

Buildings For Sale or Lease
1611 West Morton Street
Denison, Texas 75020

Various sizes of buildings and finishes/uses, along with showroom area fronting on the high traffic street of West Morton Street. The various 7 buildings total approximately 26,950 sqft., and are located on 45,000 sqft of land, with approximately 300' of Morton Street frontage. There are an additional three lots, two fronting on Morton St. totally 13,425 sqft., and one lot directly behind the buildings totaling 7,500 sqft., all of which could be used for additional employee parking, resold or not bought or leased with the main buildings.

Building Sizes that match the attached Site Plan:

- 1) 46.3' x 81.25' = 3,761 sqft / Finished manufacturing/whse building
- 2) 80' x 98.3' = 7,864 sqft / Finished manufacturing, break rooms, restrooms, showroom, with additional second story office area of ~ 850 sqft.
- 3) 19.4' x 115.1' = 2,232 sqft. / Shed used for employee parking and storage.
- 4) 60' x 65' = 3,900 sqft. / Finished manufacturing/whse building.
- 5) 38.5' x 96.7' = 3,722 sqft. / Whse/storage with some racks.
- 6) 24.5' x 50' = 1,225 sqft. / Storage bldg.
- 7) 24.6' x 138.1' = 3,397 sqft. / Shed-lumber storage and small enclosed storage area.

Land Area with Buildings and the three lot sizes, match the attached survey:

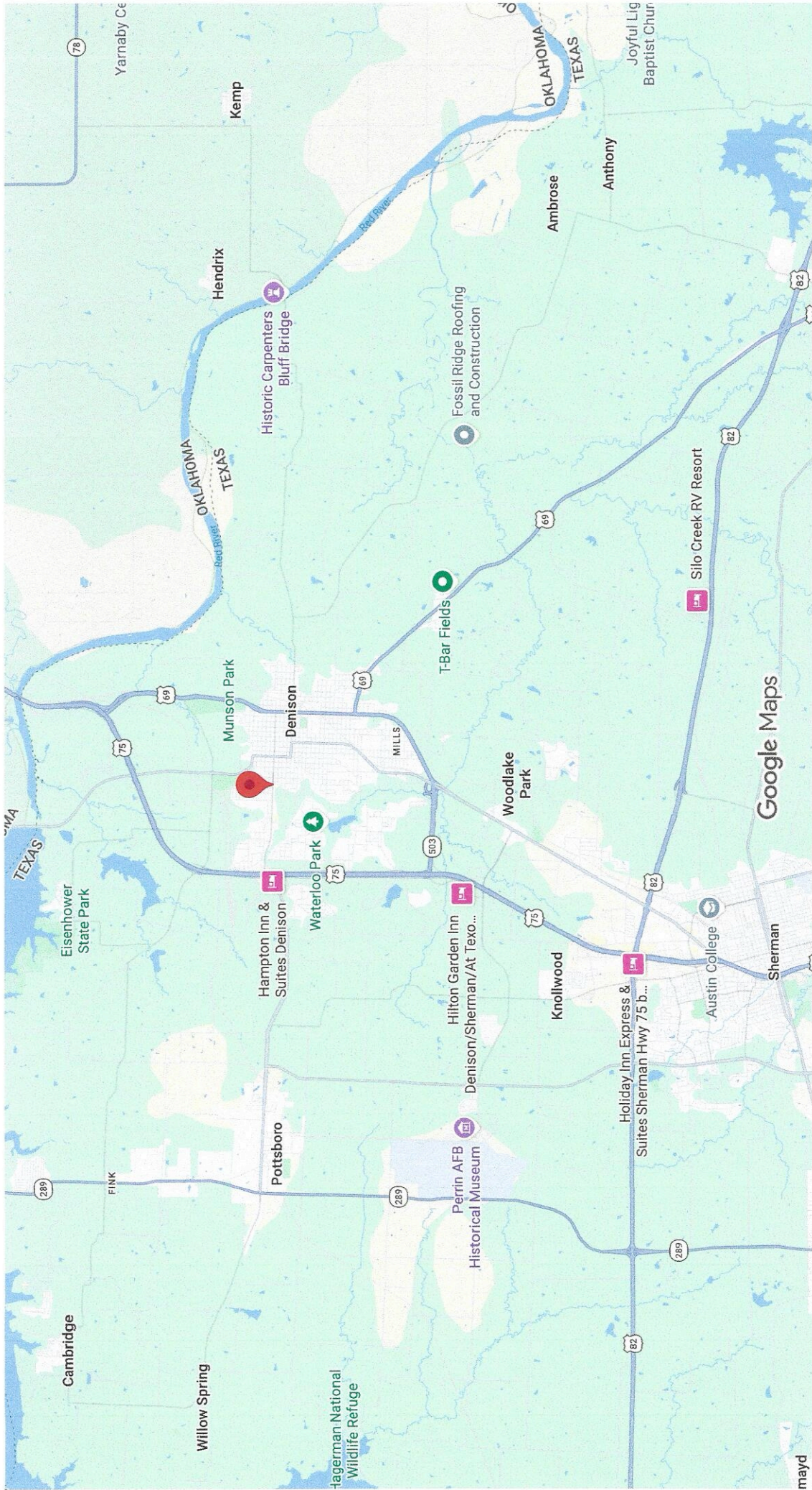
- 1) 300' x 150' = 45,000 sqft. / With the existing buildings.
- 2) 89.5' x 150' = 13,425 sqft / The two vacant lots that front Morton Street, at the corner of W. Morton St. & Fairbanks Ave.
- 3) 50' x 150' = 7,500 sqft. / One vacant lot that is behind the buildings on W. Bond Street and W. Fairbanks Ave.

