

1431 W. MORTON ST.

1431 W. MORTON ST., DENISON, TX 75020

PROPERTY SUMMARY



LOCATION DESCRIPTION

Immerse your business in the bustling surroundings of 1431 W. Morton St., Denison, TX. The area thrives within a vibrant commercial district, offering convenient access to major roadways and an array of retail shops, dining options, and entertainment destinations. Just a short distance away, Gateway Village provides an integrated shopping and dining experience with a variety of popular retailers and restaurants. Additionally, the Eisenhower State Park offers a natural retreat for visitors, featuring picturesque views and recreational activities along the shores of Lake Texoma. With its blend of commercial activity and natural beauty, the location presents an enticing opportunity for a Retail/Strip Center tenant to establish a captivating presence and attract a steady flow of patrons.

PROPERTY HIGHLIGHTS

- Versatile layout suitable for retail or commercial use
- Ample parking for tenants and customers
- Strategic visibility from major thoroughfares

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	6,000 SF
Building Size:	7,200 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,655	9,655	12,748
Total Population	6,165	23,004	30,197
Average HH Income	\$52,550	\$59,212	\$61,524

Presented By:

Legacy Commercial Property

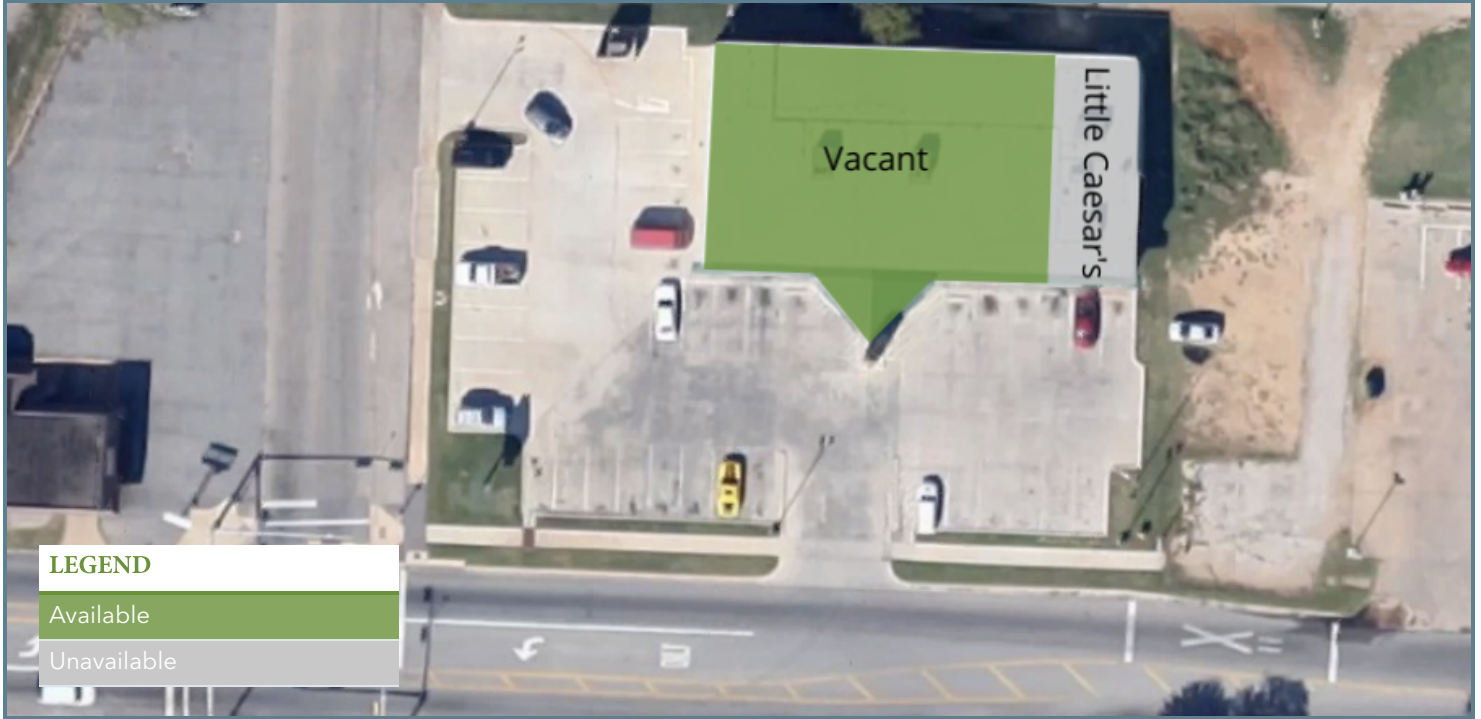
847.904.9200

info@legacypro.com

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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	Contact Broker for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1431 W Morton St	Available	6,000 SF	NNN	Contact Broker for Pricing	-
1431 W Morton St	Little Caesar's	1,200 SF	NNN	-	-

