
PrestonBend

REAL ESTATE

FOR LEASE

5012 FM 1417, Denison, Texas 75020



OVERVIEW

- Total SF Available: 572 SF
- Total Lot Size: 0.952 AC
- Zoning: Commercial
- Lease Rate: Please inquire
- Located in proximity to Grayson College and the North Texas Regional Airport
- 6,766 VPD
- Can be furnished or unfurnished

PROPERTY DETAILS

Right-sized office space in a strategic location! This distinctive 572 SF standalone office has character, visibility, and room to make it your own. Conveniently located between Denison, Sherman and Pottsboro, this space is an ideal fit for insurance agents, accountants, consultants, or other professional service providers seeking a well-positioned home base in the Texoma area.



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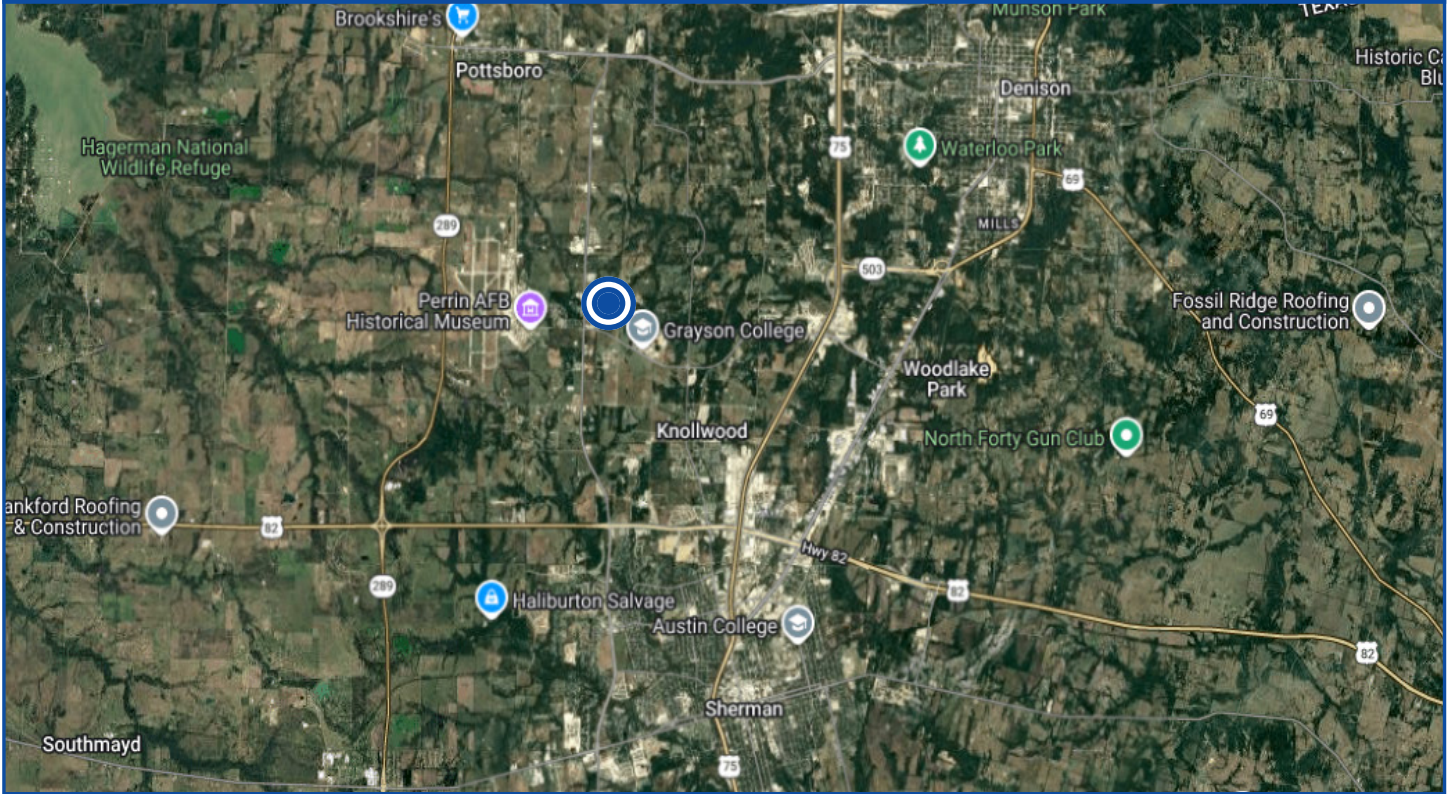
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SITE AERIAL

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LOCATION INFORMATION

Denison, Texas



Denison is booming - a community blending historic charm with strategic growth. Downtown revitalization projects are transforming Main Street and Heritage Park, drawing new retail, dining, and visitor activity. The city's Main Street program earned the 2025 Great American Main Street Award for excellence in preservation-driven revitalization. At the same time, Denison's industrial corridor is expanding with major manufacturing and warehouse projects under construction, signaling rising jobs and investment. Ambitious master-planned developments like Preston Harbor promise thousands of homes, resorts, and hospitality amenities, positioning Denison as a Lake Texoma destination. The Denison Development Alliance is actively marketing the city's competitive advantages to technology and industry investors, accelerating economic opportunity.



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