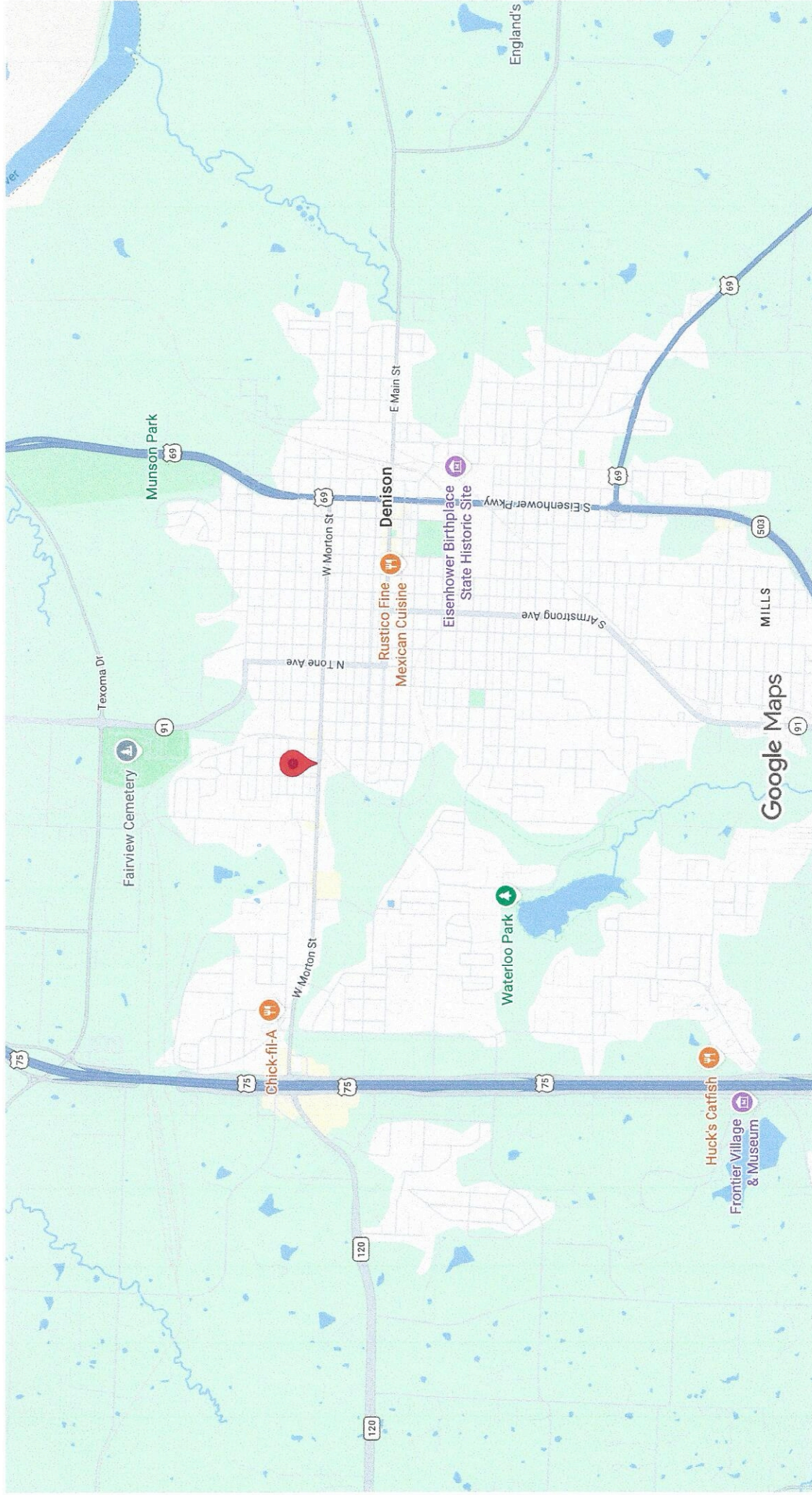
City of Denison Zoning: C – Commercial District with the Morton Street Overlay.
See attached zoning Code of Ordinances.

