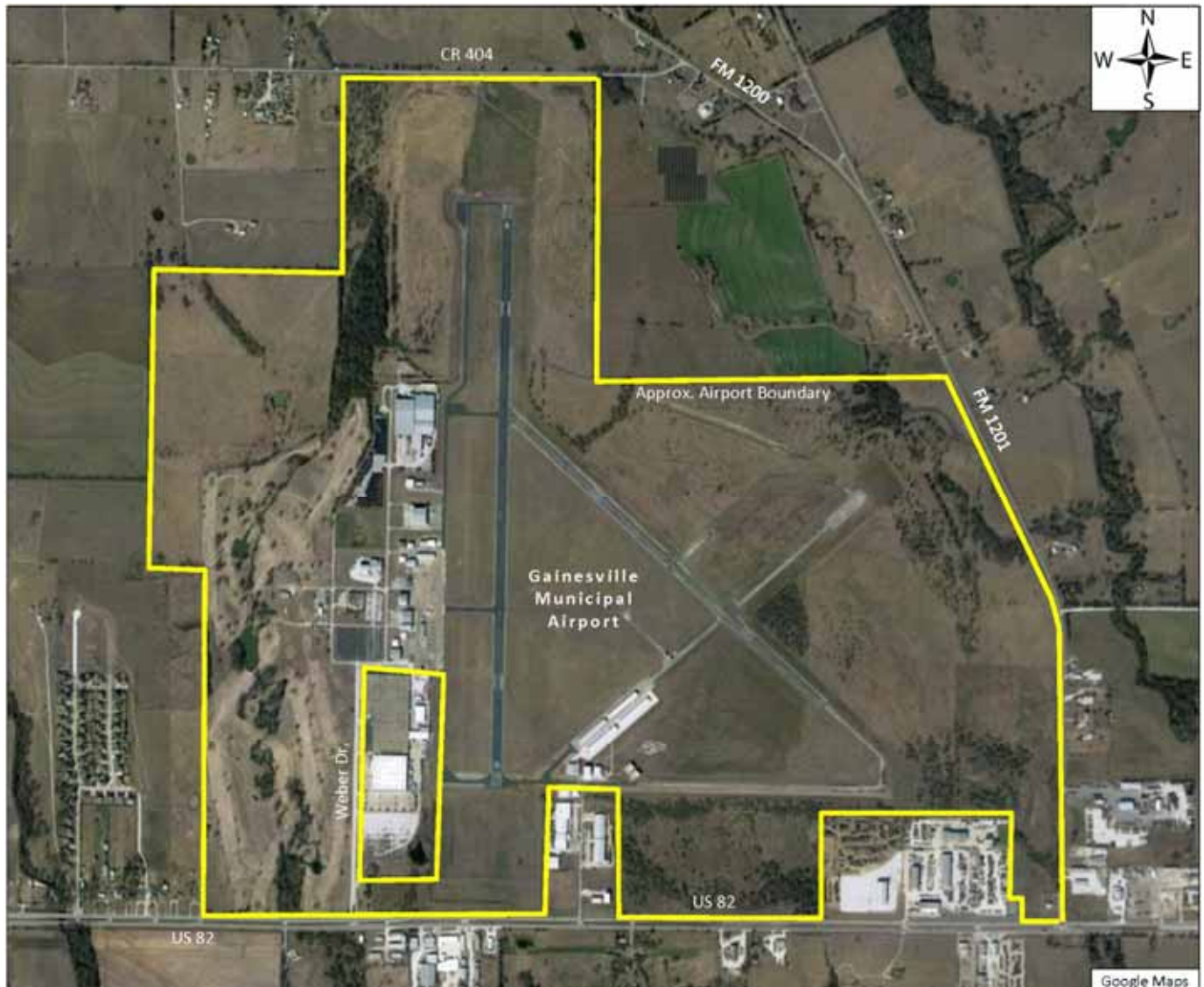




Gainesville Economic Development Corporation

Property Report: Gainesville Municipal Airport

2022 Texas General Aviation Airport of the Year!



Prepared By

Gainesville Economic Development Corp.
William Myers, Executive Director
311 S. Weaver Street, Gainesville, TX 76240
940-665-5241
William@GainesvilleTXEDC.com
www.GainesvilleTXEDC.com

Airport Information

Gainesville Municipal Airport
Dave Vinton, Airport Manager
2300 Airport Rd., Gainesville, TX 76240
940-668-4565
dvinton@cogtx.org
www.gainesville.tx.us/99/Airport

Additional Information

City of Gainesville
Barry Sullivan, City Manager
200 S Rusk St., Gainesville, TX 76240
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www.Gainesville.TX.US



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Gainesville Municipal Airport

Property Report

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Note: Property information contained in this document is compiled from sources deemed reliable but is not guaranteed. Any person interested in any properties herein should perform their own due-diligence research to confirm all information.

INTRODUCTION

The Gainesville Economic Development Corporation (GEDC) appreciates the opportunity to present for your consideration the following property:

Property: **Gainesville Municipal Airport**

Location: Gainesville is located in central north Texas along Interstate 35. A location in the Central time zone and the convenience of nearby interstate highways and airports provides for easy access to the Dallas / Fort Worth Metroplex and the world.

Property Report: We have compiled this *Property Report* to assist you with your due-diligence evaluation of this property. We hope that you will find this report comprehensive and attentive to your needs.

Questions / Follow-Ups: Please feel free to reach out to the contact shown on the cover should you have questions or need additional information.

We stand ready to assist you in your evaluation of this property, hope that you will find it a perfect fit for your needs, and look forward to your joining many other fine business in Gainesville.



EXECUTIVE SUMMARY

Following is a high-level summary of due diligence factors for the Airport. Comprehensive Property Reports are provided later on individual properties.

Marketing & Real Estate Contact

Gainesville Economic Development Corp.
William Myers, Executive Director
311 S. Weaver Street, Gainesville, TX 76240
940-665-5241 / William@GainesvilleTXEDC.com
www.GainesvilleTXEDC.com

Ownership

The Airport property is owned by the City of Gainesville and managed as the Airport Department of the City.

Real Estate

The City of Gainesville retains ownership of the land and / or buildings and works with the prospect to develop leases to accommodate their needs.

- **Acres**: The Airport property includes approximately 1,200 acres in total.
- **Survey**: The property has been surveyed.
- **Platting**: The Airport property has been platted.

Various buildings and land-only exist on the Airport property. A summary of available properties is included herein as Exhibit A10.

Access / Connectivity

- **Location**: The Airport is located along US 82 Highway just west of I-35 in Gainesville, Texas. See map on Exhibit A2.
- **Vehicular Access**: Vehicular access is described in detail on Exhibit A3.
- **Rail**: The Airport properties are not served by rail.

Utilities

- **Water**: Airport properties are provided water by the City of Gainesville by means of a loop around the Airport consisting of 10"-16" lines.
- **Sanitary Sewer**: Airport properties are provided sanitary sewer services by the City of Gainesville via 6"-8" lines.
- **Electric**: Airport properties are provided electric services by Oncor.
- **Gas**: Atmos Energy, George Long, 972-964-4107.
- Contact Atmos with desired BTU Load and pressure to determine existing adequacy or enhancements.

Internet Connectivity

Most of the Airport properties are provided Fiber Internet services by Nortex Communications as described on Exhibit A9.

Planning & Land Uses

- **Existing Uses**: Existing land uses both on and in proximity to the Airport are summarized in Exhibit A4.
- **Airport Master Plan**: The City engaged Coffman Associates in 2005 to prepare a comprehensive "Master Plan" for the Airport. This Plan is available from the GEDC office. The City is currently underway with TxDOT Aviation to update this plan.
- **Zoning**: The entire Airport Property is zoned Industrial under the City's Zoning Ordinance. Exhibit A8 on Page 8 provides a graphic of the Zoning Map as well as a link to the City's Zoning Ordinance.
- **Deed Restrictions / Covenants, Conditions and Restrictions (CCRs)**: There are no deed restrictions or CCRs on the Airport property.
- **Future Land Use Map**: A Future Land Use Plan for the Airport is provided in Exhibit A6.

Airport Operations

Airport Operations are summarized on the following page. The Airport also maintains a comprehensive website with detailed information.

