

1404 WEST JOHNSON STREET

Denison, TX 75020

Industrial Space For Lease



PROPERTY DESCRIPTION

Experience the vibrant city of Denison, TX, where the perfect blend of small-town charm and modern convenience awaits. The area surrounding the property is filled with local eateries, trendy boutiques, and cultural hotspots, providing a dynamic backdrop for your business. Enjoy easy access to the historic downtown area, majestic Eisenhower State Park, and the bustling retail and dining scene along Main Street. With a variety of amenities and attractions just moments away, the location offers the ideal balance between work and leisure.

OFFERING SUMMARY

Lease Rate:	\$4/SF/YR NNN
Available SF:	14,750 - 37,500 SF
Building Size:	208,993 SF
AC Lot:	11.85 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	882	2,700
Total Population	520	2,188	6,730
Average HH Income	\$65,652	\$62,259	\$65,316

Presented By:

TRACY LI, CCIM, SIOR (ASSOCIATE)

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240

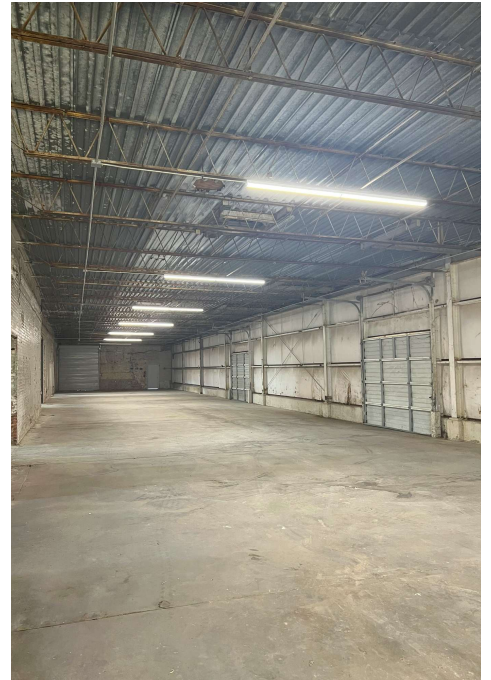
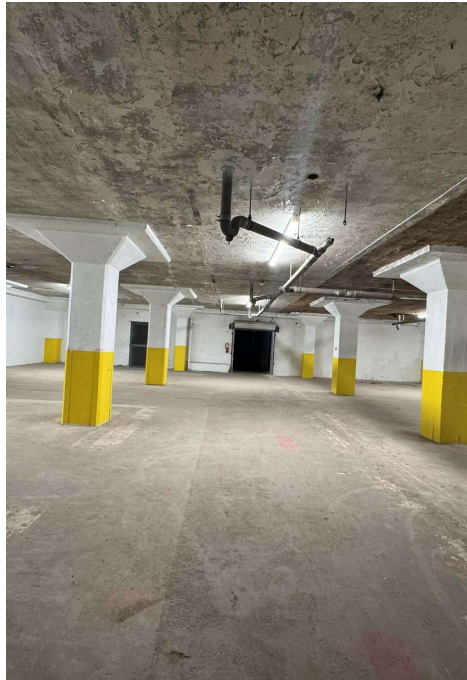


xcelcommercial.com

1404 WEST JOHNSON STREET

Denison, TX 75020

Industrial Property For Lease



Presented By:

TRACY LI, CCIM, SIOR (ASSOCIATE)