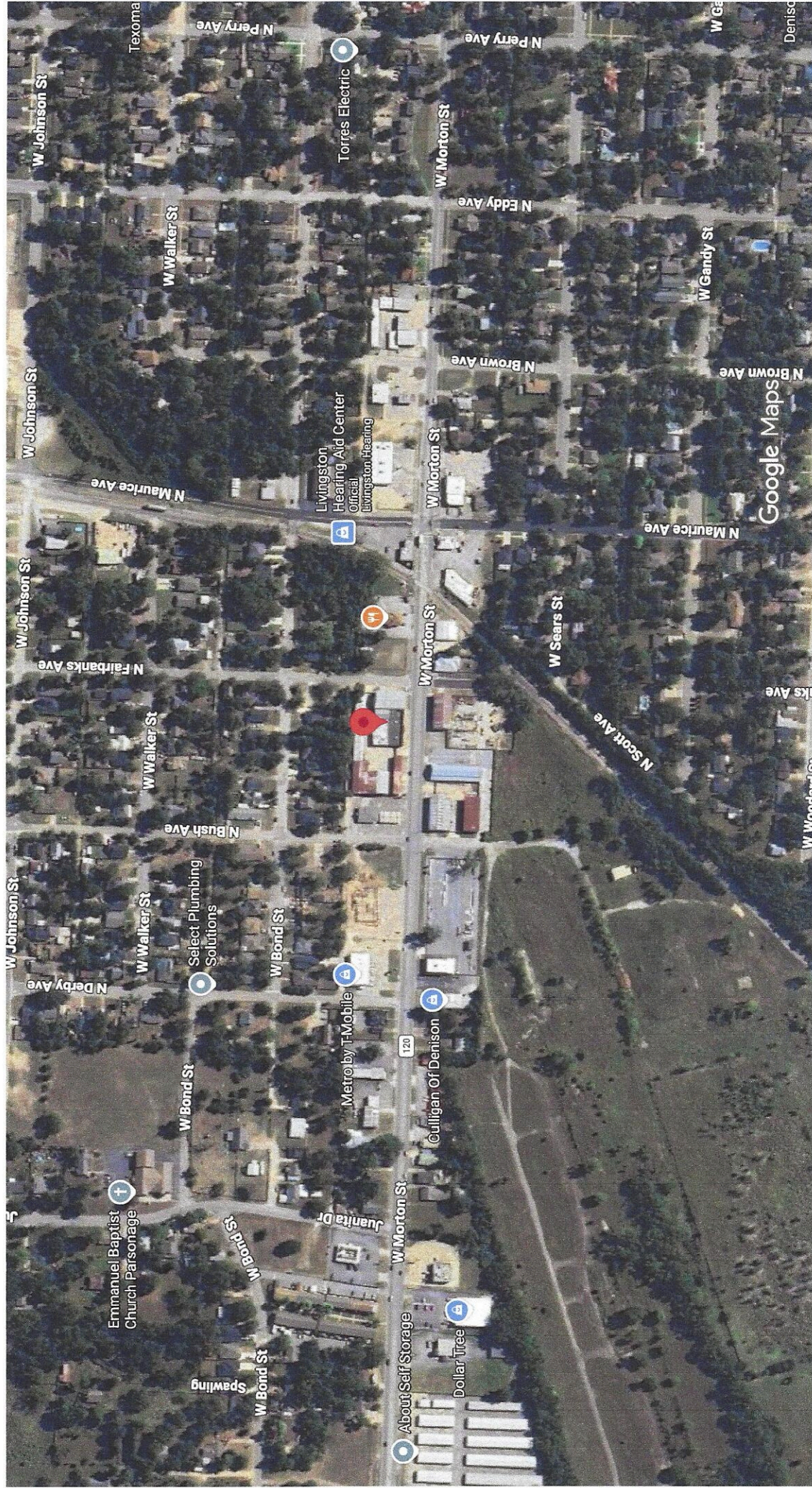
Additional information and pricing, please contact:

