

Denison Development Site off Hwy 75



160.87 ACRES

DENISON, TEXAS

Prime development opportunity directly off US-75



Contact:

John Parducci | jparducci@valcapgroup.com |
972.750.6850

HIGHLIGHTS

- Location: Denison, TX
- Lot Size: 160.87 contiguous acres
- Zoning: Residential
- Utilities: All utilities accessible at site
- Road Access: Directly off Highway 75 and State Highway 91
- Nearby: Lake Texoma, historic downtown Denison, parks, schools, shopping, and dining

OVERVIEW

Presenting a prime opportunity for developers: 160.87 contiguous acres in Denison, Texas. The site offers strong regional connectivity and frontage near US-75, supporting a range of residential and commercial development concepts in a growing North Texas market.

WHY DENISON

Denison continues to benefit from North Texas growth and proximity to major employment centers, with convenient access to the Dallas-Fort Worth region and surrounding job hubs.



ValCap Group LLC

John Parducci | jparducci@valcapgroup.com | 972.750.6850

omissions, change of price, prior sale, or withdrawal without notice. or representations are made as to the completeness or accuracy thereof. This offering is subject to errors, The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties

