



114 N Houston
Denison, TX 75020
OFFERING MEMORANDUM





PROPERTY SUMMARY

Offering Price	\$1,200,000.00
Building SqFt	19,200 SqFt
Year Built	1900
Lot Size (acres)	0.48
Parcel ID	D015 3131390
Zoning Type	Commercial
County	Grayson
Frontage	120.00 Ft
Coordinates	33.756004,-96.534874
Lot Size (SF)	20,778.00 SqFt
Levels	3
Parking Size	0.00 SqFt

INVESTMENT SUMMARY

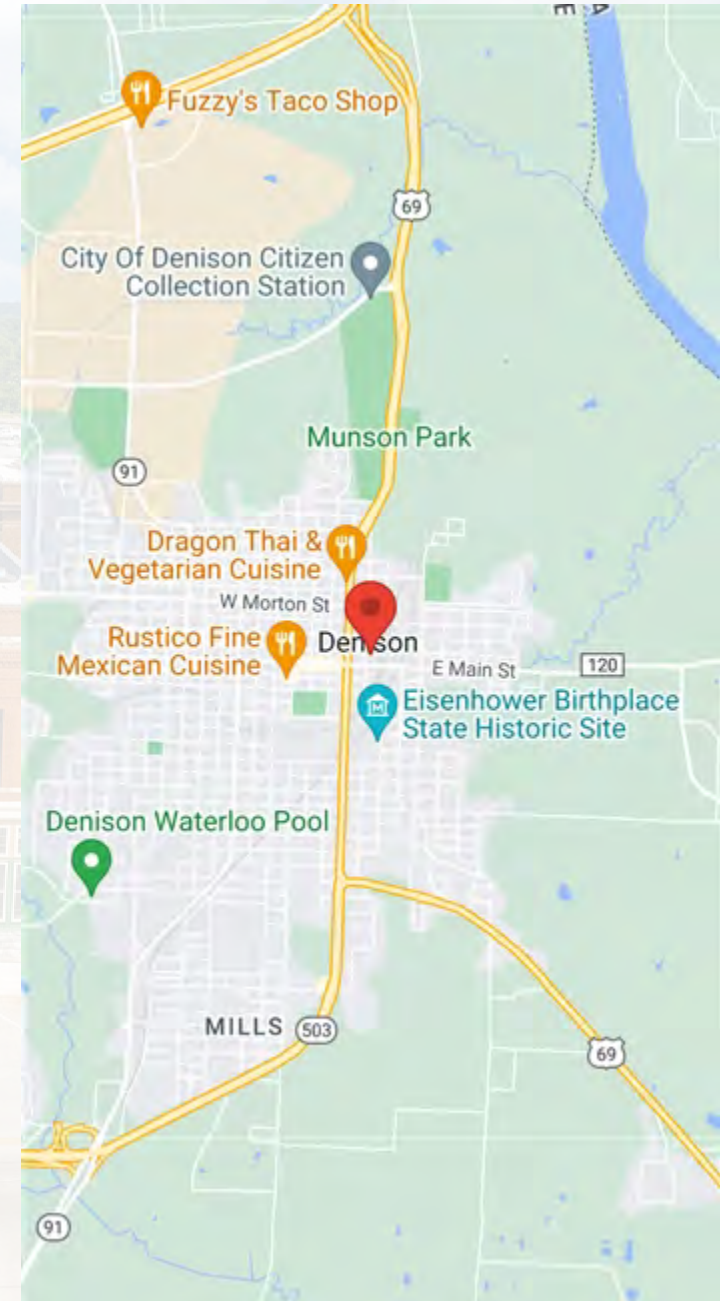
RE/MAX Signature Properties, on behalf of the Owner, is pleased to offer for sale 114 N Houston St, is a Retail / Industrial property conveniently located in Denison TX. The Peanut Building is strategically located on Houston Ave. The Historic Building is currently non occupied. The subject property sits on 0.48 acres, was built in 1900, and consists of approximately 19,200 SF. The building offers ample parking with 30 dedicated spaces per in private parking lot. The Peanut Building is located in a high traffic area directly in front of The recently renovated The Katy Depot, with three local pubs within a two block radius, and a four block walk to the heart of Downtown Denison. Directly across the street The City of Denison has recently signed. 20 year lease and resurfaced a 150 car parking lot.

The property also falls in Denison Opportunity Zone, and located in The City of Denisons Reinvestment zone 3.