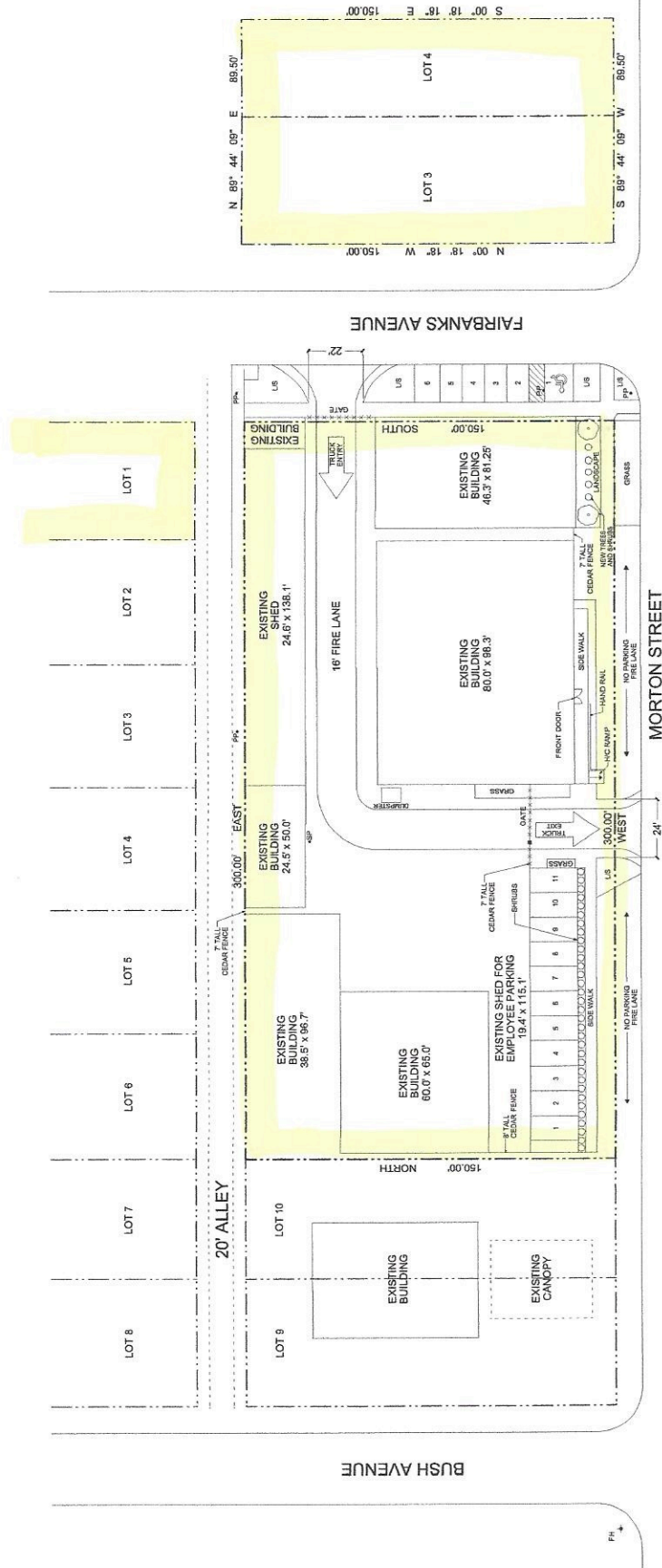
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