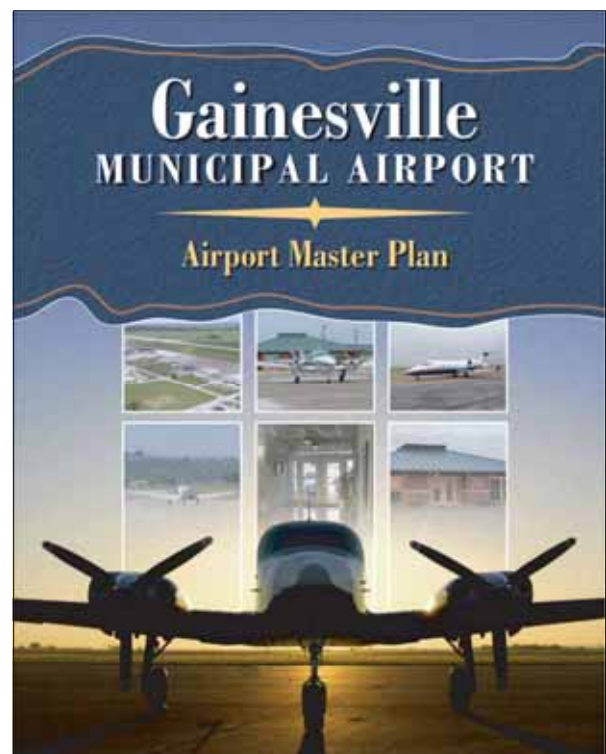


Exhibit-A1

Airport Operations

Contact

Following is the primary Airport operations contact.

Dave Vinton, Airport Manager
2300 Airport Rd., Gainesville, TX 76240
940-668-4565 / dvinton@cogtx.org
www.gainesville.tx.us/99/Airport

Tenants

The Airport property currently lists the following tenants.

- Excel Aviation - Falcon Jet Certified Repair Station
- Ayers Flight Training & Aircraft Rental
- Flying Colors of Texas - Aircraft Painting & Restoration
- Safran Seats
- Petroflex
- Diversified Manufacturing Systems
- Gainesville Municipal Golf Course
- Industrial Models Inc.
- Turner Oilfield Services

For more information on existing tenants:

www.gainesville.tx.us/149/Airport-Tenants

Services and Facilities

The Gainesville Municipal Airport offers the following services and facilities:

- Self-serve 100LL (24 hours a day, seven days a week)
- Full service Jet A
- Two courtesy cars
- Enterprise Car Rental Service
- Pilot supplies
- Pilot lounge
- Tiedowns (no fee)
- Snacks and drinks
- Restaurants and lodging within two miles of the airport
- Catering
- No landing fees
- No charge for after-hours service
- We have 24-hour access to restrooms, snacks/ drinks, pilots lounge, and flight planning.

For a full list of services, please see:

www.gainesville.tx.us/144/Services-Facilities

Aircraft Fuel

Gainesville Municipal Airport is now Phillips 66 Contract Fuel Partners! We offer full service Jet A and 100LL with 24-hour self-serve 100LL. Airport staff are on call 24 hours a day, seven days a week for fueling operations. No charge after hours service can be arranged by calling (940) 668-4565.

Runways

Two runways are available.

- Runway 18-36
 - Dimensions: 6,001 by 100 feet
 - Surface: Asphalt, in good condition
 - RNAVGPS approach to runway
- Runway 13-31
 - Dimensions: 4,300 by 75 feet
 - Surface: Asphalt, in good condition
- Runway Lights: Dusk-dawn; active

For more pilot and technical information:

– www.gainesville.tx.us/148/Pilot-Information

Hangers

- Executive Hangers: 25
- T-Hangers: 71
- Executive Hangers and T-Hangers:
 - City of Gainesville
 - Attn: Dave Vinton, Airport Manager
 - 940-668-4565
- T-Hangers:
 - Addison Airport of Texas
 - Attn: Darlene
 - 214-282-8311
- T-Hangers:
 - 5-Star Hangers
 - Attn: Ken
 - 214-469-9000

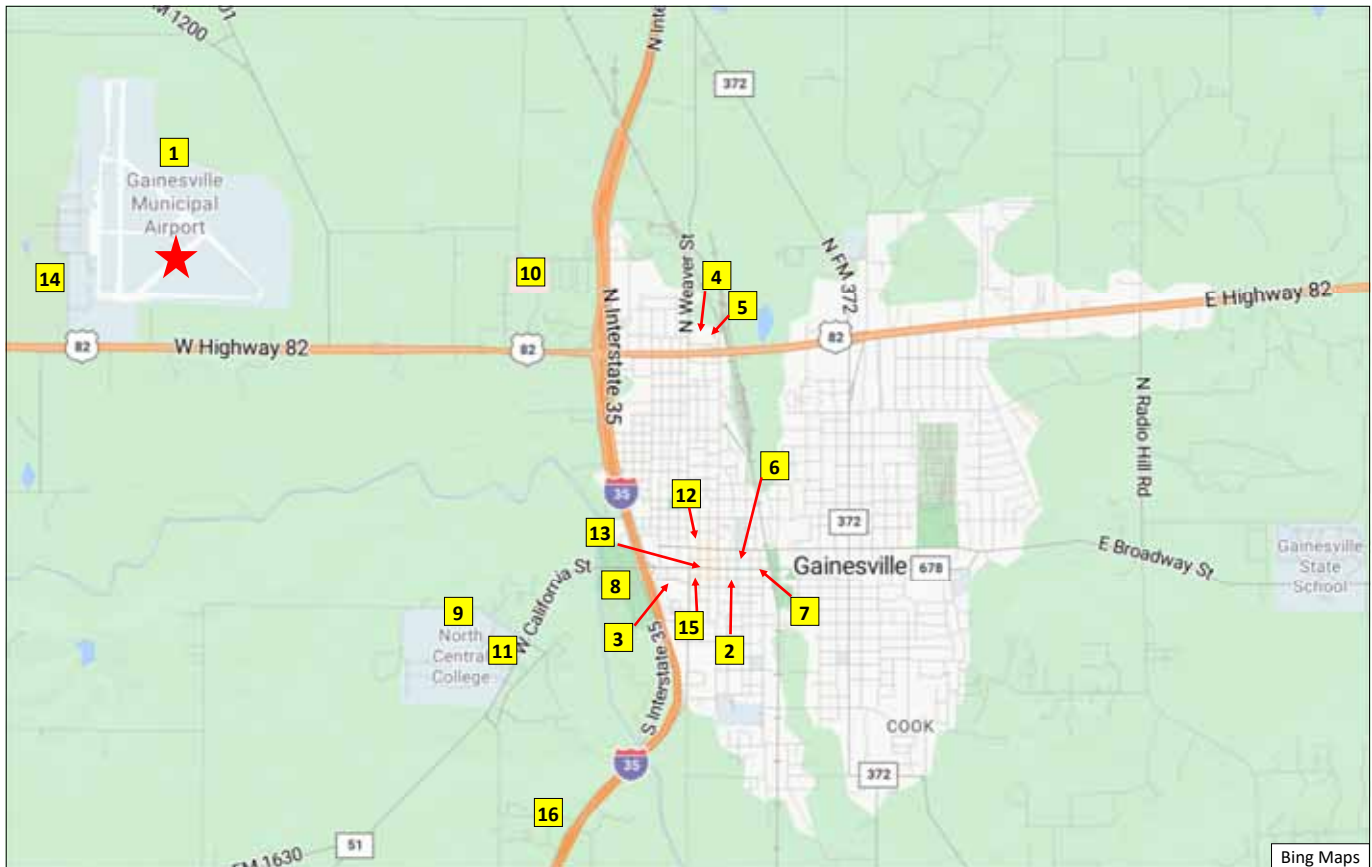
Additional Information

- Fees: The Airport does not charge Landing, Ramp, or Call-Out fees
- Terminal Building Attendance: 800-1,700
- Based Aircraft: 117



Exhibit-A2

Airport Location Maps / Highways



Major Location Features

1. Airport Location
2. Gainesville City Hall
3. Civic Center/GEDC Office/Chamber of Commerce
4. Fire Station
5. Police Station
6. Post Office
7. Amtrak Station/Santa Fe Depot
8. Frank Buck Zoo/Leonard Park
9. North Central Texas College
10. North Texas Medical Center
11. Medal of Honor Host City Museum
12. Gainesville Farmer's Market
13. Cooke County Courthouse
14. Gainesville Municipal Golf Course
15. Cooke County Library
16. Gainesville High School

Gainesville, Texas is located at the intersection of I-35 and US 82 in north central Texas, just north of the Dallas / Fort Worth Metroplex. A central time zone location and extensive highways provide great access to the world.