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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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RETAILER MAP



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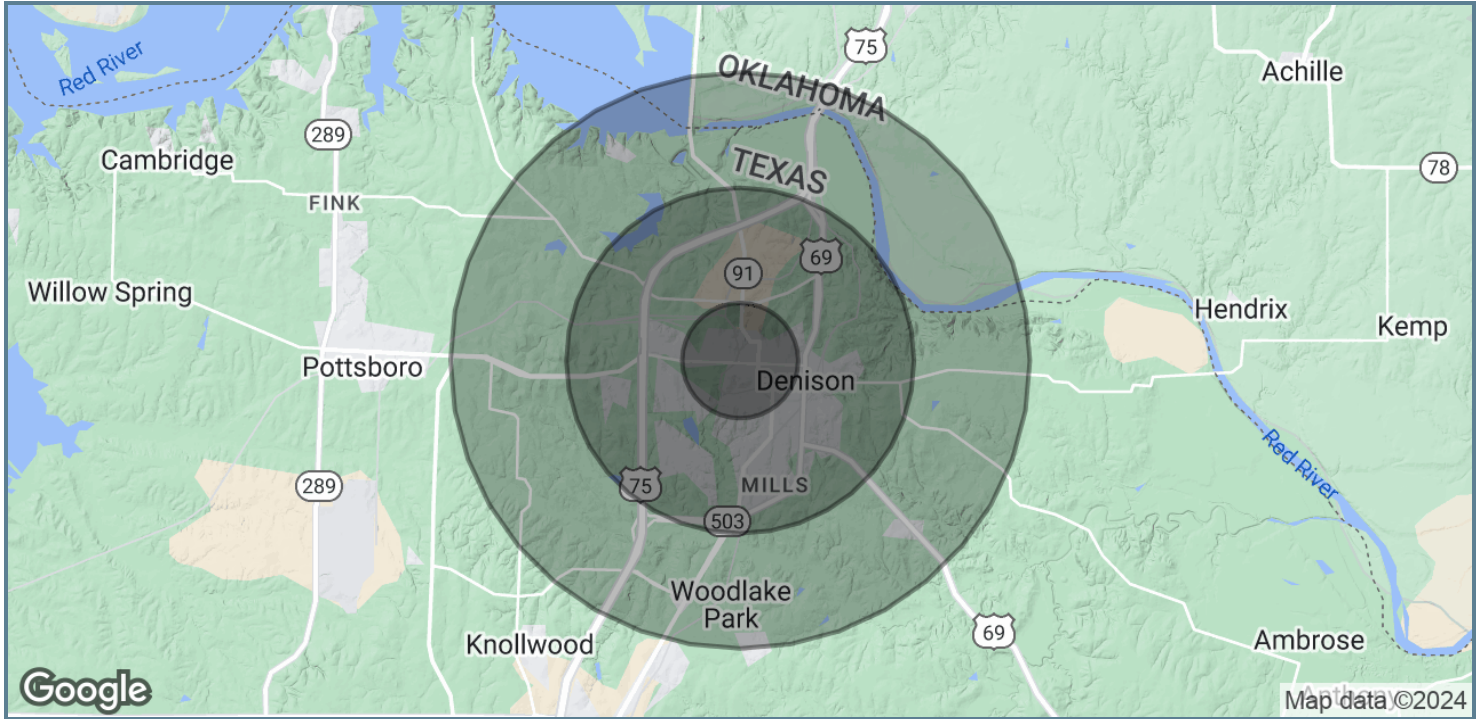
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,165	23,004	30,197
Average Age	37.8	41.1	42.1
Average Age (Male)	34.9	38.4	39.2
Average Age (Female)	43.1	44.0	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,655	9,655	12,748
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$52,550	\$59,212	\$61,524
Average House Value	\$108,243	\$108,540	\$128,448

2020 American Community Survey (ACS)

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