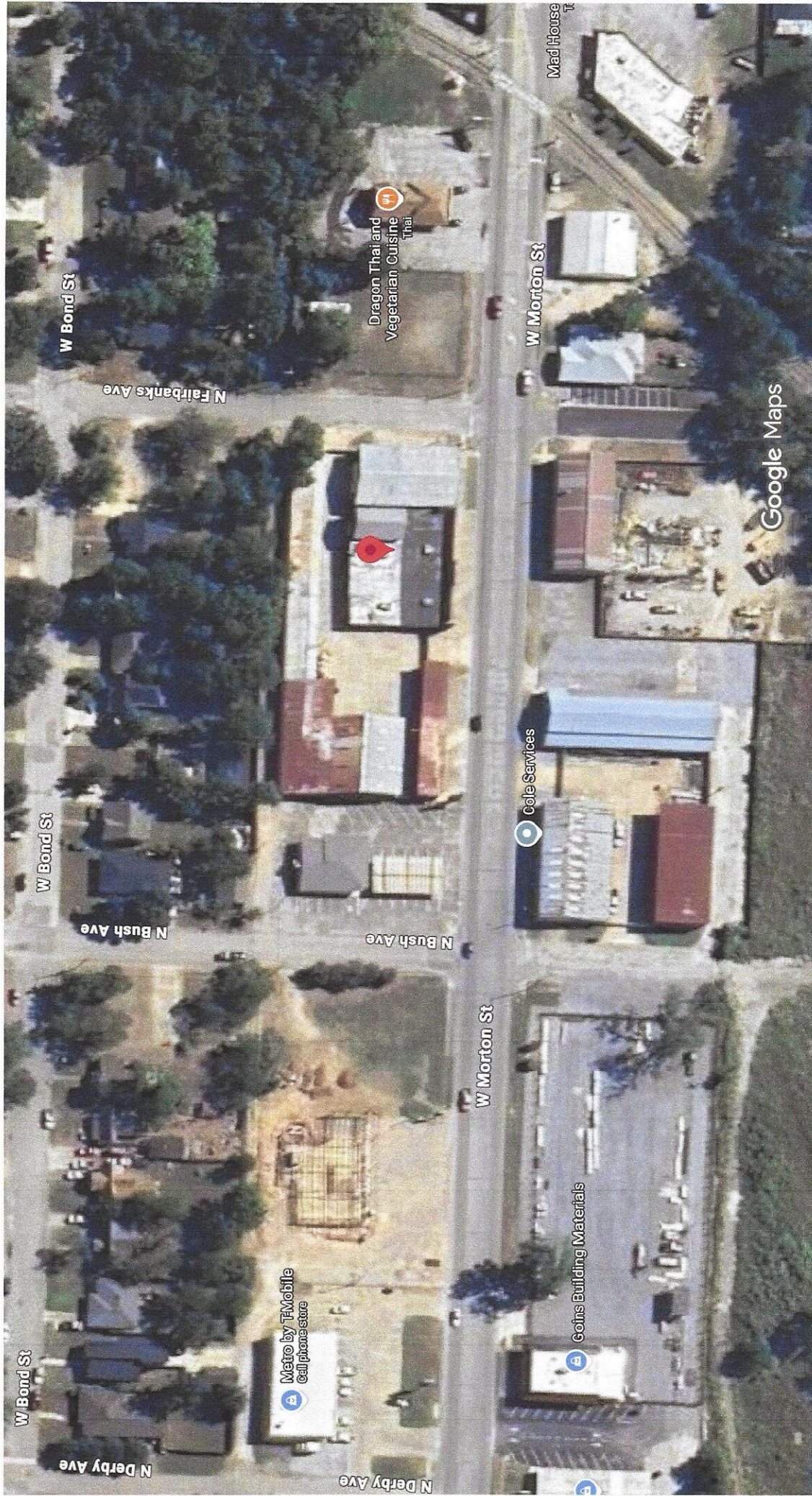
6 CUSTOMER PARKING SPACES
11 EMPLOYEE PARKING SPACES
2393 SF TOTAL LANDSCAPING