Exhibit-A3

Vehicular Access



Vehicular Access

The following describes the vehicular access to property. Access to highways is also shown on the *Location Map* on Page 4.

1 Airport Road:

- Owned / maintained by City of Gainesville
- 60' ROW width
- 25' roadway width, 2 lanes

2 Weber Road:

- Owned / maintained by City of Gainesville
- 65' ROW width
- 47' pavement width, 4 lanes, concrete

3 U.S. Highway 82:

- Owned / maintained by TxDOT
- 24' pavement width, 4 lanes, divided
- Approximately 2.75 miles to I-35 interchange

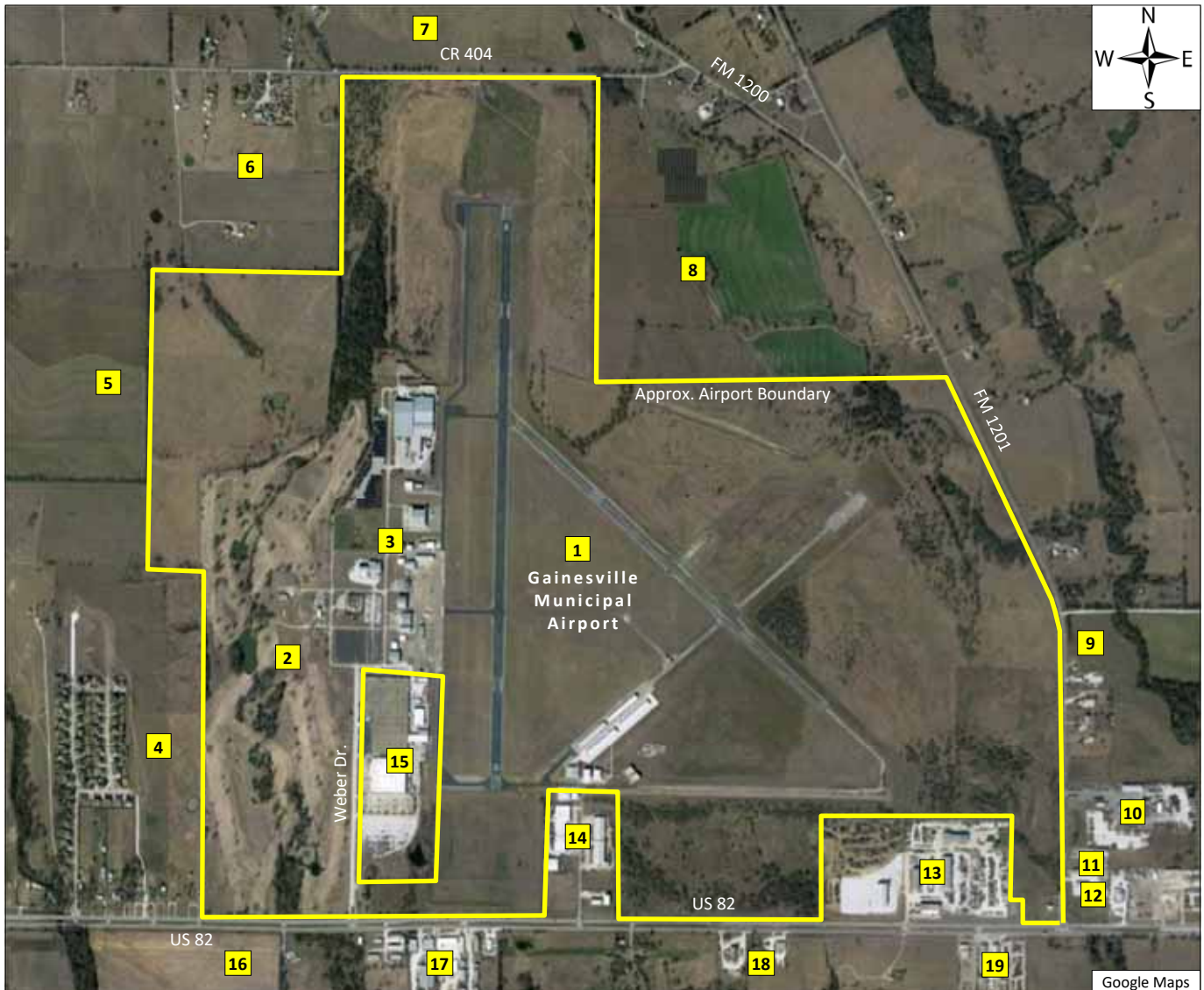
4 Interstate Highway 35:

- Owned / maintained by TxDOT
- 2 main lanes each way
- 3-lane frontage roads
- "Full-diamond Interchange" i.e. on-off access ramps in both directions



Exhibit-A4

Airport Aerial Map / Existing Land Uses



Existing Land Uses

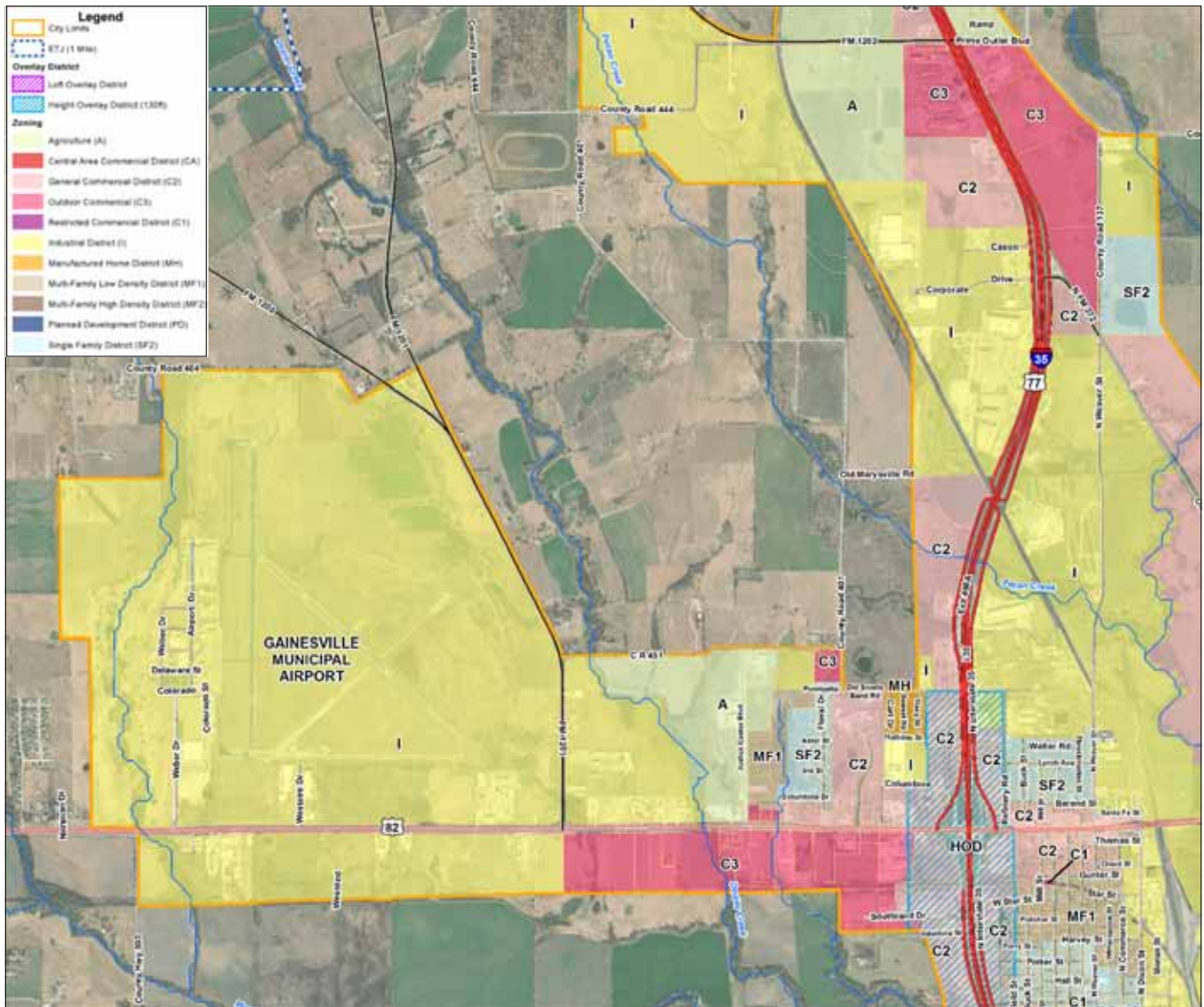
Following are the existing land uses on or adjacent to the Airport property.