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240

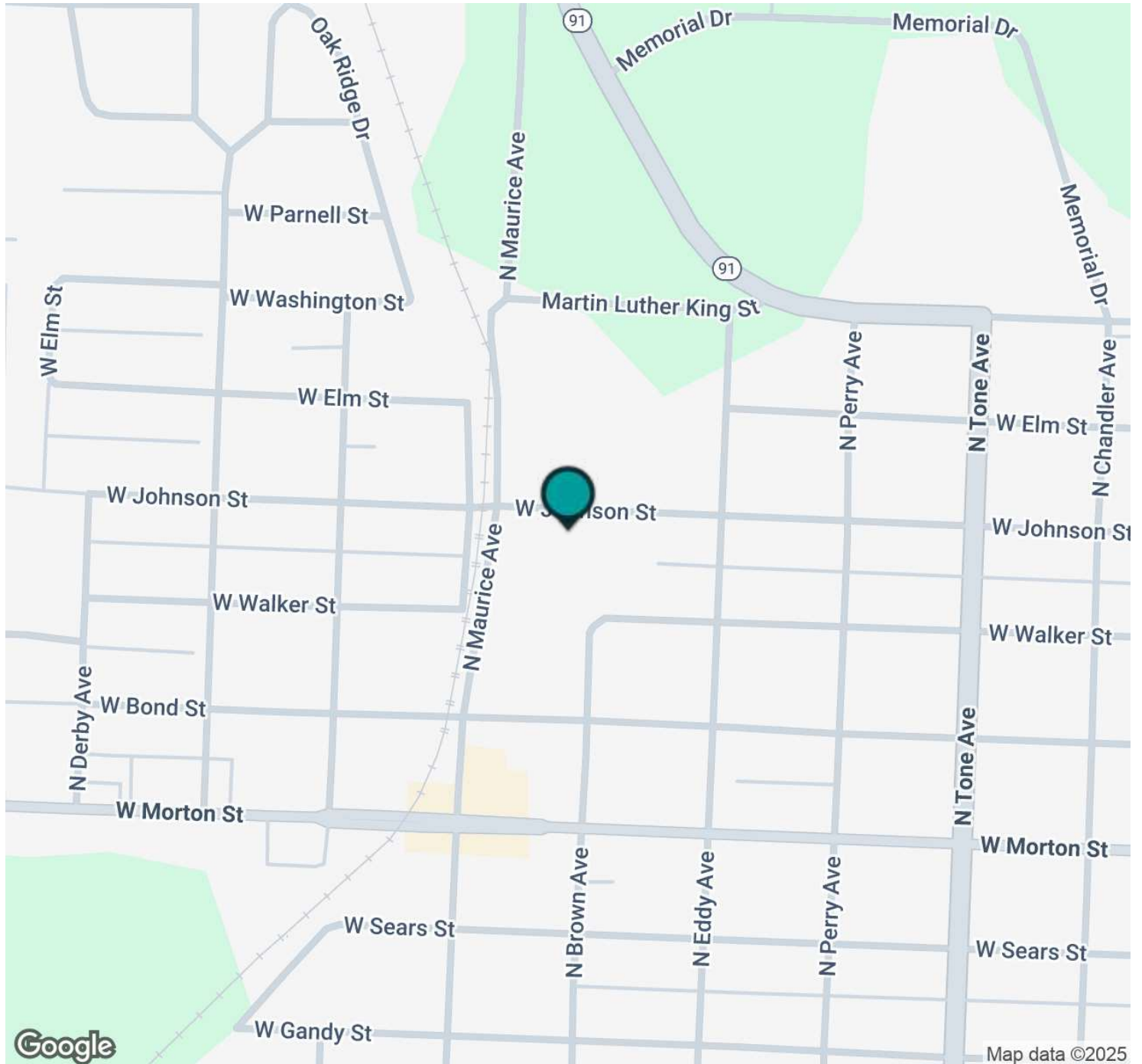


xcelcommercial.com

1404 WEST JOHNSON STREET

Denison, TX 75020

Industrial Property For Lease



Presented By:

TRACY LI, CCIM, SIOR (ASSOCIATE)

President

tracy.li@xcelcommercial.com

972.391.7016

XCEL Commercial Realty 13155 Noel Road, Suite 900 Dallas, TX 75240

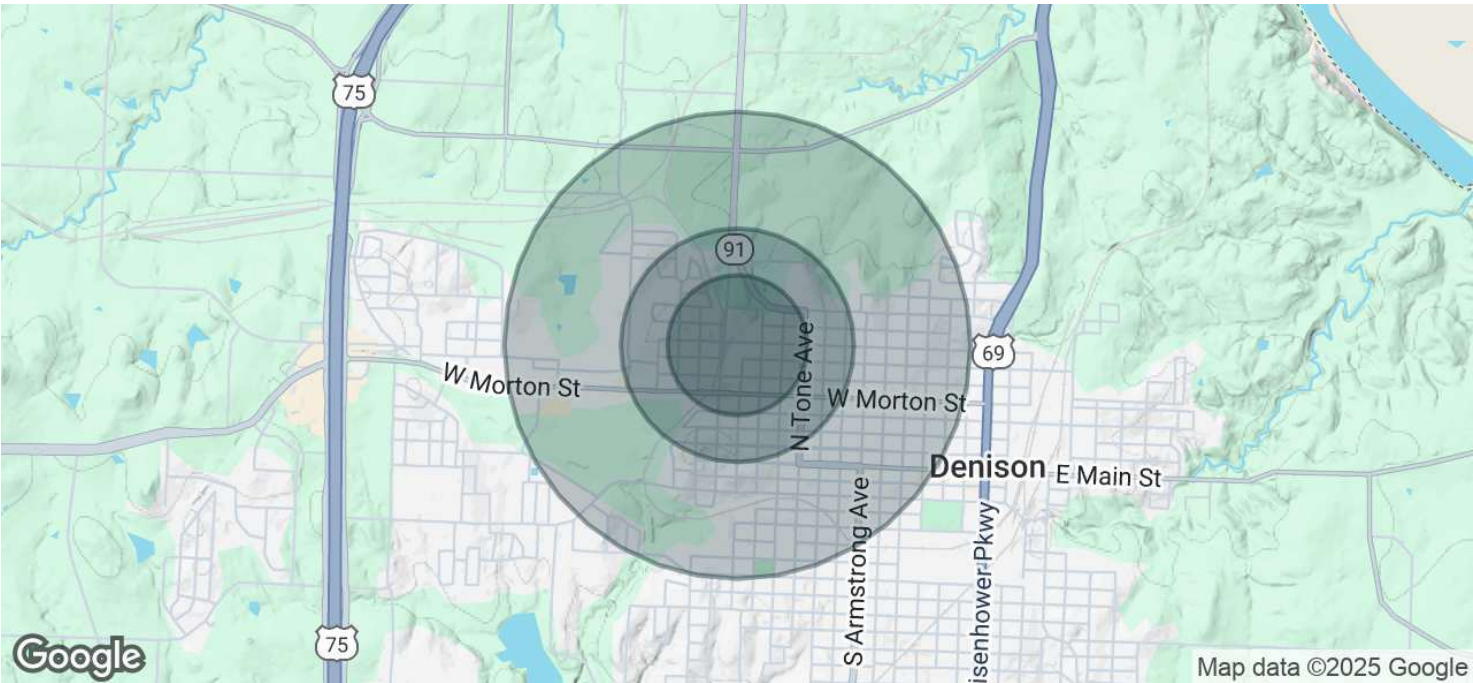


xcelcommercial.com

1404 WEST JOHNSON STREET

Denison, TX 75020

Industrial Property For Lease



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	520	2,188	6,730
Average Age	40	40	41
Average Age (Male)	38	38	39
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	201	882	2,700
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$65,652	\$62,259	\$65,316
Average House Value	\$230,720	\$197,619	\$187,194

Demographics data derived from AlphaMap

Presented By:
TRACY LI, CCIM, SIOR (ASSOCIATE)
President
tracy.li@xcelcommercial.com
972.391.7016