1611 W. MORTON ST.
DENISON, TEXAS
GRAYSON COUNTY

SITE PLAN

SCALE 45 = 304.0°



Sec. 28.38. - C—Commercial District.**28.38.1. General purpose and description:**

The C—Commercial District is intended to provide a location for commercial and service-related establishments, such as wholesale product sales, welding and contractor shops, plumbing shops, automotive repair services, upholstery shops, and other similar commercial uses. Uses in this district may utilize open storage areas that are screened from public view. The uses envisioned for the district will typically utilize small sites and have operational characteristics that are generally not compatible with residential uses and most other types of nonresidential uses within the city.

28.38.2. Permitted uses:

Those uses listed for the C District in section 28.50 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses, respectively. Conditional uses must be approved utilizing procedures set forth in section 28.13.

28.38.3. Height regulations:

Maximum height:

- A. Eight (8) stories.
- B. One (1) story for accessory buildings.
- C. Other (article V).

28.38.4. Area regulations:

A. *Size of lot:*

- 1. *Minimum lot area*—None.
- 2. *Minimum lot width (lots fronting onto a collector, arterial or higher order street as designated on the thoroughfare plan, as amended)*—One hundred (100) feet at the front property line.
- 3. *Minimum lot width (lots other than those specified in 2. above)*—None.
- 4. *Minimum Lot depth (lots fronting onto a collector, arterial or higher order street as designated on the thoroughfare plan, as amended)*—One hundred fifty (150) feet.
- 5. *Minimum lot depth (lots other than those specified in 4. above)*—None.

B. *Size of yards:*

- 1. *Minimum front yard*—Twenty-five (25) feet from ultimate right-of-way line of roadway; all yards adjacent to a street shall be considered a front yard (see article V for additional setback requirements).
- 2. *Minimum rear yard adjacent to a residential zoning district:*
 - a. No main residential building shall be located nearer than ten (10) feet.
 - b. The main residential building and all accessory buildings shall not cover more than fifty (50) percent of that portion of the lot lying to the rear of a line erected joining the midpoint on one (1) side lot line with the opposite side lot line.
- 3. *Minimum side and rear yards not adjacent to a residential zoning district*—When nonresidential uses are platted adjacent to other nonresidential uses and integrated into an overall development with lots or lease spaces abutting one another, no side yard is required provided that the city's building code requirements have been met.

4. *Minimum side yard adjacent to a residential district*—Ten (10) percent of the lot width as measured along the front property line but need not to exceed fifty (50) feet.
- C. *Maximum lot coverage*: Seventy (70) percent including main and accessory buildings; maximum ninety (90) percent impervious coverage (including all buildings, parking areas, sidewalks, etc.).
- D. *Maximum floor area ratio (F.A.R.)*: The gross square footage of all structures, including primary and all accessory structures, shall not exceed an amount equal to two (2) times the square footage of the lot or tract in which they are located (2:1).
- E. *Parking requirements*: As established by section 28.50, Off-Street Parking and Loading Requirements.

28.38.5. Special requirements:

- A. *Driveway spacing (i.e., distance between driveways, measured edge-to-edge)*:
 1. *Arterial street*—One (1) driveway per one hundred (100) linear feet of frontage or TxDOT regulations, whichever is applicable.
 2. *Collector street*—One (1) driveway per one hundred (100) feet linear feet of frontage.
 3. *Local street*—One (1) driveway per fifty (50) linear feet of frontage.
 4. *Minimum distance from driveway to street corner*—Fifty (50) feet, as measured from the street corner radius point of tangency.
- B. *Landscaping requirements*: See section 28.51.
- C. *Screening requirements*: See section 28.53.
- D. *[Open storage limitations]*: Open storage is limited to a maximum of five (5) percent of the total lot area, shall not be located in front of (i.e., on the street side of) or on top of the building, and must be screened in accordance with the provisions of section 53 (i.e., cannot be visible from any public street or adjacent property).
- E. *[Prohibited purposes]*: Recreational vehicles, travel trailers, motor homes or temporary buildings may not be used for on-site dwelling or permanent nonresidential purposes.
- F. *Other regulations*: As established in the development standards, article V.

Sec. 28.45. - MO—Morton Street Overlay boundary.

28.45.1. General purpose and description:

The intent of the MO—Morton Street Overlay Boundary is to exercise greater control over the aesthetic, functional, and safety characteristics of development along the Morton Street Overlay Boundary where higher standards can effectively enhance the city's image as a desirable place to live, work, and shop.

28.45.2. Authorized uses:

- A. Those uses listed for the underlying zoning district in section 28.49 as "P" or "C" are authorized uses permitted by right or conditionally permitted uses (i.e., CUP), respectively. Conditional uses must be approved utilizing procedures set forth in section 28.11 except for the uses as follows, which shall be expressly prohibited within the MO District:
- B. The following uses shall be prohibited in the Morton Street Overlay Boundary:
 1. Used car sales.

2. Portable building/carport display and sales.
3. Manufactured home sales.
4. Sand/gravel/caliche/stone sales or storage.
5. E-cigarette, cigarette, cigar and/or tobacco retail shop.
6. Tobacco bar.