1. Gainesville Municipal Airport
2. Gainesville Municipal Golf Course
3. See Tenants List on Page 4
4. Vacant and residential subdivision
5. Farmland
6. Rural estates
7. Farmland
8. Farmland and solar farm
9. Rural estates
10. Lonestar Transportation
11. Manufacturing: Marching USA
12. Flex Services, Gainesville Self Storage, TxDOT Area Office & Maintenance Facility
13. ORTEQ Technologies
14. Lyson, OMT Flow, Industrial Models, access road to airport hangars
15. Safran Seats
16. Farmland
17. Industrial Bearings Co, Reliant Worldwide Plastics, K & D Equestrian
18. Metal Mart, Hoenig Trucking
19. Zimmerer Kubota & Equipment, Metals Sales Inc



Exhibit-A5

Existing Zoning



Zoning

https://library.municode.com/tx/gainesville/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO

The entirety of the Airport property is zoned Industrial. See the link above for permitted uses.

Deed Restrictions

There are no deed restrictions on any of the properties owned by the City of Gainesville

Covenants, Conditions & Restrictions (CCRs)

There are no CCRs on any of the properties owned by the City of Gainesville.

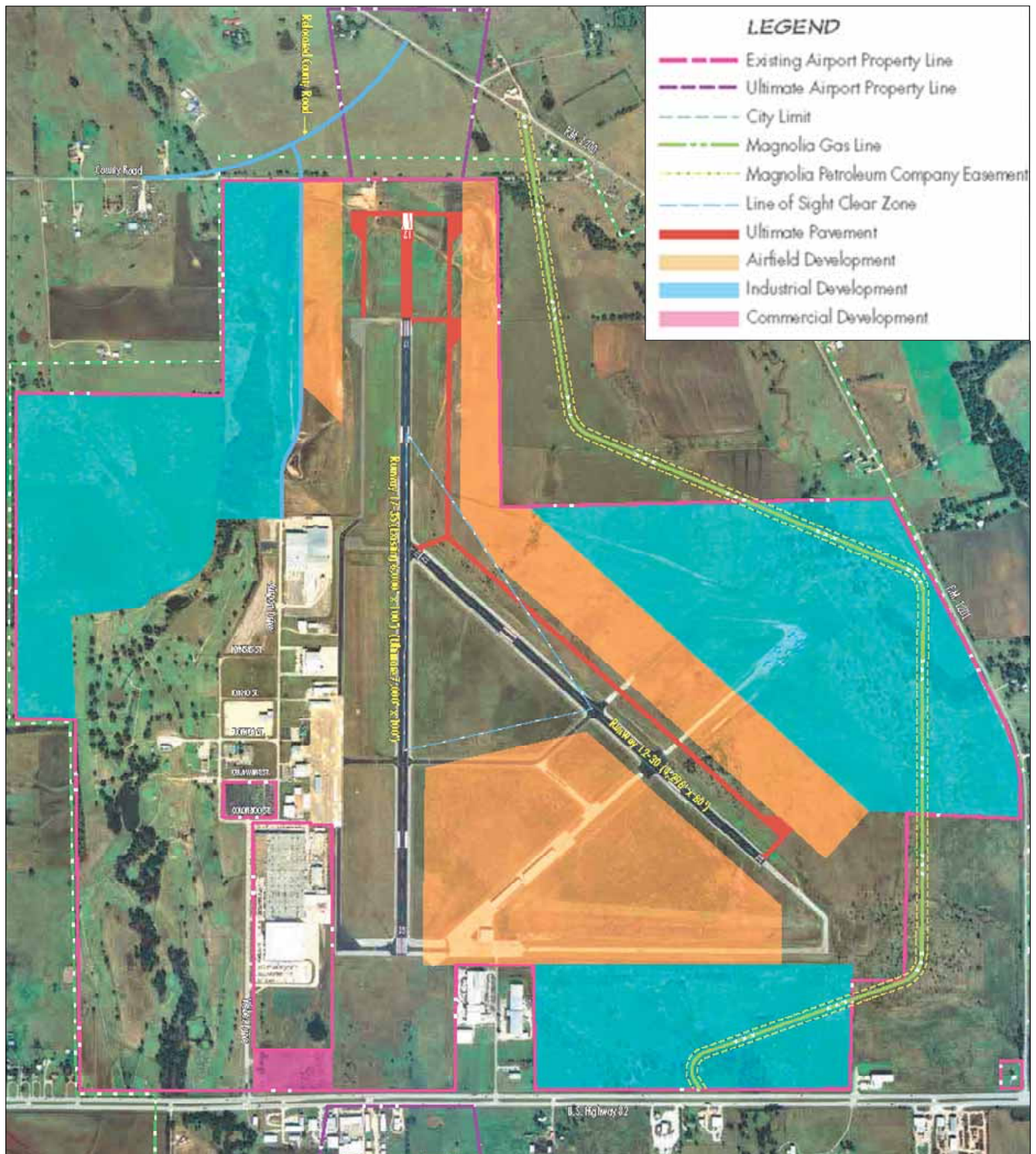
Airport Regulations

There are regulations for use of Airport properties. Please contact the Airport representative on the cover for full details.



Exhibit-A6

Generalized Future Land Use Plan



Future Land Uses

This exhibit is from the 2005 Airport Master Plan document. It shows the generalized future land uses anticipated for the Airport properties. The update of the Airport Master Plan began in 2024.



Exhibit-A7

Utilities

Water Distribution

- Service Provider: City of Gainesville
- Existing: The majority of the Airport properties are served by 10", 12" and 16" lines in the public ROW. Fire Hydrants are located throughout the vicinity.
- See detailed Property Reports for individual properties for specs on available water supply at the property.

Sanitary Sewer

- Service Provider: City of Gainesville
- Existing: 6" and 8" lines exist in front of the building

Electric Service Notes

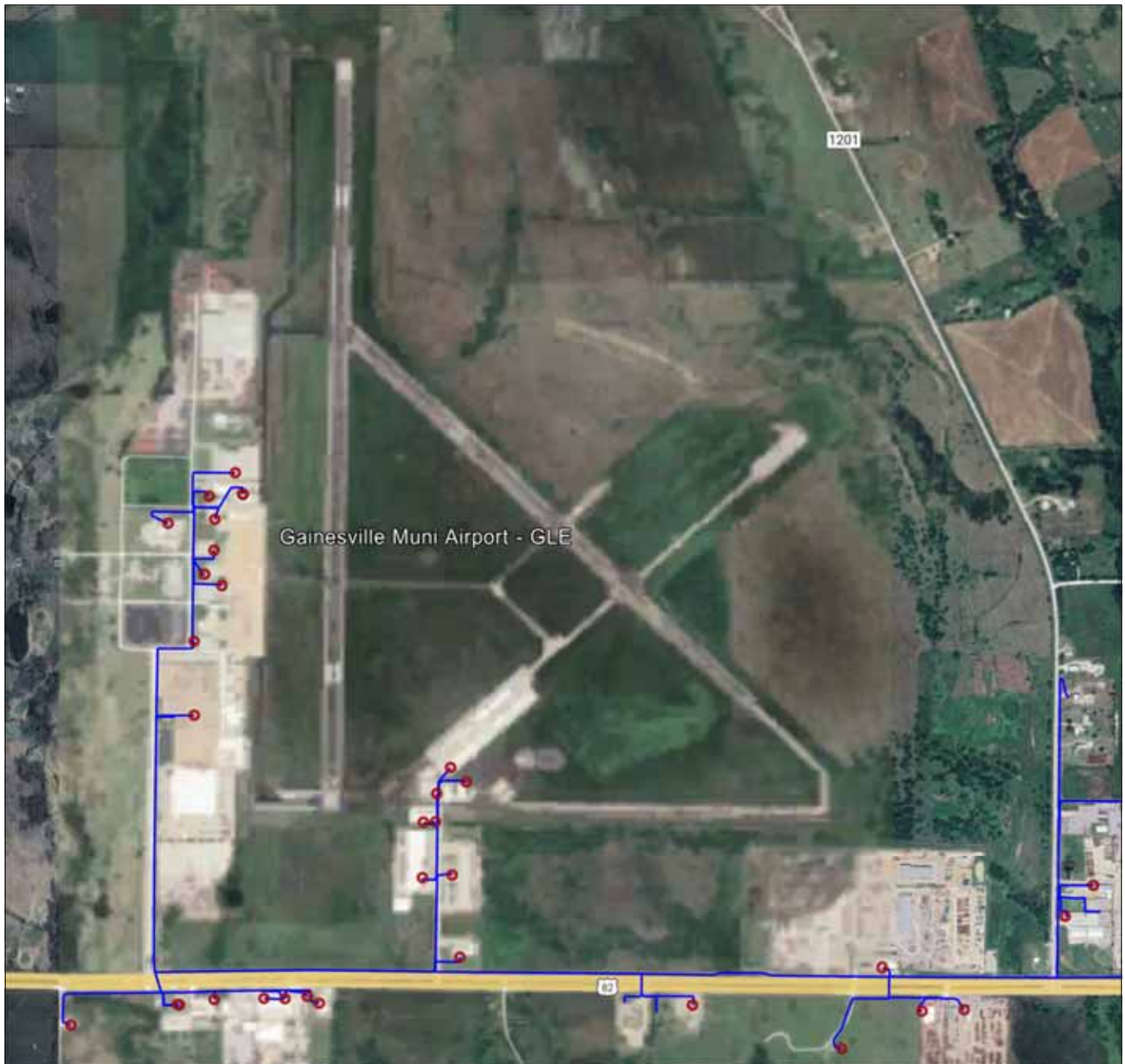
- Service Provider: Oncor
- Contact: Heather Ledbetter, Cell: 214-287-4970

