



Gateway Industrial Park



Totally Texas. All Business.

Gateway Industrial Park is a 126-acre park located in northwest Gainesville city limits, just off Interstate 35. It is bound by the mainline of BNSF railroad on the east border and FM 1202 on the north border. This is Gainesville's third industrial park. 12.5 kV power provided by Pentex Energy. Gateway uses municipal water and wastewater systems. **Gateway Industrial Park is now designated for New Market Tax Credits and as an Opportunity Zone!**



Specifications

City of Gainesville Water
12" line
7.5 MGD Water Production

City of Gainesville Sewer
8" Line
4 MGD Treatment Capacity

Pentex Energy
pentex.com

Atmos Energy
atmosenergy.com

Nortex 1 Gig
nortex.com

Shared Detention Pond

Phase 1

Community at a Glance

Gainesville Population:
16,627

Cooke County Population:
40,085

Population within 50 miles:
1,954,598

A NAFTA CORRIDOR

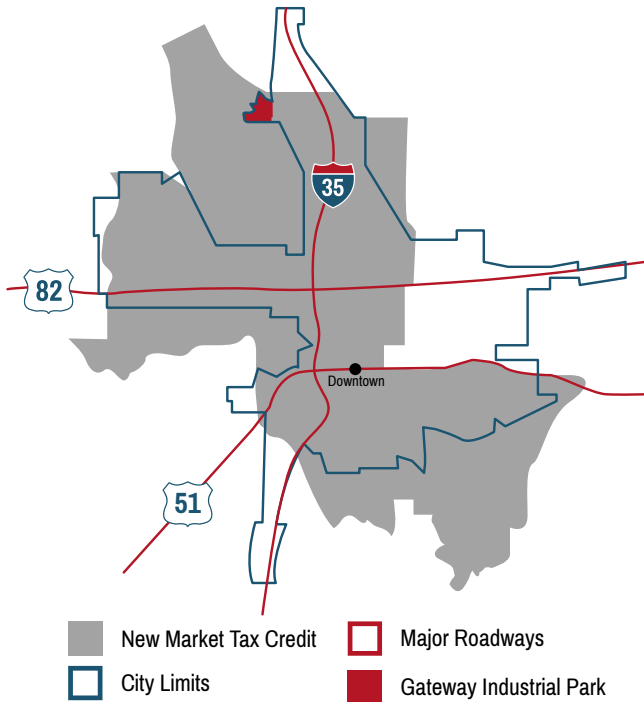
22% of Workforce is in Manufacturing
Active Manufacturer Consortium

Distance to Major Cities:
Dallas, TX: 61
Fort Worth, TX: 64
Oklahoma City, OK: 135

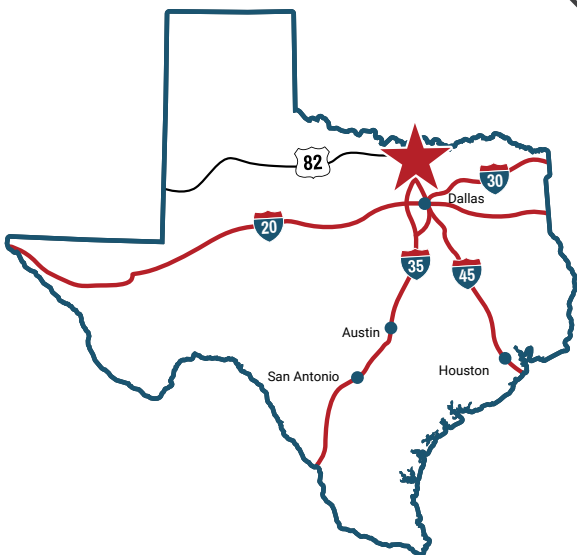
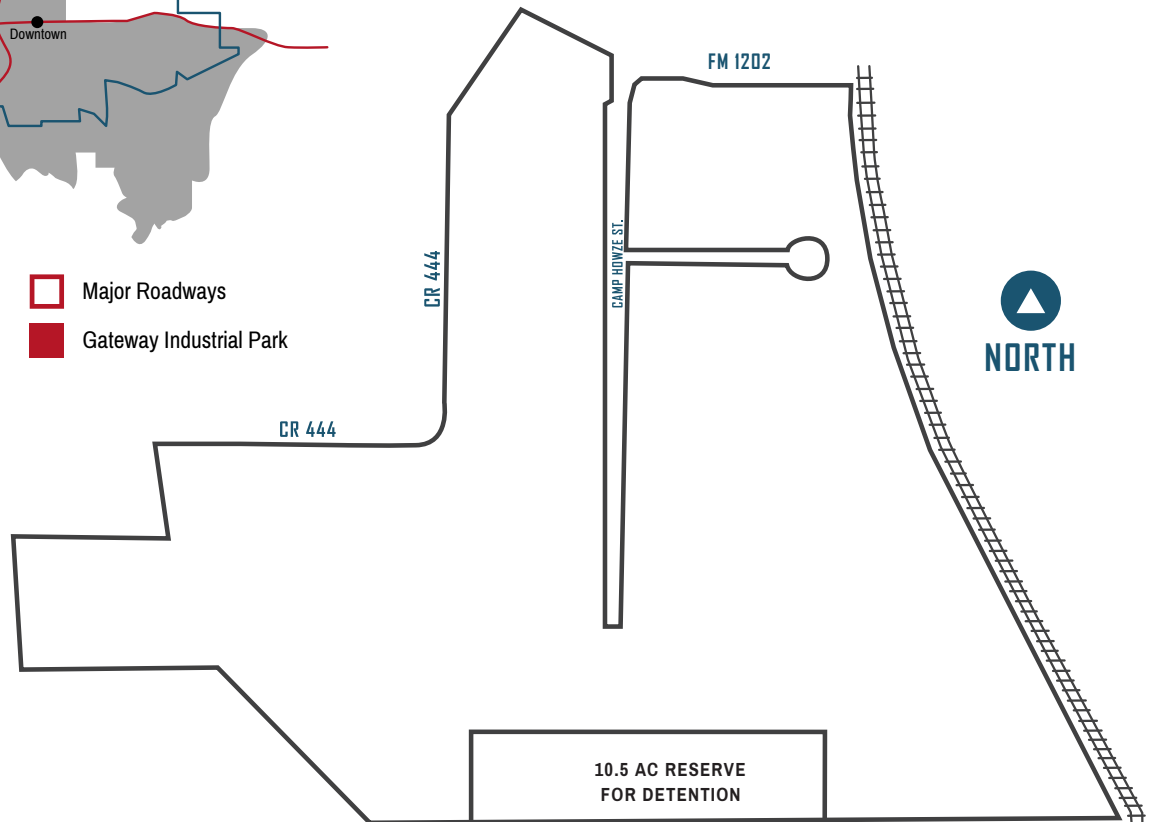
Incentives Available:
Job Creation Grants
Training Grants
Tax Incentives
Triple Freeport Tax Exemptions



Gateway Industrial Park



- TOTAL BUILDABLE ACREAGE: 125.5
- SHOVEL READY
- NAFTA CORRIDOR
- NEW MARKET TAX CREDIT AREA
- OPPORTUNITY ZONE



Gainesville Economic Development Corporation

Arleene Loyd, Executive Director