

GATEWAY CENTRAL



CLASS A OFFICE/MEDICAL • FOR LEASE 4616 US HIGHWAY 75, DENISON, TEXAS 75020



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Located in the master-planned healthy lifestyle community of Gateway Village, Gateway Central is a first-class office at 4616 US Highway 75 in Grayson County. Designed for medical offices, call centers, and high-density office users, Gateway Central features a backup generator and large, efficient floorplates with spacious, open plans.

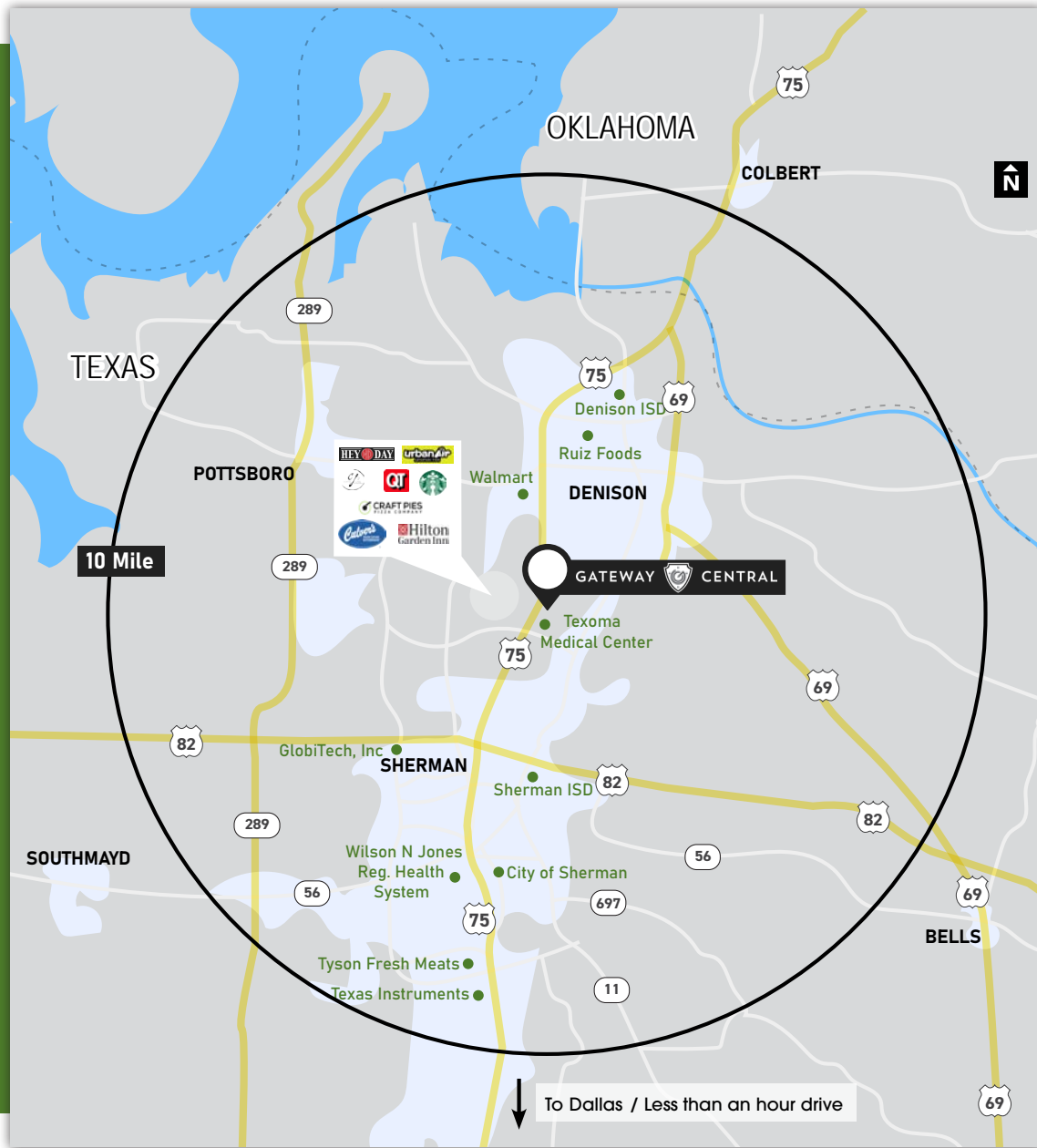
Gateway Central offers numerous on-site amenities, including a conference center, full-service multi-concept cafeteria, landscaped outdoor patio, and a fully-equipped fitness center. Easily accessible from US Highway 75 and Pool Road, the Class-A office building offers plentiful parking for employees and guests with just over 1,000 spaces.

