

# 1405 WEST WASHINGTON STREET

Denison, TX 75020

## Land For Sale



### PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the thriving Denison area. This prime property, boasting a strategic location in Denison, TX, offers ample space and versatility for industrial development. With its convenient access to major transportation routes and infrastructure, the property presents an ideal setting for a wide range of industrial ventures. Its strategic placement within the burgeoning Denison area ensures proximity to key amenities and a strong local economy. Explore the potential for industrial growth and investment in this dynamic location, making this property a prime option for the savvy industrial investor.

### OFFERING SUMMARY

Sale Price:	\$3,000,000
Lot Size:	9.44 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	700	2,325
Total Population	344	1,718	5,741
Average HH Income	\$59,616	\$59,840	\$62,276

Presented By:

**TRACY LI, CCIM, SIOR (ASSOCIATE)**

President

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972.391.7016

**XCEL Commercial Realty** 13155 Noel Road, Suite 900 Dallas, TX 75240



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

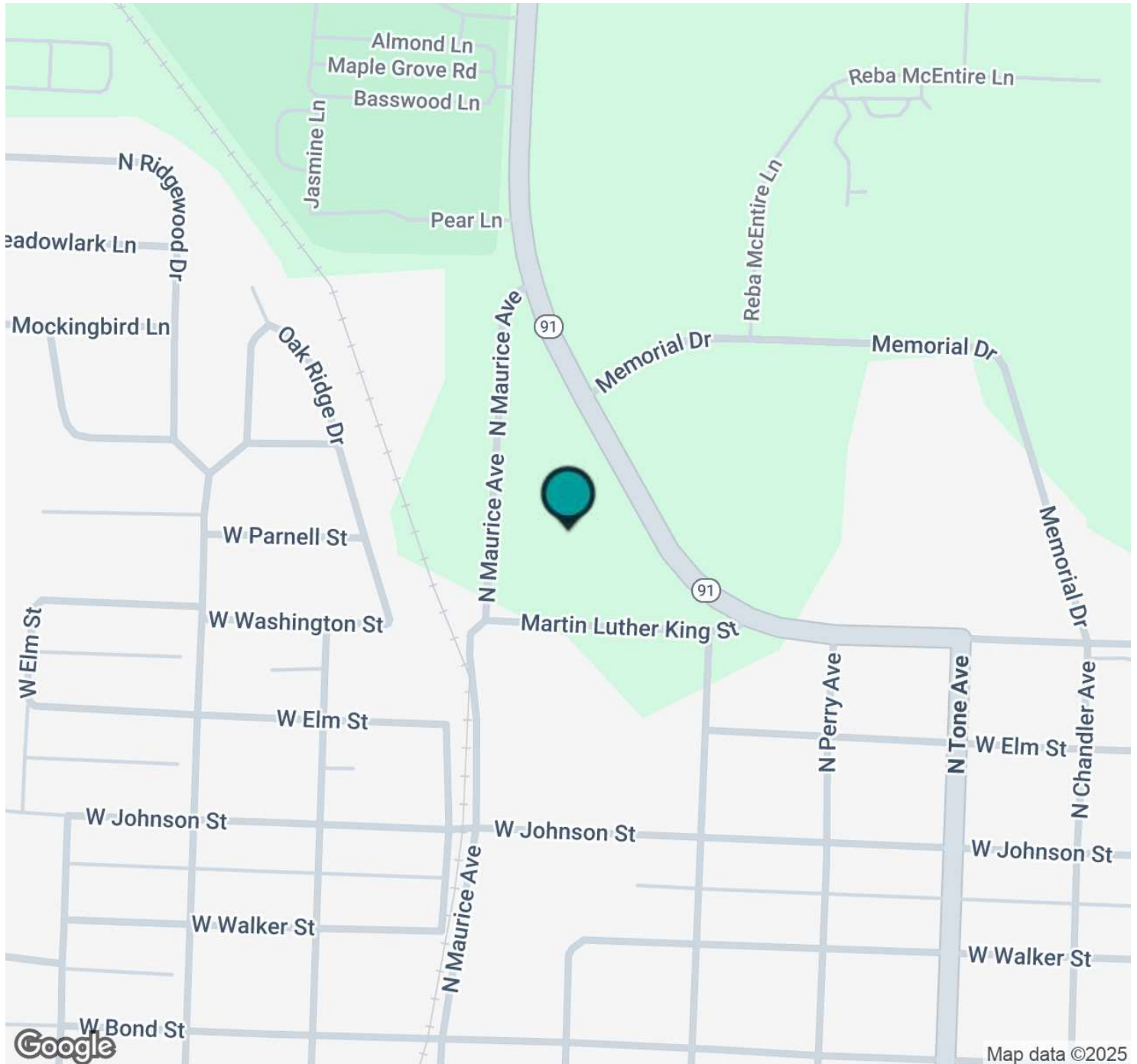




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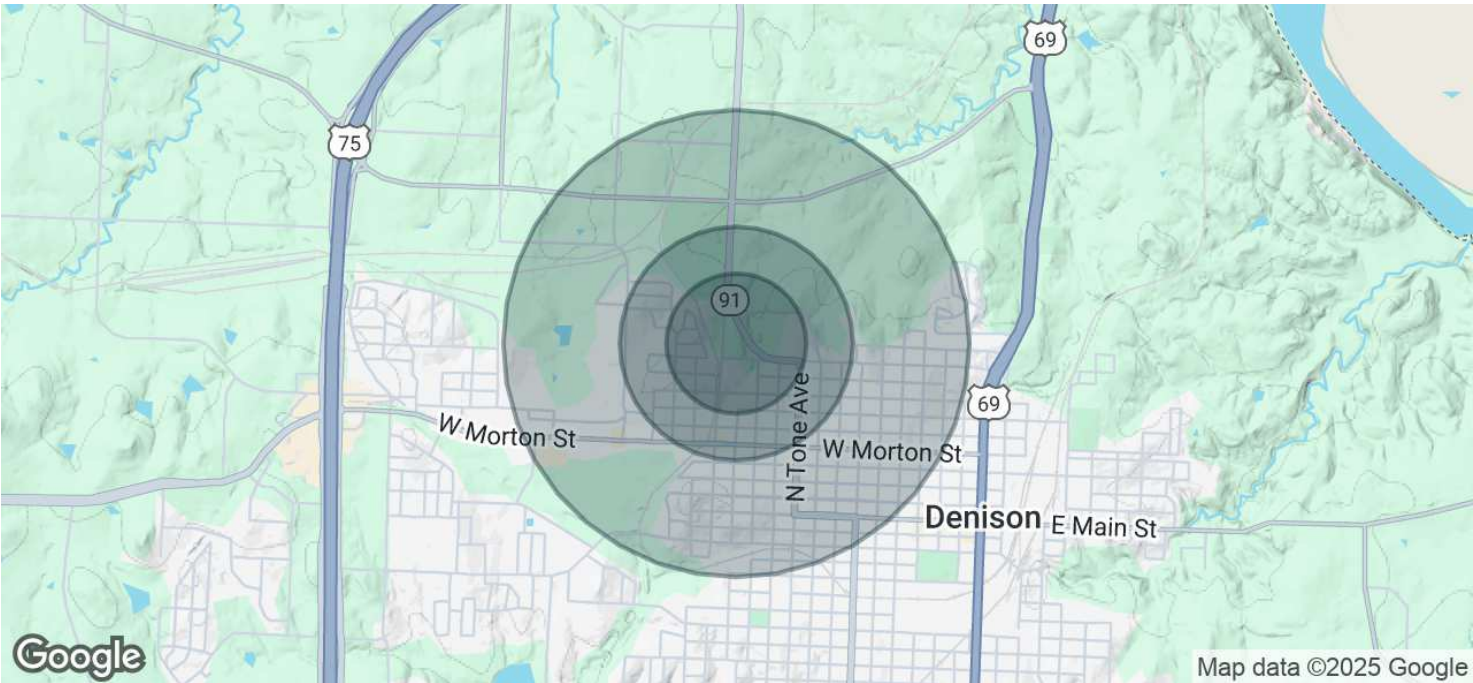


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	344	1,718	5,741
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	138	700	2,325
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$59,616	\$59,840	\$62,276
Average House Value	\$201,707	\$196,183	\$188,302

Demographics data derived from AlphaMap

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