



GATEWAY CENTRAL

CLASS A OFFICE/MEDICAL • FOR LEASE
4616 US HIGHWAY 75, DENISON, TEXAS 75020



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Gateway Central is a premier Class A office building located at 4616 US Highway 59 (US-75) in Denison, Texas, anchoring the thriving Gateway Village healthy lifestyle and medical campus in the Sherman–Denison metro area. Designed to support a wide range of professional users, including corporate headquarters, medical offices, call centers, and high-density office tenants, this 140,000–square-foot multi-tenant property offers flexible floorplates, efficient layouts, and excellent visibility to daily traffic along US-75.

Tenants at Gateway Central benefit from on-site amenities that enhance workplace experience and productivity, including a full-service multi-concept cafeteria, modern conference center, fully-equipped fitness center with locker rooms, and a landscaped outdoor patio lounge—all supported by generous parking with over 1,000 spaces.

PROPERTY HIGHLIGHTS:

- 140,000 SF office building
- Vacancies range from 3,266 - 15,102 RSF
 - 15,202 RSF contiguous available
 - 3,266 RSF (direct lobby access) and 3,750 RSF
- 7/1,000 parking ratio
- All medical users accepted
- Building signage available
- High-speed fiber
- Two (2) backup generators on-site
- Easy ingress/egress
- 10-minute drive from Texas Instruments Campus
- 5-minutes to the Texoma Health Foundation (THF) Park with miles of walking trails
- Accessible from U.S. Highway 75 Frontage Rd and Pool Rd, which runs along the east side of Texoma Medical Center off FM 691



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AREA AMENITIES

The building's location places tenants within a dynamic and growing commercial corridor that serves both Denison and neighboring Sherman, with convenient access via Highway 75 and Pool Road. Nearby services and conveniences—such as Starbucks, local eateries, and a Hilton Garden Inn—provide additional appeal for employees and clients. The property is also minutes from major employers and regional assets, including the Texoma Medical Center, Texoma Health Foundation Park with walking trails, and the rapidly expanding business activity tied to new industrial investments in the area.



AREA DEMOGRAPHICS

DEMOGRAPHICS (10 MILE):



POPULATION
(2024)
94,830



HEALTHCARE
414 BEDS / 407+ DOCTORS



PROJECTED POPULATION
(2029)
107,894



UNIVERSITIES & COLLEGES
AUSTIN COLLEGE
GRAYSON COLLEGE



AVG. HOUSEHOLD INCOME
\$75,926



PLANNED DEVELOPMENTS
34+ MIXED USE /
COMMERCIAL FACILITIES

AREA 15 EMPLOYERS:



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Denison, Texas

ECONOMIC DEVELOPMENT OVERVIEW

Population & Growth



27,398 Population (2026)

1.7% Annual Growth Rate

11.6% Growth Since 2020

Households & Income



\$67K Median HH Income

40.4 Median Age

15% Poverty Rate

Employment & Industry



10,900 Workers Employed

Top Sectors: Manufacturing,
Healthcare, Retail

Regional Labor Market



70,300+ Metro Labor Force

3.6% Unemployment Rate

Growing Business Investments

Major Employers



- **Pro Business Environment** - No State Income Tax
- **Major Transportation Hubs:** US-75 & N Texas Regional Airport
- **Nearby Sherman:** Expanding High-Tech & Industrial Developments

North Texas Growth Area:

Positioned along the rapidly expanding U.S. 75 corridor, the **Sherman–Denison** region is emerging as one of North Texas' most dynamic industrial and manufacturing hubs. Located approximately 65 miles north of Dallas, the area offers seamless access to the **DFW Metroplex** while maintaining a cost-effective and business-friendly environment.

The property benefits from exceptional regional connectivity, providing efficient access to major transportation corridors and distribution networks.

- Direct access to **U.S. Highway 75** (primary north/south route connecting to Dallas)
- Proximity to **U.S. Highway 82** and **State Highway 91**
- Served by **Union Pacific** rail infrastructure
- Access to **North Texas Regional Airport** (Sherman/Denison)

This strategic location allows users to efficiently reach the DFW Metroplex, Oklahoma markets, and broader national distribution routes.

The region offers strong workforce development resources to support continued growth.