PROPERTY HIGHLIGHTS:

- 140,000 SF office building
- Vacancies range from 2,500 to 61,476 sf.
- 7/1,000 parking ratio
- All medical users accepted
- Building signage available
- High-speed fiber
- Two (2) backup generators on-site
- Easy ingress/egress
- 10-minute drive from Texas Instruments Campus
- 5-minutes to the Texoma Health Foundation (THF) Park with miles of walking trails
- Accessible from U.S. Highway 75 Frontage Rd and Pool Rd, which runs along the east side of Texoma Medical Center off FM 691



AREA AMENITIES:



DEMOGRAPHICS (10 MILE):



POPULATION
(2022)
92,994



HEALTHCARE
414 BEDS / 407+ DOCTORS



PROJECTED POPULATION
(2027)
104,395



UNIVERSITIES & COLLEGES
AUSTIN COLLEGE
GRAYSON COLLEGE



AVG. HOUSEHOLD INCOME
\$70,235

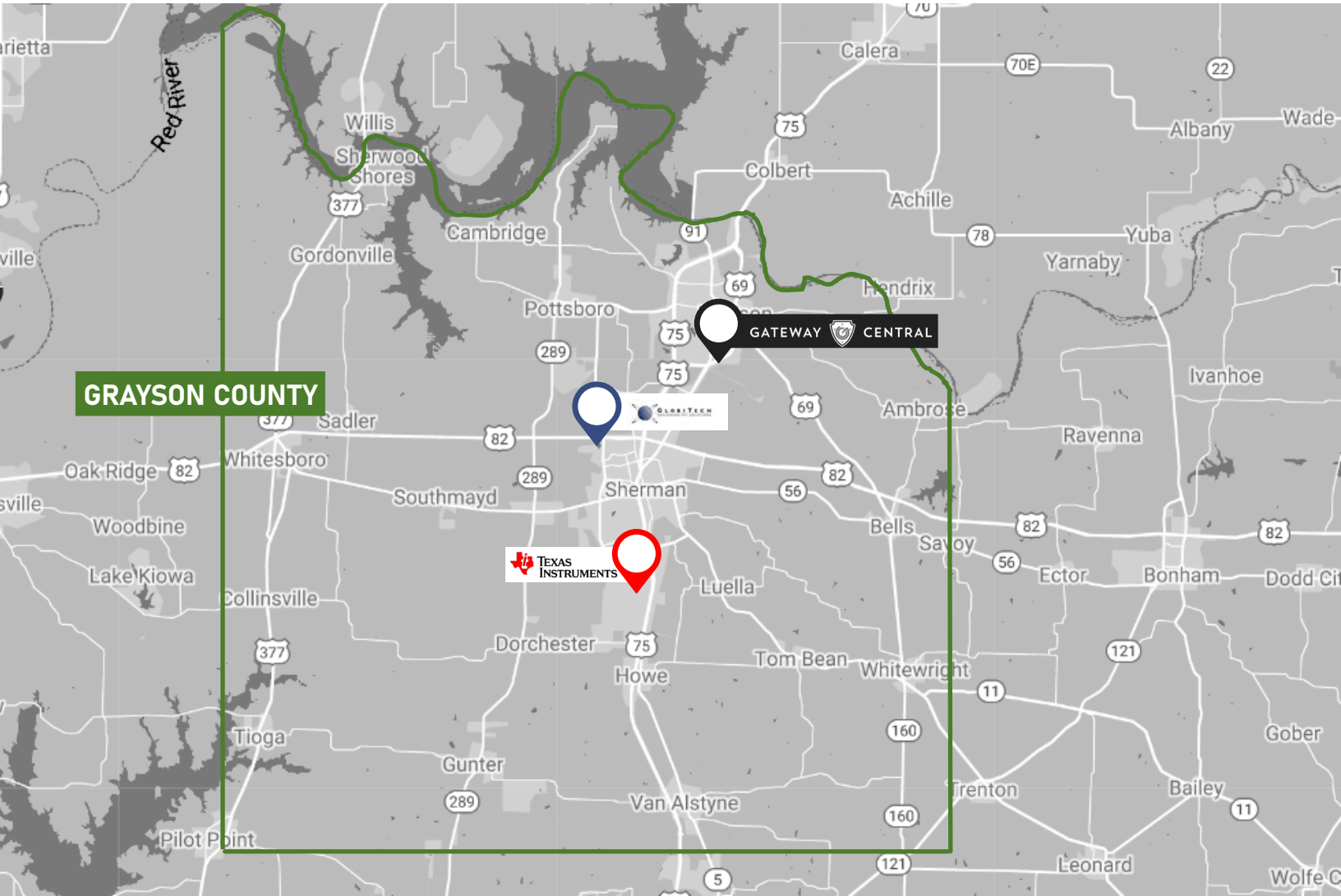


PLANNED DEVELOPMENTS
34+ MIXED USE /
COMMERCIAL FACILITIES

TOP 10 EMPLOYERS:

COMPANY	EMPLOYEES
TEXOMA MEDICAL CENTER	4000
TYSON FRESH MEATS	1700
SHERMAN INDEPENDENT SCHOOL DISTRICT	1137
RUIZ FOODS	1100
WALMART/SAMS	900
CIGNA	800
DENISON INDEPENDENT SCHOOL DISTRICT	722
TEXAS INSTRUMENTS	700
CARRUS SPECIALTY HOSPITAL	650
COHERENT	577

PRIME LOCATION:

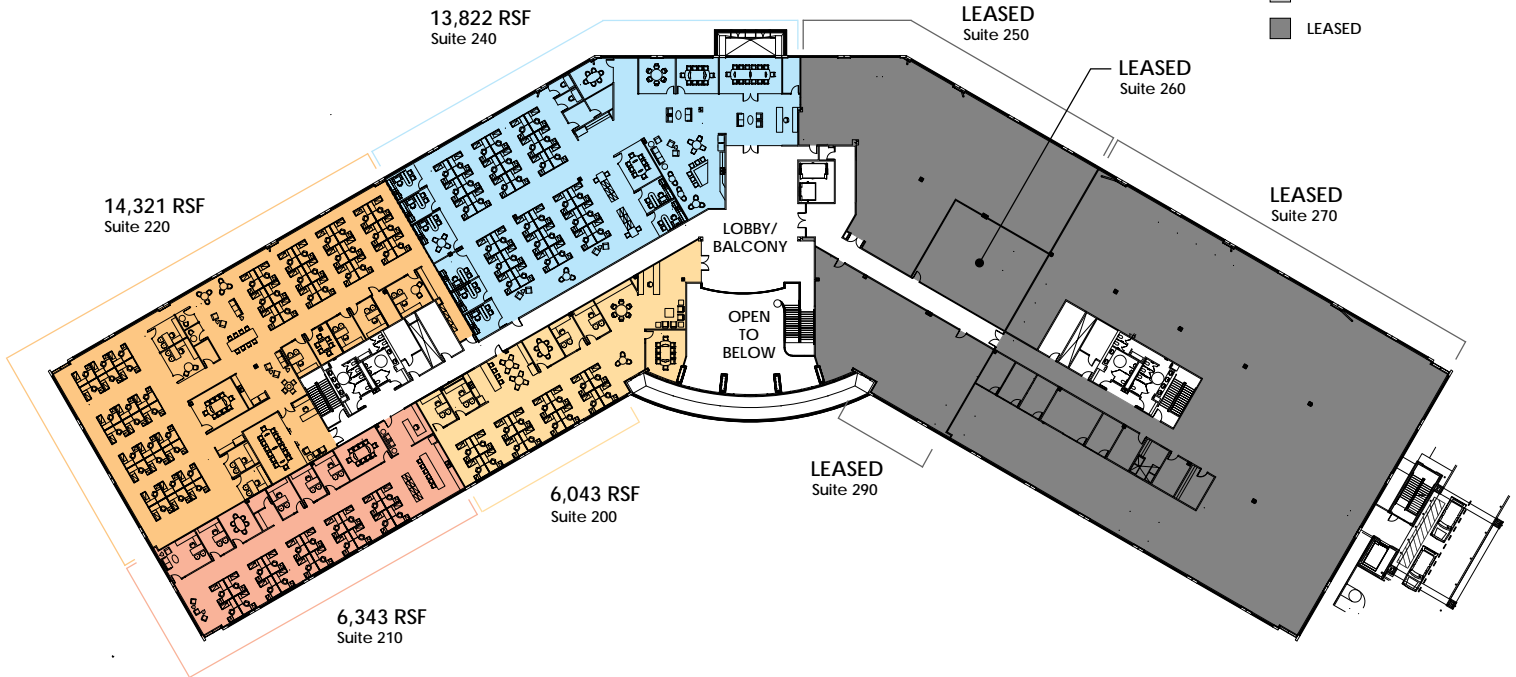


Texas Instruments is building new 300-millimeter semiconductor wafer fabrication plants in Grayson County. The potential \$30 billion investment includes plans for four fabs to support our customers' demand and supporting as many as 3,000 direct jobs.

