



**4.01 ACRES - F.M. 691
DENISON, TX 75020
OFFERED BY BERTHOLF COMMERCIAL**

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FOR MORE INFORMATION, CONTACT
BERTHOLF COMMERCIAL REAL ESTATE
TERRIN BERTHOLF & NOEL COBB
(903) 818-7946 NOEL@BERTHOLFCRE.COM



DETAILS

- 4.01-acre site in Denison with a small storage warehouse, roll-up door, and office
- Over 260 feet of frontage on FM 691 with exposure to ~8,100 vehicles per day
- Located less than 1,000 feet from Texoma Parkway (12,600 VPD) and under one mile from Highway 75 (~60,000 VPD)
- Large gravel parking area suitable for heavy equipment, fleet vehicles, or customer traffic
- Free of floodplain per FEMA maps and near Texoma Medical Center, Grayson County's largest employer, in a rapidly growing commercial and medical corridor
- Asking \$795,000 (~\$4.55/SF)

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PHOTOS



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