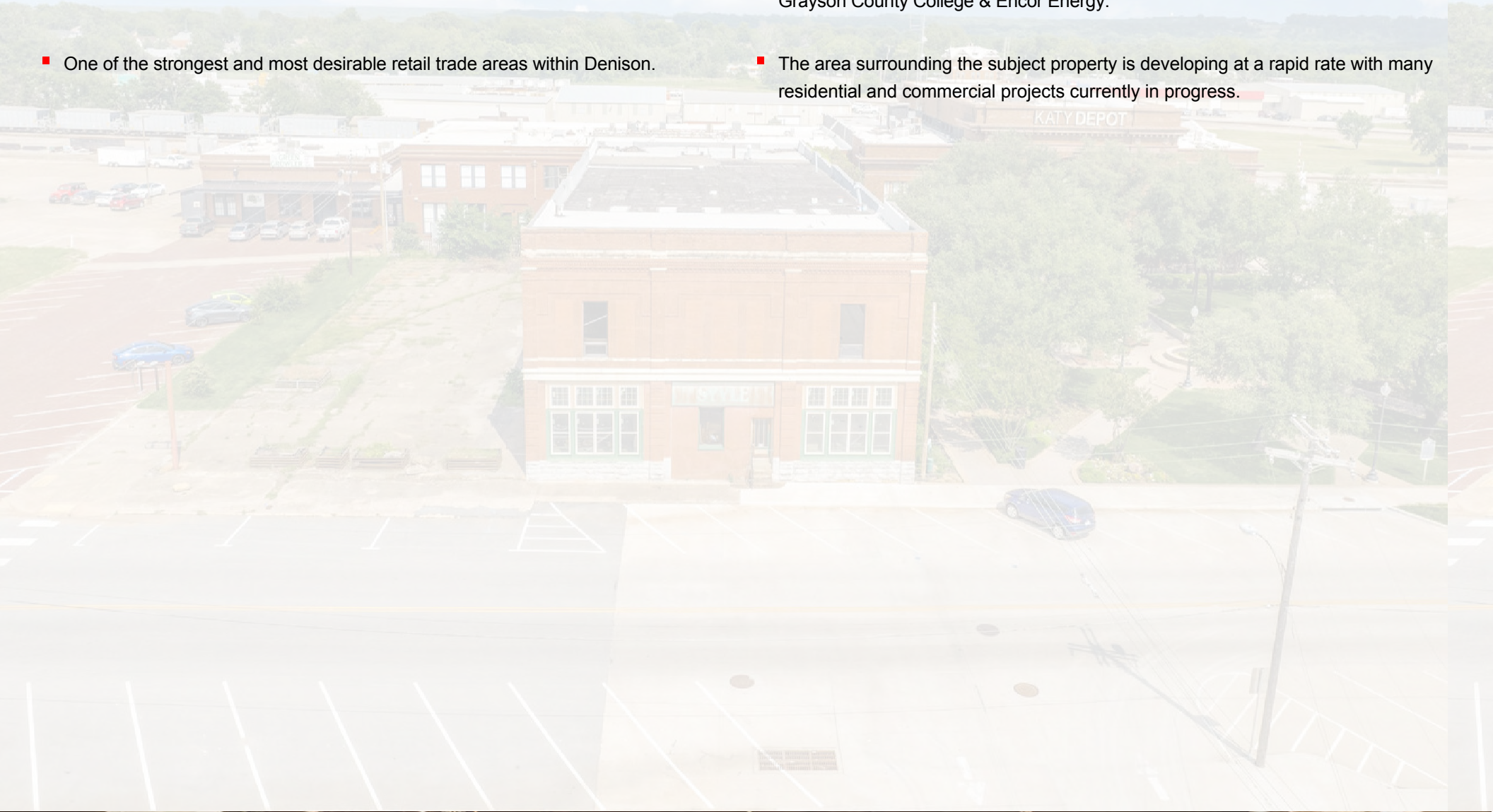
INVESTMENT HIGHLIGHTS

- High-performing intersection with excellent visibility.
- Mix of national and local tenants.
- Ample parking available with over 30 parking spaces for shoppers and employees.
- Signage opportunities visible along a high-traffic street that is a hub for local Restaurants such as 34 Chop House, Landon Winery, Green Growler, Frank and Lola's, Best Burger Barn, Black Bird Cafe, Rustico's Fin Mexican Food, 1880 Ice House & the Stafford House.
- Heavy Traffic Corner Location With Abundant Shared Parking.
- Fantastic Signage, Exposure and Visibility.



LOCATION HIGHLIGHTS

- Excellent Visibility from Houston Ave and Surrounding Businesses.
- One of the fastest growing cities in Texas.
- One of the strongest and most desirable retail trade areas within Denison.
- Located on Houston Ave, a major thoroughfare and premier location in the submarket.
- Major local employers include: Tyson, Global Tech, Texas Instruments, Texoma Medical Center, Emerson, Cigna, Fisher Controls, Kaiser Aluminum, Star Aircraft, Grayson County College & Encor Energy.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.