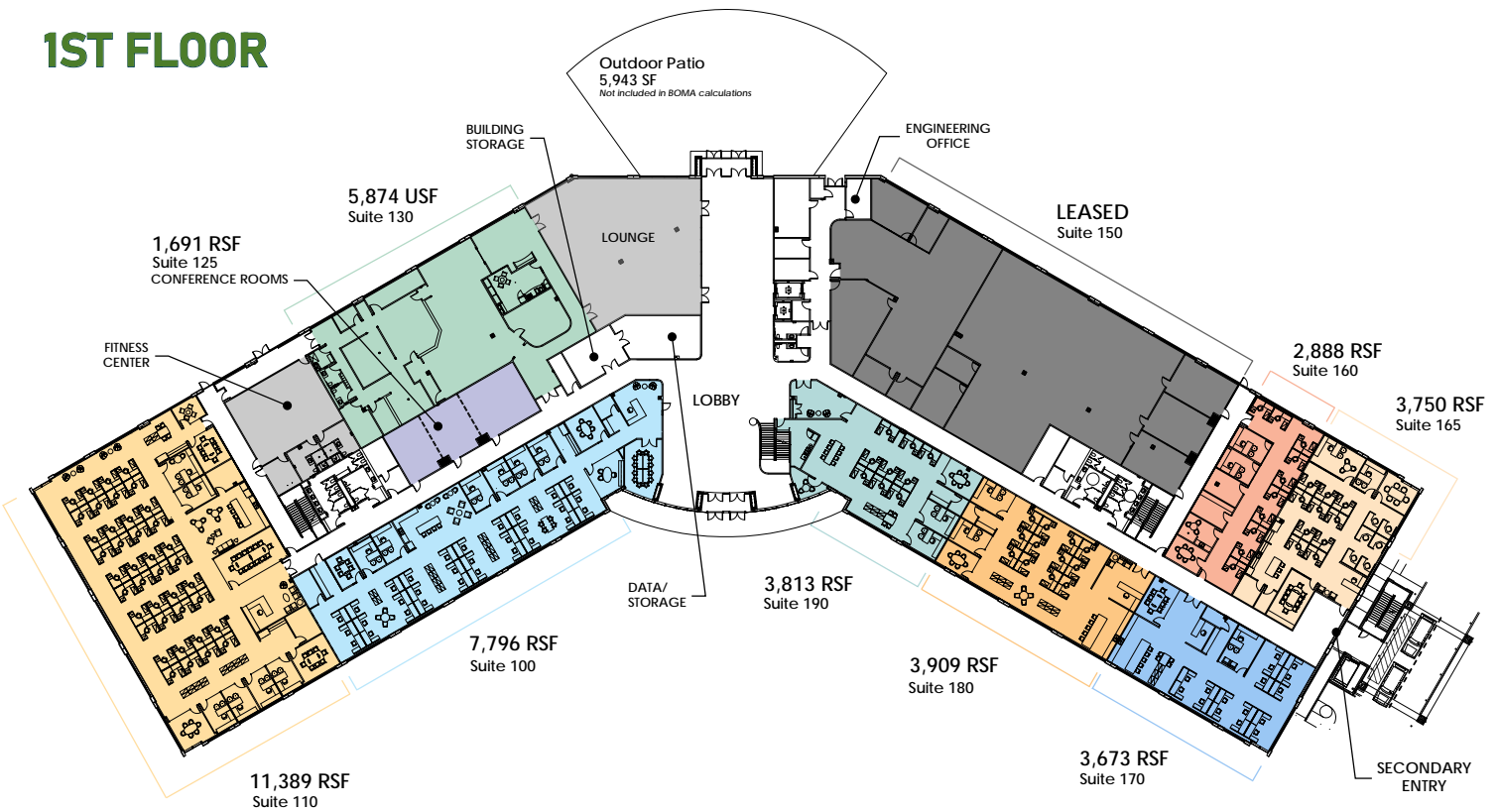
GlobiTech is a global leader in semiconductor technology, providing innovative, advanced technology solutions to leading chip manufacturers to transform