Gas Service Notes

- Service Provider: Atmos Energy, George Long, 972-964-4107
- Contact Atmos with desired BTU Load and pressure to determine existing adequacy or enhancements.
- Atmos Gas Main 3" IP(50PSI) poly main



Exhibit-A8
Internet Connectivity

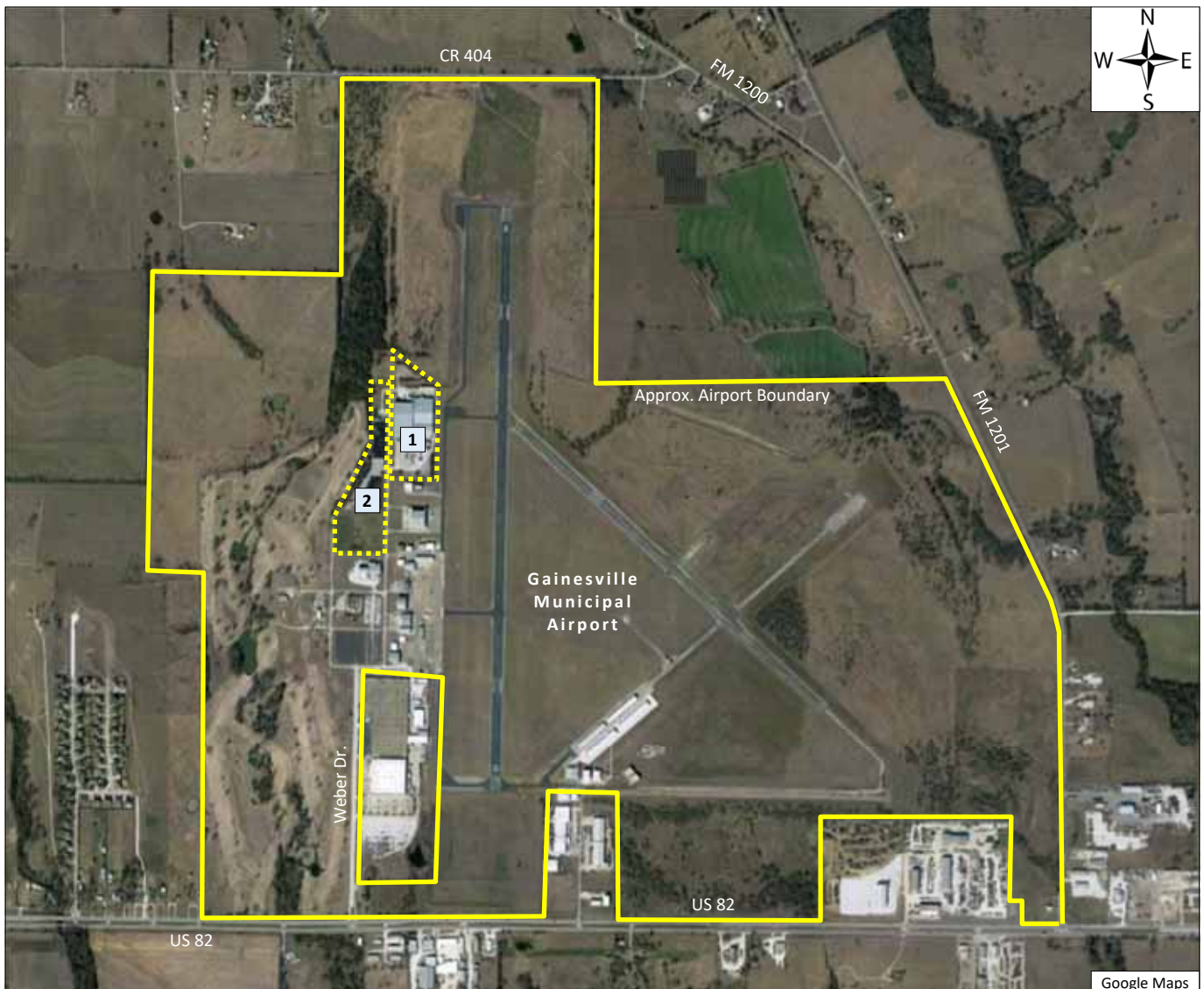


Internet Connectivity

- Service Provider: Nortex Communications
 - Joey Anderson, CEO/General Manager
 - PO Box 587, 205 N Walnut St, Muenster, TX 76252
 - 940.759.2251
 - janderson@nortex.com, www.nortex.com
- Existing: The above map shows the current location of fiber services. The existing fiber is capable of 10 gig x 10 gig service.
- Future: Please contact the Service Provider noted to discuss your needs for Internet connectivity and procedures to make the extension
- 3/18: They estimated that they would need to build 1,000 feet to reach the back property which they can accomplish easily within 4 to 6 weeks. Their cost is estimated to be around \$15k.



Exhibit-A9
Available Properties Map



Airport Properties

The City of Gainesville owns all properties shown above as included in the Airport property. The City will consider the sale or lease of land and buildings.

Private Properties

Also shown are any available private properties that we are aware of. Please contact the representing broker.

Following are properties that are available. Details for each property are provided on the following pages.

☐ Land and building

1 2600 Airport Dr.: 12.12 acres, 176,270 SF Building

2 2601 Airport Dr.: 12.88 acres, 2,541 SF Building





Gainesville Municipal Airport

2022 Texas General Aviation Airport of the Year!

Property Report 'B' - 2600 Airport Drive



Prepared By

Gainesville Economic Development Corp.
William Myers, Executive Director
311 S. Weaver Street, Gainesville, TX 76240
940-665-5241
William@GainesvilleTXEDC.com
www.GainesvilleTXEDC.com

Airport Information

Gainesville Municipal Airport
Dave Vinton, Airport Manager
2300 Airport Rd., Gainesville, TX 76240
940-668-4565
dvinton@cogtx.org
www.gainesville.tx.us/99/Airport

Additional Information

City of Gainesville
Barry Sullivan, City Manager
200 S Rusk St., Gainesville, TX 76240
940-668-4500
BSullivan@cogtx.org
www.Gainesville.TX.US



Exhibit-B1

2600 Airport Drive - Property Summary

Location

2600 Airport Drive is located on Gainesville Municipal Airport property at the north end of Airport Drive.

Ownership

The property is currently owned by the City of Gainesville, who have leased the property to the Gainesville Economic Development Corporation (GEDC) for a term through December 31, 2029.

