

Denison Retail Development Sites Hwy 75 and Hwy 91



1-10 Acre Parcels

Hwy 91 & Hwy 75
DENISON, TEXAS



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PROPERTY OVERVIEW

Denison, Texas

HIGHLIGHTS

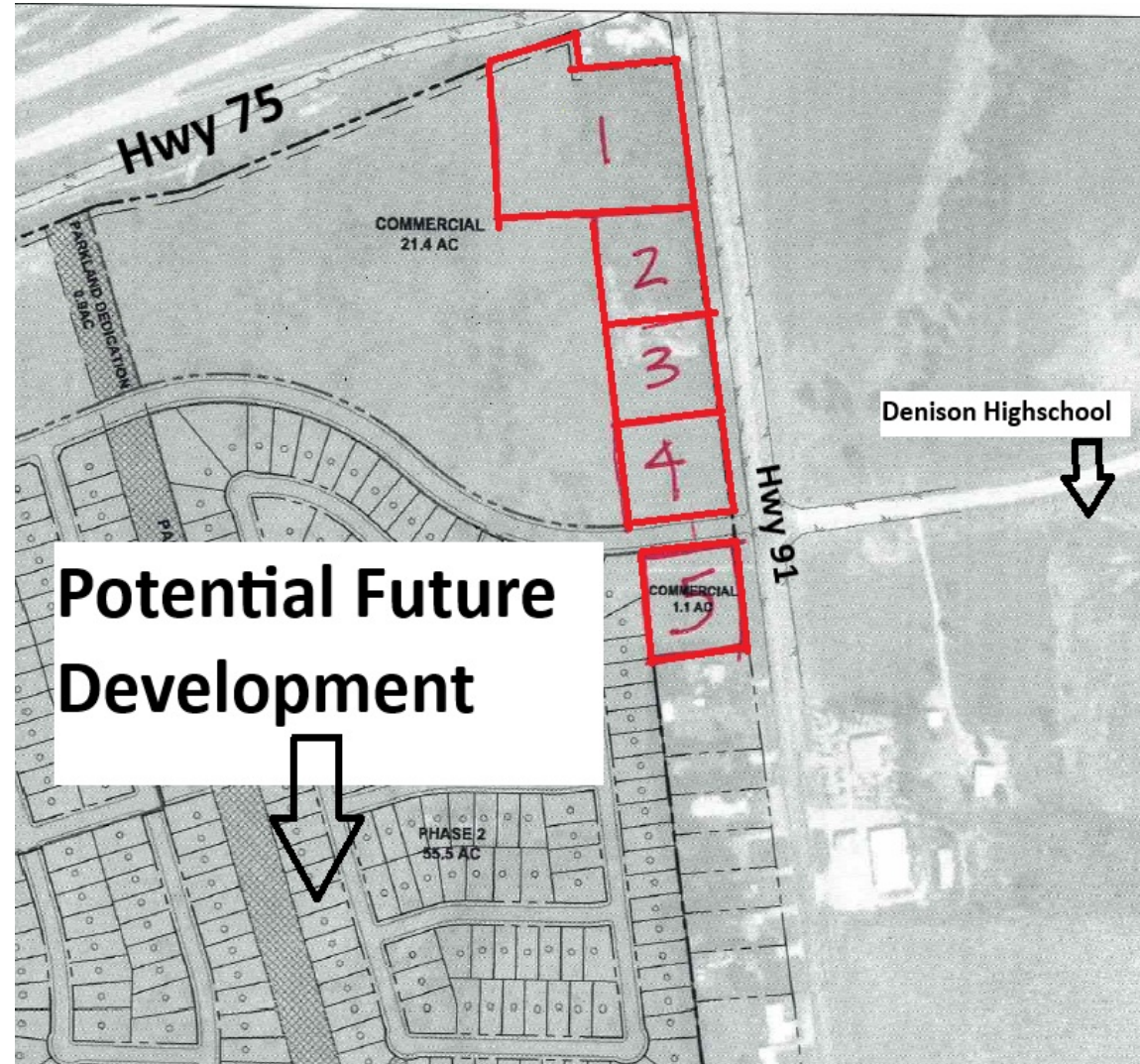
- Location: Denison, TX
- Lot Size: Multiple continuous parcels 1-10 acres
- Zoning: Commercial
- Utilities: All utilities accessible at site
- Road Access: Directly off Highway 75 and State Highway 91
- Nearby: Lake Texoma, Denison High School, historic downtown Denison

OVERVIEW

Presenting a prime opportunity for developers: across from Denison's new high school and just miles away from the Preston Harbor development. 5 parcels that can be bought together or separate for flexible development designs. The site offers strong regional connectivity and frontage near US-75, supporting a range of 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.



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