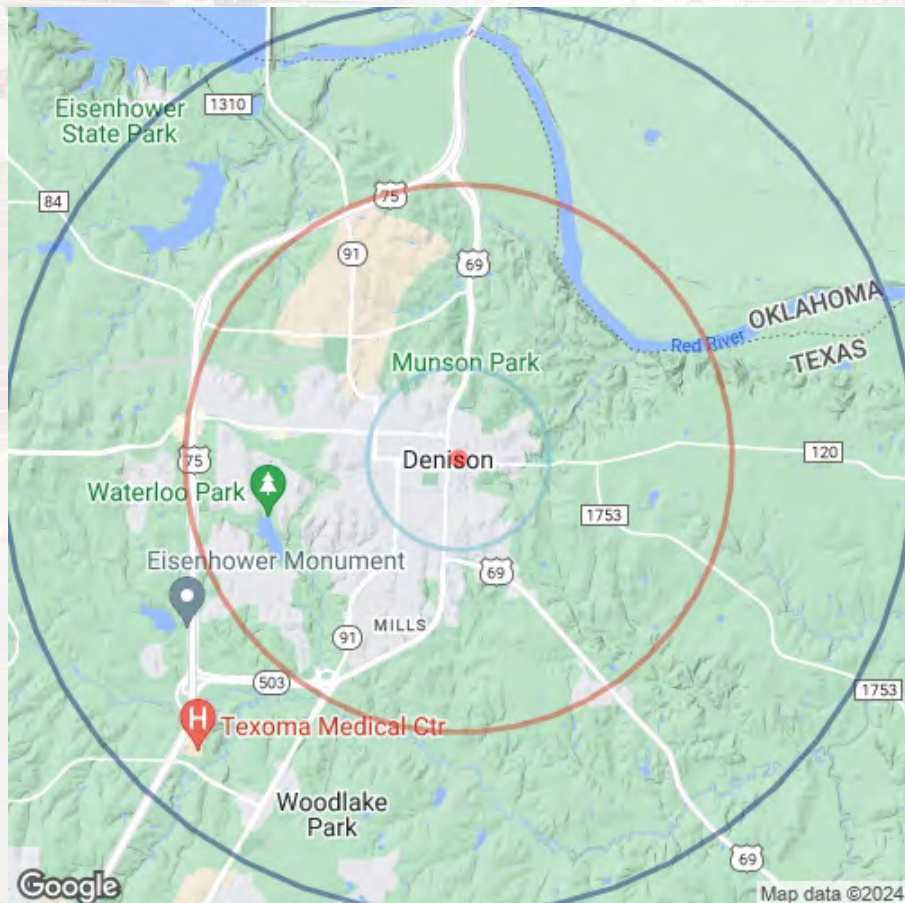






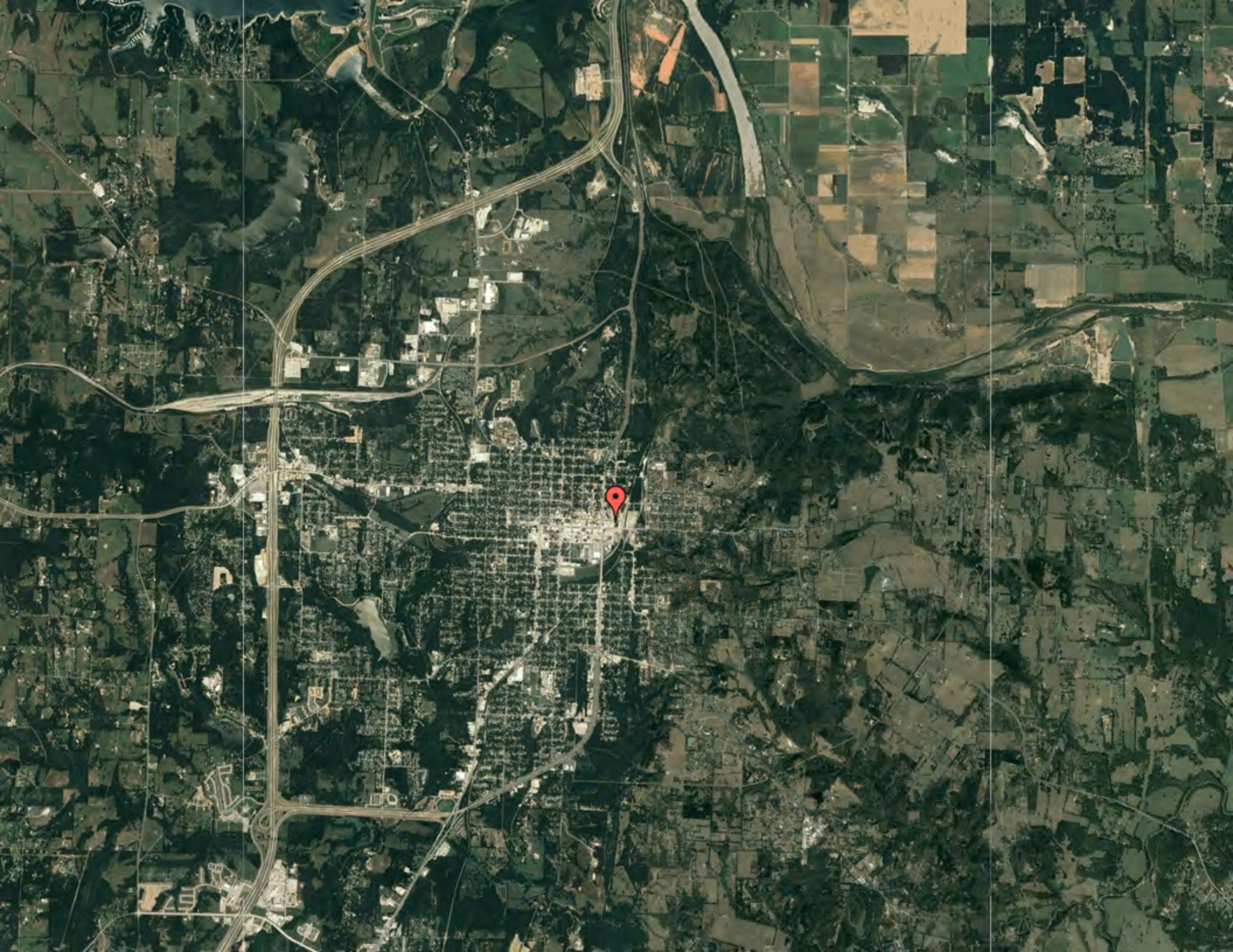
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,176	21,102	26,786
2010 Population	5,877	21,241	27,529
2023 Population	5,894	22,557	30,147
2028 Population	5,934	22,561	30,248
2023-2028 Growth Rate	0.14 %	0 %	0.07 %
2023 Daytime Population	6,330	21,975	30,983