- GEDC has the right to sub-lease the property to a tenant of their choice
- Terms and administration of a lease are through the GEDC

Property Details

- Cooke County Appraisal District No: 25072
- Total Acres: 12.12 acres
- Shape: Irregular
- Zoned: Industrial
- Land Use Plan Designation: Industrial

Tenant

The property is currently vacant.

- Currently being offered with 2601 Airport Rd.

Building Details

The building is currently being used with areas as noted below. The GEDC is receptive to reconfigurations that enhance the viability of the building. (All areas shown are approximate.)

- Main Building: 168,862 SF, single-story
- Paint Building: 918 SF
- Equipment Shed: 4,000 SF
- Office Building: 2,465 SF
- Fire Suppression: 100% Wet Sprinkler System w/4 Risers
- Fire Alarm System w/24-hr monitoring

Parking and Truck Docks

The following exist for the property. (Numbers are approximate.)

- Guest parking stalls: Open
- Employee parking stalls: Open
- Truck docks - at grade: 11
- Truck docks - well type: 3
- Truck / trailer parking areas: Open

Utilities

Water Services Provider: City of Gainesville

- Meter(s): 3/4"
- Service Line: 16"
- Nearest F.H.: 100 ft, 1,163 gpm, 68 psi (static)

Sanitary Sewer Services:

- Service Provider: City of Gainesville
- Service Line Size: 6"

Electric Services: Oncor Electric, Heather J. Ledbetter, Oncor, Cell: 214-287-4970

- (1) 500KVA 277/480V transformer and (1) 25KVA 120/240V transformer currently on-site
- Oncor infrastructure can be expanded or upgraded to provide additional capacity if necessary
- Following are the main distribution panels

2600 Airport Dr. Electrical Assessment		
Name	Main Distribution Panels - Size	Location
Main XFMR	500 KVA 480Y/277V 3 Phase Transformer	South of Building
MDP A	1200 Amp 208Y/120 Volt 3 Phase service	South Center wall
MDP B	1200 Amp 208Y/120 Volt 3 Phase service	South Center wall
H5	225 Amp 480Y/277 Volt 3 Phase Service	South Center wall
H	250 Amp 480Y/277 Volt 3 Phase Service	Mid-East wall on Catwalk
	225 Amp 208Y/120 Volt 3 Phase Panel	Mid-East wall on Catwalk
	225 Amp 208Y/120 Volt 3 Phase Panel	Mid-East wall on Catwalk
	250 Amp 480Y/277 Volt 3 Phase Service	Northeast
L1-5	225 Amp 120/240 w/High Leg 3 Phase Panel	Northeast
L1-6	225 Amp 120/240 w/High Leg 3 Phase Panel	Northeast
H8	225 Amp 480Y/277 Volt 3 Phase Service	Northwest Mid Panels
L2	225 Amp 208Y/120 Volt 3 Phase Panel	Northwest Mid Panels
H7	250 Amp 480Y/277 Volt 3 Phase Service	Northwest Panels
L11	225 Amp 208Y/120 Volt 3 Phase Panel	Northwest Panels
H6	250 Amp 480Y/277 Volt 3 Phase Service	Mid-southwest Panels
L10	225 Amp 208Y/120 Volt 3 Phase Panel	Mid-southwest Panels
H MDP	1200 Amp 480Y/277V 3 Phase Panel	South Center of Building
H1	225 Amp 480Y/277 Volt 3 Phase Service	South Center of Building
L1-1	225 Amp 208Y/120 Volt 3 Phase Panel	South Center of Building
L1-2	225 Amp 208Y/120 Volt 3 Phase Panel	South Center of Building
H4	225 Amp 480Y/277 Volt 3 Phase Service	North Center of Building

Gas Services: Atmos Energy, George Long, 972-964-4107.

- Contact Atmos with desired BTU Load and pressure to determine existing adequacy or enhancements.
- Atmos Gas Main 3" IP(50PSI) poly main with a 2" service line to a Rockwell 5,000 meter set to 5 lbs

Internet Services:

- Nortex fiber services are in close proximity as shown on Exhibit A9, Page 12.
- 3/18: They estimated that they would need to build 1,000 feet to reach the back property which they can accomplish easily within 4 to 6 weeks. Their cost is estimated to be around \$15k.



Exhibit-B2

2600 Airport Drive - Location Map



2600 Airport Drive

The property is located within the Municipal Airport boundary, at the north end of Airport Drive as shown on the above exhibit.

The Airport is approximately 2.75 miles west of the intersection of US 82 and I-35 highways at a grade-separated interchange.