lives around the world. GlobiTech operations is located in Grayson County.



2ND FLOOR



1ST FLOOR

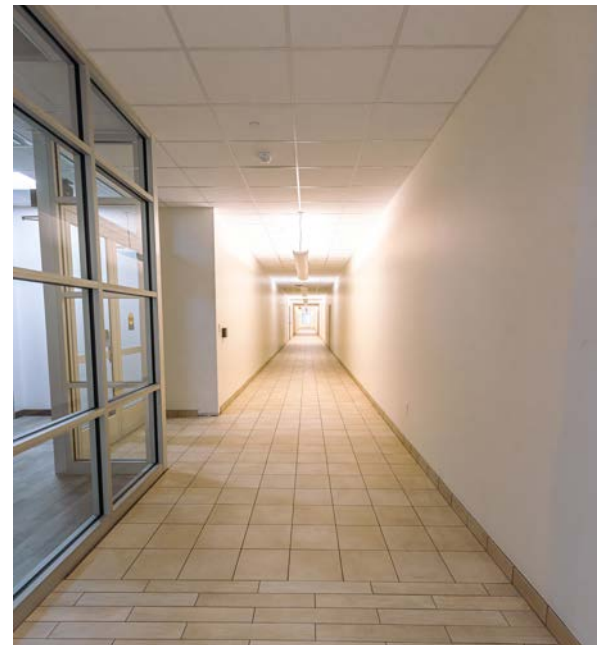


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