2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	366	968	1,183
\$15000-24999	198	887	1,133
\$25000-34999	204	912	1,077
\$35000-49999	293	1,393	1,729
\$50000-74999	579	1,871	2,482
\$75000-99999	326	1,249	1,567
\$100000-149999	229	986	1,612
\$150000-199999	124	511	833
\$200000 or greater	35	326	553
Median HH Income	\$ 53,314	\$ 53,644	\$ 57,350
Average HH Income	\$ 67,107	\$ 75,387	\$ 82,064

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,440	8,529	10,797
2010 Total Households	2,260	8,522	11,038
2023 Total Households	2,353	9,103	12,169
2028 Total Households	2,388	9,184	12,309
2023 Average Household Size	2.48	2.44	2.43
2023 Owner Occupied Housing	1,371	6,101	8,392
2028 Owner Occupied Housing	1,439	6,184	8,521
2023 Renter Occupied Housing	982	3,002	3,777
2028 Renter Occupied Housing	949	3,000	3,788
2023 Vacant Housing	525	1,197	1,442
2023 Total Housing	2,878	10,300	13,611





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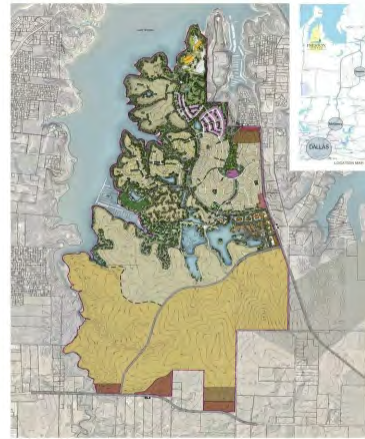
Monsters on Main

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ABOUT DENISON

Craig International announced today their new partnership, Waterfall Development LP, has officially closed on 3,114 acres for the Preston Harbor master-planned community located on Lake Texoma, about 75 miles north of Dallas in Denison, Texas. The project, which is estimated to have a \$6 billion ad valorem on build out, will include approximately 7,500 homes, including luxury single-family, active adult, and multifamily, Margaritaville resort hotel, retail, restaurants, and an upscale marina. “This is a monumental project for North Texas and one of the largest land purchases in Grayson County history,” said David H. Craig, Founder, Chairman and CEO of Craig International. “Preston Harbor will transform Denison, opening the entire west side of the city to the 90,000-acre Lake Texoma. Not only do we have 9.5 miles of shore frontage on Lake Texoma, but there are also 27 internal lakes, with four lakes greater than 25 acres, as well as trees and topography, which will make Preston Harbor a stunning premier destination.



JANUARY 2014
PRESTON HARBOR MASTER PLAN - DENISON, TEXAS
DENISON
Bridges - Craig International

CITY OF DENISON

AREA

City	29.1 sq mi
Land	28.6 sq mi
Elevation	728 ft

POPULATION

Population	28,097
Density	892.44 sq mi

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