Exhibit-B3

2600 Airport Drive - Aerial Map



Exhibit-B4

2600 Airport Drive - Floor Plan / Room Sizes

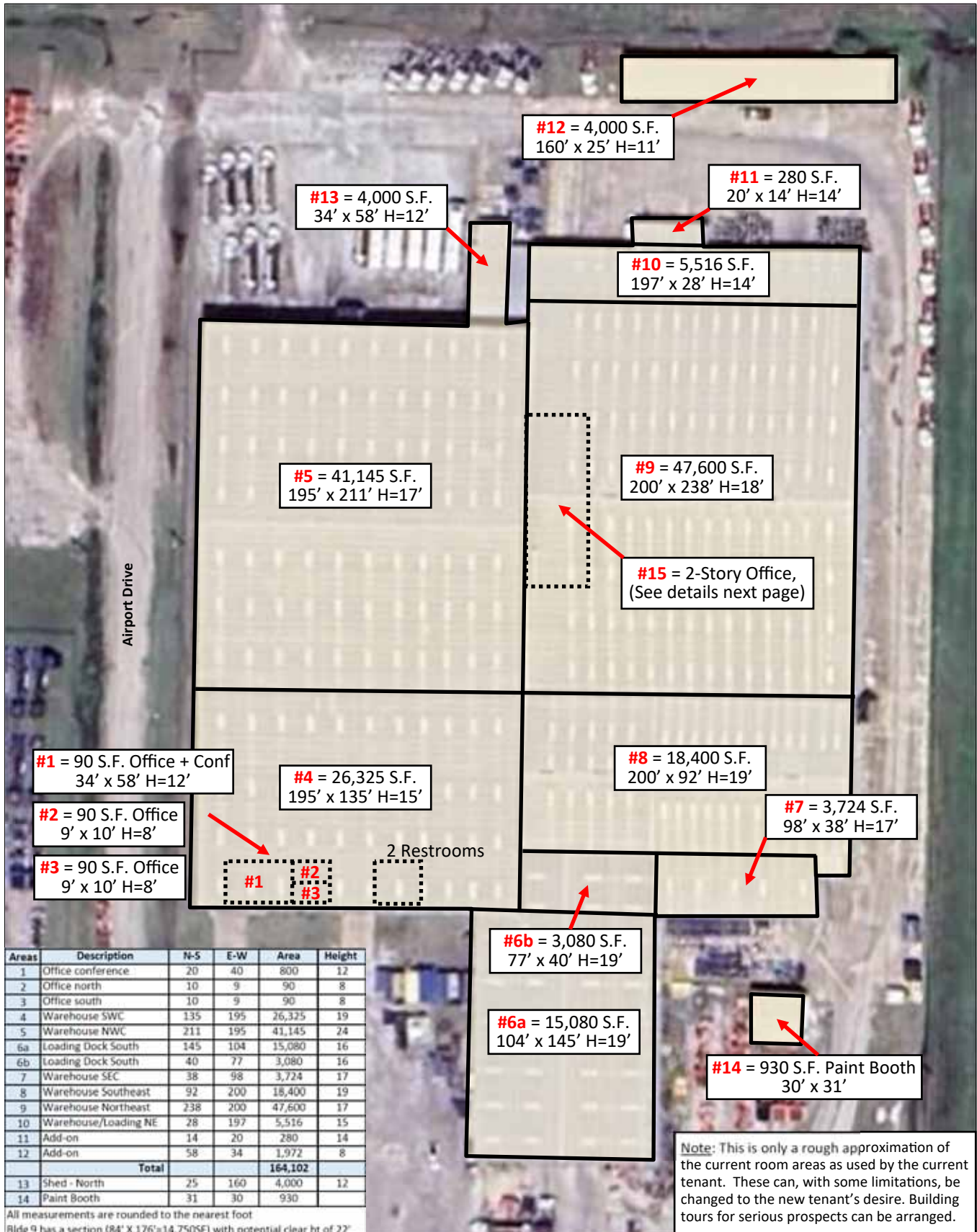


Exhibit-B4-2

2600 Airport Drive - Area 15 Details

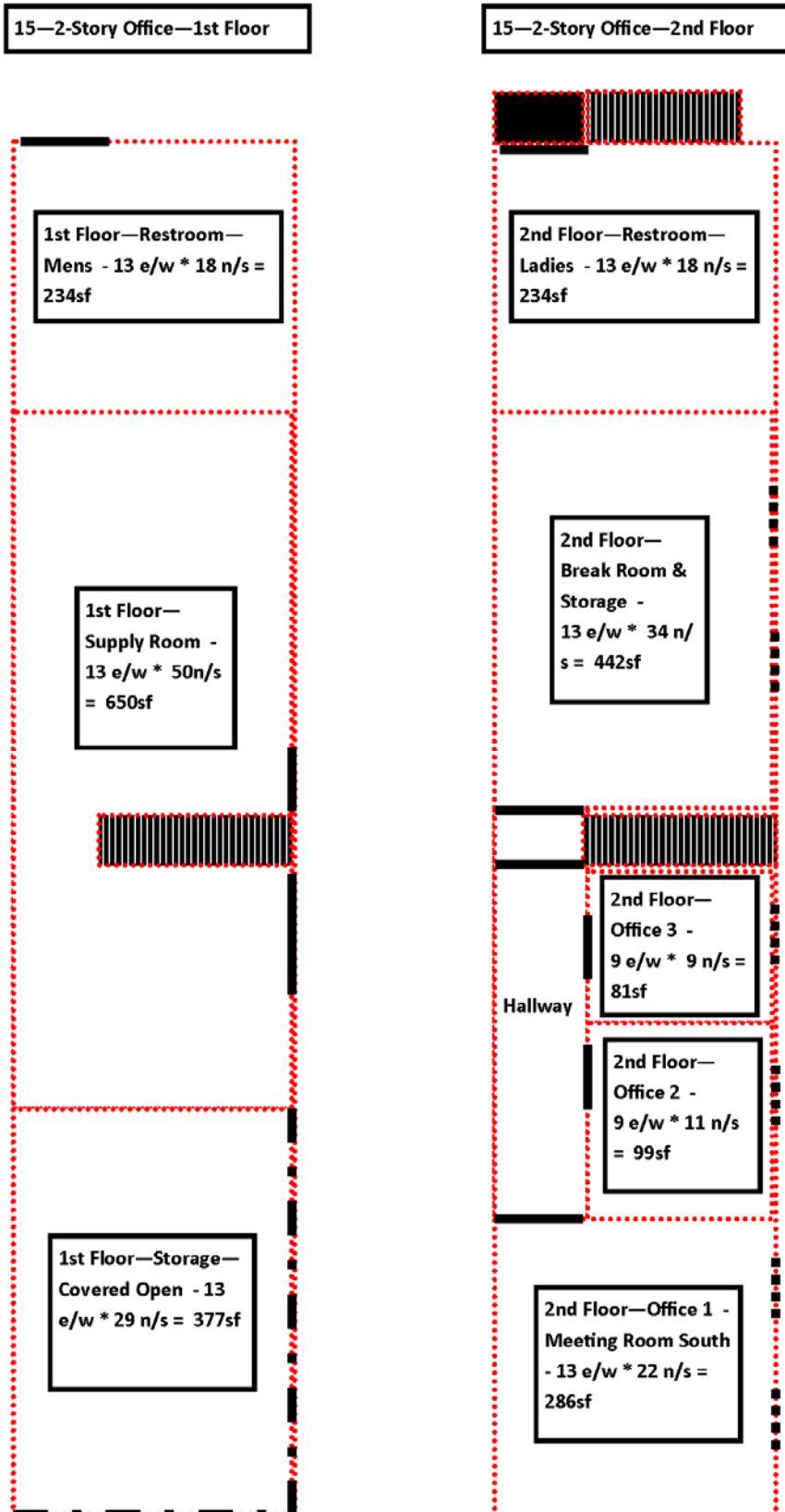


Exhibit-B5

2600 Airport Drive - Garage Door Locations / Sizes

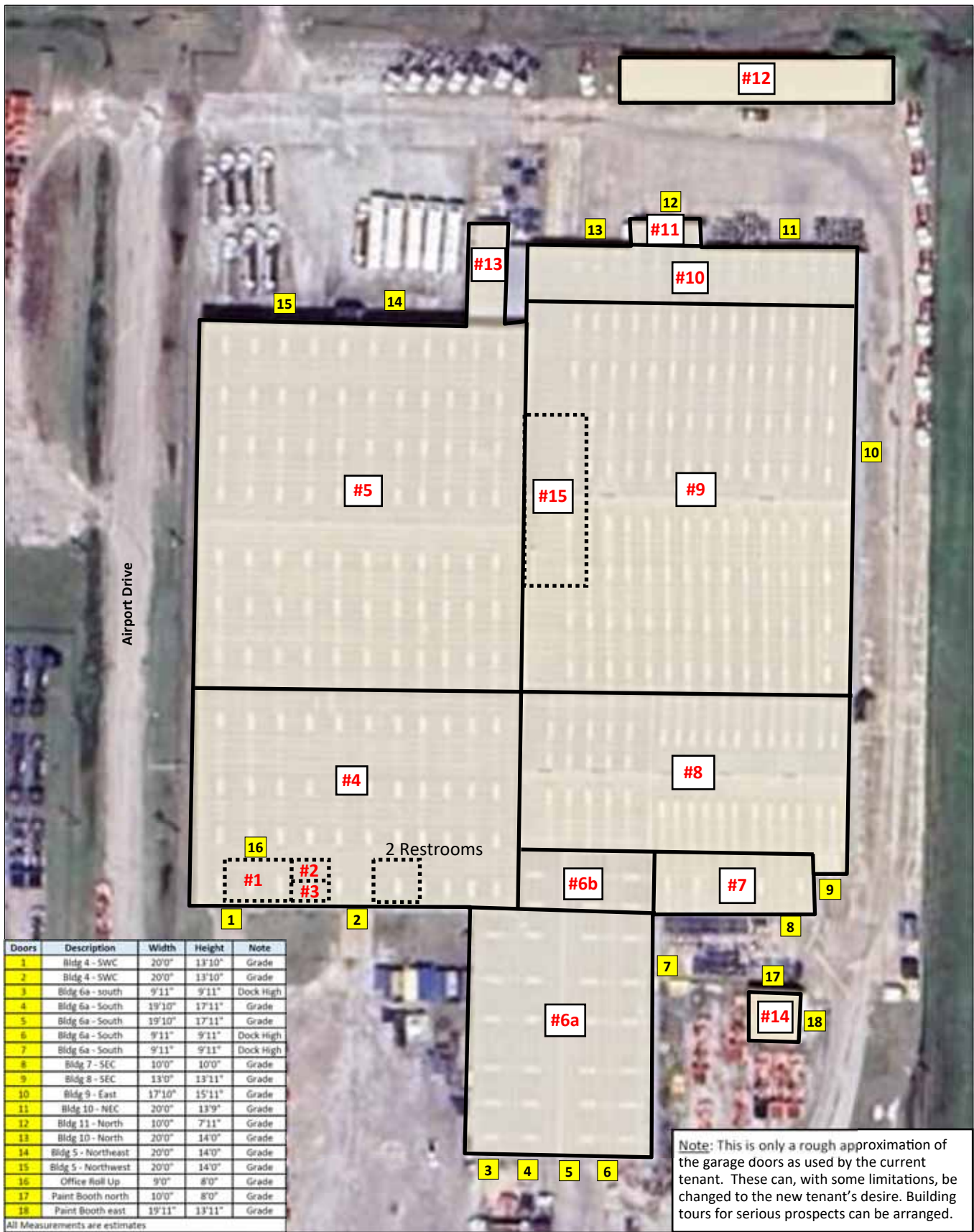


Exhibit-B6-1

2600 Airport Drive - Building Aerial Views

View from East looking West



View from West looking East



View from North looking South



View from South looking North



Exhibit-B6-2
Existing Building Exterior Pictures

View from SE corner



View of east side

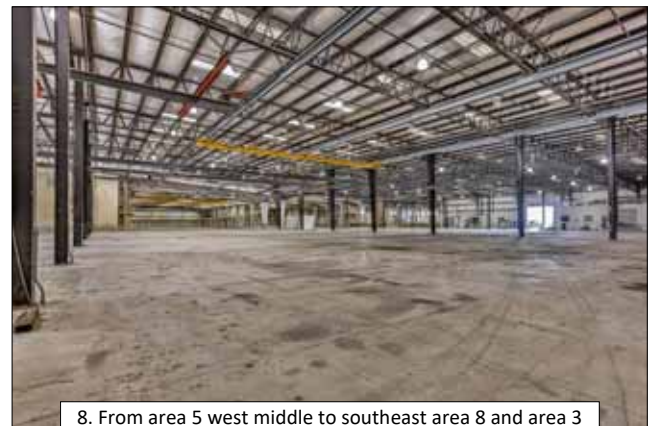


View of north side



Exhibit-B6-3

Existing Building Interior Pictures





Gainesville Municipal Airport

2022 Texas General Aviation Airport of the Year!

Property Report 'C' - 2601 Airport Drive



Prepared By

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940-665-5241
William@GainesvilleTXEDC.com
www.GainesvilleTXEDC.com

