn
- Rodeway Inn
- Hampton Inn
- Bed & Bath Inn
- Comfort Suites
- Holiday Inn Express
- LaQuinta

■ Hours

- Monday through Saturday
10 a.m. - 8 p.m.
- Sunday 11 a.m. - 6 p.m.

Area Attractions

Local Sites

- WinStar World Casino
- Frank Buck Zoo/Leonard Park
- Santa Fe Depot
- Morton Museum
- German Community of Muenster
- Texoma & Ray Roberts Lakes

Pro Sports

- Dallas Cowboys
- Texas Rangers
- Dallas Stars
- Dallas Mavericks
- Texas Motor Speedway (NASCAR)
- Lone Star Park

Family Fun

- Six Flags Over Texas
- Hurricane Harbor
- NRH20
- Fort Worth Zoo & Botanical Gardens
- Dallas Zoo

Confidentiality Agreement

THIS CONFIDENTIALITY AGREEMENT (this "Agreement") is made and agreed to by and between NAI Robert Lynn ("NAI"), and _____ ("Potential Purchaser") regarding the property located at Gainesville Factory Shops, 4321 I-35 North, Gainesville Texas 76240 (the "Property"). The obligation of confidentiality undertaken pursuant to this Agreement shall survive the closing of the sale of the Property.

PURCHASER HAS REQUESTED information from NAI for the purpose of evaluating a possible acquisition in the Property (an "Interest"). NAI intends to deliver information concerning the Interests and the Property, much of which is highly confidential, only to be used by those prospective purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any information with respect to the Property or the Interests obtained from, or made available by, NAI ("Information") to any other person or entity, regardless of whether such information is obtained through written, verbal, electronic or other means.
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from, or made available by NAI now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized use or disclosure, even without intent to harm, could cause substantial and irreparable harm to NAI, the current owner of the Property, or any future owners of the Property.
4. Purchaser shall use the Information for the sole purpose of evaluating the potential acquisition of the Interest, and shall not at any time or in any manner permit the Information to be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Interests or the Property other than NAI without NAI's written permission. Such persons include, without limitation, other potential purchasers, the current owner, property managers, suppliers and/or tenants of the Property.
6. Purchaser acknowledges that it is a principal and not an agent on behalf of any other party in conjunction with the purchase of the Property (except advisors working on behalf of their pension fund clients).
7. NAI nor its brokers do not make any representations or warranties, express or implied, as to the accuracy or completeness of any Information provided, or made available, by them. Purchaser assumes full and complete responsibility for confirmation and verification of all information and expressly waives all rights of recourse against NAI with respect to the same.
8. The Persons signing on behalf of Purchaser and NAI represent that they have the authority to bind the party for whom they sign.
9. This Agreement shall be governed and construed in accordance with the laws of the State of Texas.

POTENTIAL PURCHASER:

Signature: _____

Printed Name: _____

Phone: _____ Email: _____

Email to Ruth Duncan at rduncan@robertlynn.com or fax to Ruth at (214) 256-7101.