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# PrestonBend

REAL ESTATE

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FOR SALE

401 West Coffin Street, Denison Texas



## OVERVIEW

- Total Building Size: 5,000 SF
- Lot Size: 0.298 AC
- Sale Price: \$375,000
- Zoning: Commercial
- Ample parking

## PROPERTY DETAILS

Great property for lease in the booming Sherman/Denison market! This 5,000 SF industrial building has been renovated inside and out, has 18' clear ceiling height, and both grade-level and dock well loading capabilities. With more than \$35 billion in private tech investment in Grayson County currently under construction, including Texas Instruments and Globi-Tech, this property is an excellent choice for your business. Call Broker for details!



[prestonbendre.com](http://prestonbendre.com)

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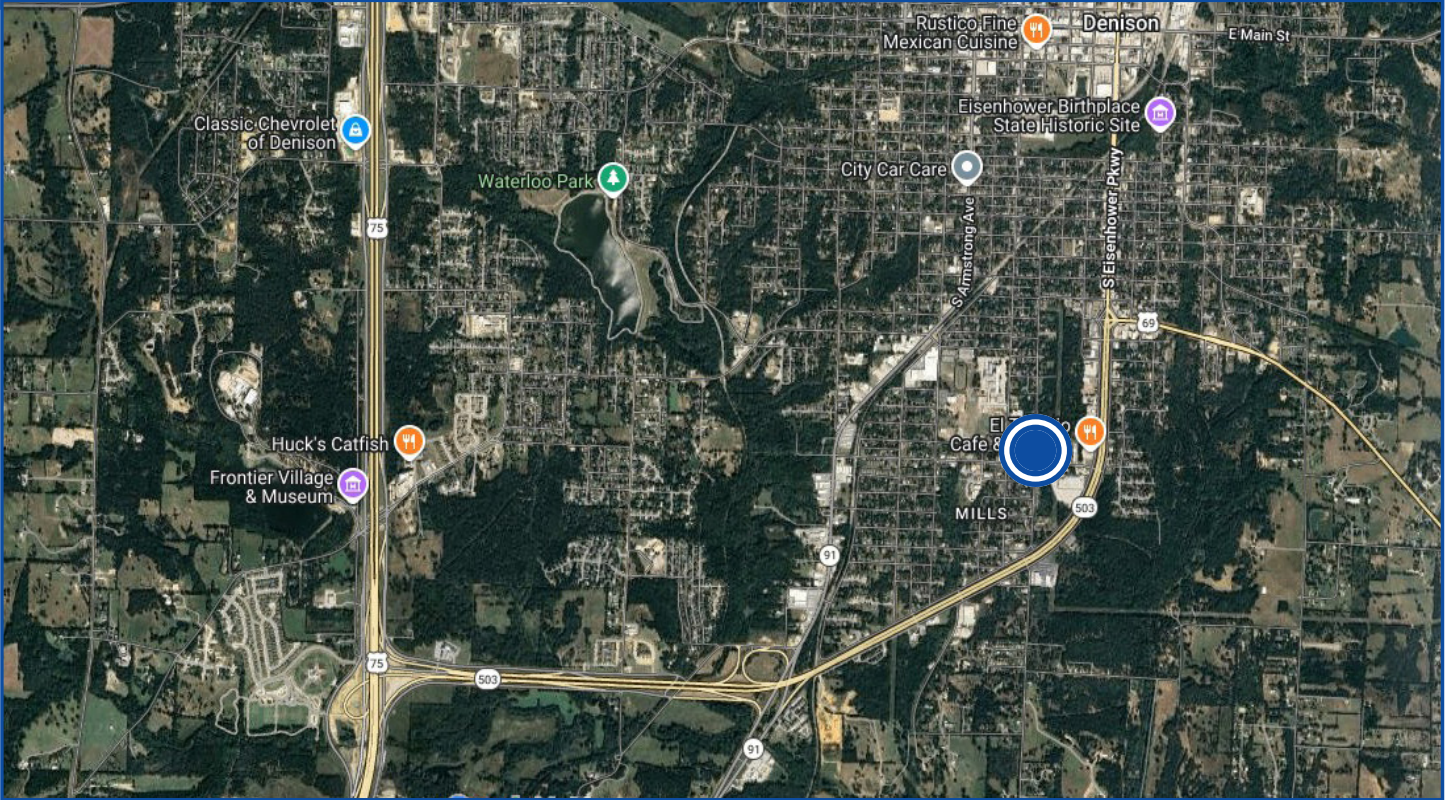
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## SITE AERIAL

401 West Coffin Street, Denison Texas



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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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