Airport Information

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Additional Information

City of Gainesville
Barry Sullivan, City Manager
200 S Rusk St., Gainesville, TX 76240
940-668-4500
BSullivan@cogtx.org
www.Gainesville.TX.US



Exhibit-C1

2601 Airport Drive - Property Summary

Location

2601 Airport Drive is located on Gainesville Municipal Airport property at the north end of Airport Drive.

Ownership

The property is currently owned by the City of Gainesville, who have leased the property to the Gainesville Economic Development Corporation (GEDC) for a term through December 31, 2029.

- GEDC has the right to sub-lease the property to a tenant of their choice
- Terms and administration of lease are through the GEDC

Property Details

- Cooke County Appraisal District No: 108598
- Total Acres: 12.88 acres, includes the north lot, south lot and Kansas ROW between the two lots.
- Shape: Irregular
- Zoned: Industrial
- Land Use Plan Designation: Industrial

Tenant

The property is currently vacant.

Building Details

The building is currently being used with areas as noted below. The GEDC is receptive to reconfigurations that enhance the viability of the building. (All areas shown are approximate.)

- Total S.F.: 2,451 sf of manufacturing building

Parking and Truck Docks

The following exist for the property. (Numbers are approximate.)

- Guest parking stalls: Open (8,935 sf, 0.205 acres)
- Employee parking stalls: Open (combined w above)
- Truck docks - at grade: n/a
- Truck docks - well type: n/a
- Truck / trailer parking areas: Open (227,532 sf, 5.2 acres)

Utilities

Water Services Provider: City of Gainesville

- Meter(s): 3/4"
- Service Line: 16"
- Nearest F.H.: 100 ft, 1,163 gpm, 68 psi (static)
- Service Line: 16"

Sanitary Sewer Services:

- Service Provider: City of Gainesville
- Service Line Size: 6"

Electric Services: Oncor Electric

- (1) 50KVA 120/240V transformer currently on-site
- Oncor infrastructure can be expanded or upgraded to provide additional capacity if necessary
- Heather J. Ledbetter, Oncor, Cell: 214-287-4970

Gas Services: Atmos Energy, George Long, 972-964-4107. (3/26 LVM to get existing BTU capabilities and pressure)

- Contact Atmos with desired BTU Load and pressure to determine existing adequacy or enhancements.
- There is an existing "Magnolia Gas Line" easement crossing the rear of the property.

Internet Services: Nortex Communications

- Nortex fiber services are in close proximity as shown on Exhibit A9, Page 12.
- 3/18: They estimated that they would need to build 1,000 feet to reach the back property which they can accomplish easily within 4 to 6 weeks. Their cost is estimated to be around \$15k.



Exhibit-C2

2601 Airport Drive - Location Map



2601 Airport Drive

The property is located within the Municipal Airport boundary, at the north end of Airport Drive as shown on the above exhibit.

The Airport is approximately 2.75 miles west of the intersection of US 82 and I-35 highways at a grade-separated interchange.



Exhibit-C3

2601 Airport Drive - Aerial Map

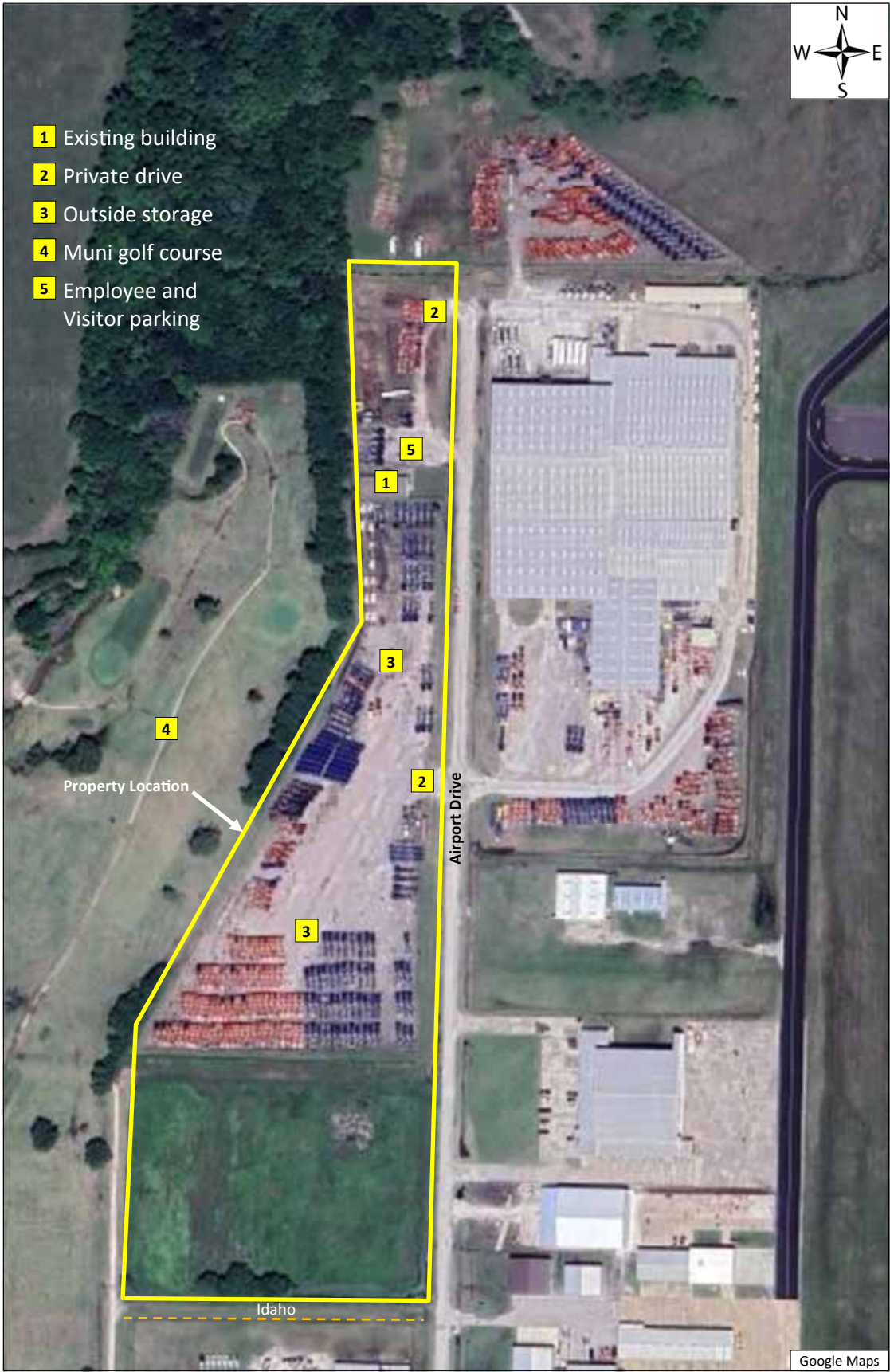


Exhibit-C4-1

2601 Airport Drive - Aerial Views

View from East looking West

Google Earth Pro



View from West looking East

Google Earth Pro



View from North looking South

Google Earth Pro



View from South looking North

Google Earth Pro



Exhibit-C4-2

2601 Airport Drive - Aerial Views



Exhibit-C5
Existing Building Exterior and Interior Pictures