28.45.3. District boundaries:

The MO boundary applies to the future development, improvement or redevelopment of all land within the depth of a lot to a maximum of one hundred fifty (150) feet or to the entirety of any lot that has frontage on either side of the Morton Street right-of-way from F.M. 120/Morton Street at its intersection with York Ave., east to its intersection with Eddy Ave.

28.45.4. Application:

- A. The MO District standards apply to the following:
 1. Development of any land for which there is not improvement at the time of construction;
 2. An increase in any existing structure that is equal to or greater than fifty (50) percent of the existing square footage; or
 3. Any new construction on a lot that provides for an increase that is equal to or greater than fifty (50) percent of the lot or tract that is covered by a permanent structure(s).
- B. Unless otherwise specified by this section, the standards of the base district shall apply. Where there is a conflict between the standards of this subsection and those of the base district, the standards of this subsection shall apply.

28.45.5. Special requirements:

Minimum design criteria:

A. Orientation and scale of primary structure(s):

1. *[Primary orientation:]* Buildings shall have their primary orientation toward a front yard. Said primary orientation shall include a main or primary entrance that shall be designed to be attractive and functional, unless otherwise approved by the city council after recommendation by the planning and zoning commission.
2. *Primary entrances:* Primary entrances shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico or other prominent element of the architectural design.

B. Building materials for primary structures. Shall consist of seventy-five (75) percent exterior cladding to include brick, split face concrete block, glass, stone, cast stone, glass block, tile, cast metal or a combination of those materials for each side of a primary structure that is visible from a public street or an adjacent residentially zoned property. Said exterior cladding shall be exclusive of doors, windows, glass, and entryway treatments and atriums of glass and metal construction.

1. Brick masonry is preferred for one hundred (100) percent of the exterior cladding; however, a minimum of fifty (50) percent of the exterior cladding of primary structures shall consist of stone masonry with the remaining fifty (50) percent of a primary structure being clad in brick, cast stone, cast metal, cementations composite fiberboard, decorative or split face concrete block.

2. Metal siding shall be prohibited.
3. A minimum of twenty-five (25) percent of the wall area facing a public street shall contain windows or doorways.
4. Glass:
 - a. Use of nonreflective glass for displays and to allow visual access to interior space is permitted.
 - b. Glass shall not comprise more than fifty (50) percent of the building skin.
 - c. Reflective glass shall be prohibited.
5. The design of a development shall meet the following standards:
 - a. Relationship of the structure(s) to the site:
 1. The site shall be designed to achieve a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
 2. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
 3. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
 - b. Relationship of buildings and site to adjoining area:
 1. Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
 2. Attractive landscape transition to adjoining properties shall be provided.
 3. Harmony in texture, lines, and masses is required.
 4. Monotony shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings shall be used to prevent monotonous appearance.
 - c. Building design:
 1. Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surrounding buildings.
 2. Buildings shall be harmonious and consistent with permanent, neighboring development.
 3. Design features—A minimum of two (2) of the following design features must be incorporated into the building elevation located immediately adjacent to a public street or roadway right-of-way:
 - a. Decorative masonry course integrated into the top edge of the masonry facade of a parapet wall;
 - b. Secondary cornice separating the ground floor from the second floor;
 - c. Quoins located at the building corners;
 - d. Canopies meeting the following standards:
 1. Canopies shall be constructed of a permanent metal material; and
 2. Canopies shall extend along seventy-five (75) percent of the total building frontage for each portion of a wall facing a public street or roadway right-of-way.

4. Roofs:

- a. On flat roofs mechanical equipment shall be screened on all sides from public view.
- b. Pitched or gabled roofs shall contain a minimum 7:12 pitch (seven (7) feet of rise for every twelve (12) feet of run).
- c. Installed roofing shingles must consist of dimensional shingles with a minimum manufacturers rating of twenty (20) years. Roofing systems or materials exceeding the standards established herein may be used pursuant to approval by the building official or designee.

C. *Landscaping.* Landscaping shall be installed in accordance with section 28.51.6. However, the director of development services may approve a reduction in the minimum landscape strip width to five (5) feet and require only shrubs if the landscape strip prevents compliance with building setbacks or minimum parking requirements.

(Ord. No. 5314, § 3, 9-18-23; Ord. No. 5369, § 5, 10-21-24)