- **Grayson College** – technical and workforce training programs
- **Austin College** – higher education institution in Sherman
- Local partnerships supporting skilled labor development

Sherman, Texas

ECONOMIC DEVELOPMENT OVERVIEW

Population & Growth

53,364 Population (2026)

3.0% Annual Growth Rate

21.4% Growth Since 2020

Households & Income

\$58K Median HH Income

35.3 Median Age

12.7% Poverty Rate

Employment & Industry

10,900 Workers Employed

Top Sectors: Manufacturing, Healthcare, Retail

Regional Labor Market

70,000+ Metro Labor Force

3.6% Unemployment Rate

Growing Business Investments



Major Employers



- **Pro Business Environment** - No State Income Tax
- **Major Transportation Hubs:** US-75 & N Texas Regional Airport
- **Nearby Sherman:** Expanding High-Tech & Industrial Developments

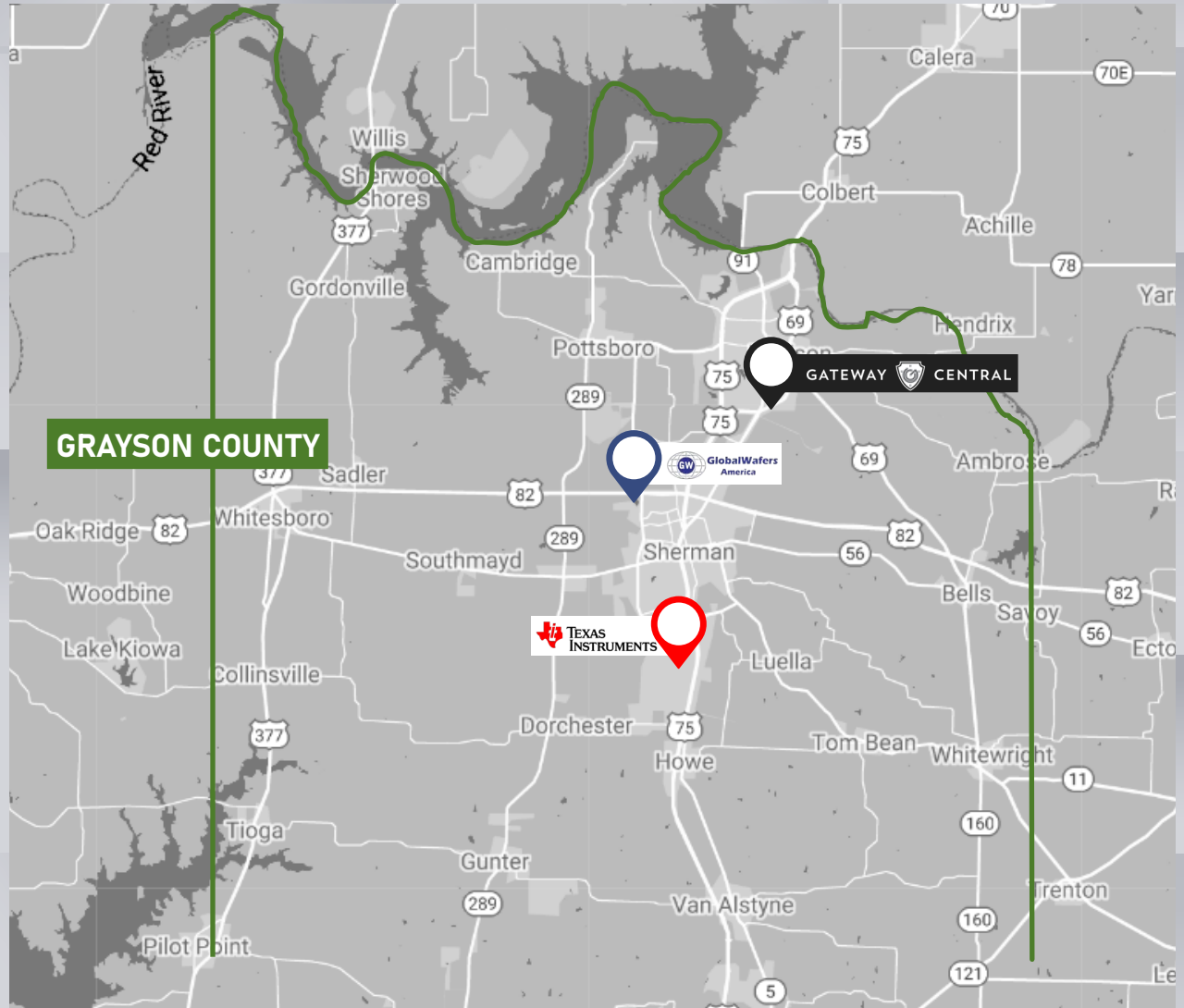


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PRIME LOCATION:



Texas Instruments has begun production at its new 300-millimeter semiconductor wafer fabrication plant (SM1) in Sherman, Texas, in Grayson County. The facility started production in late 2025, approximately three and a half years after construction began, and is the first of up to four connected 300-mm fabs planned for the Sherman site. TI has announced that total investment at the Sherman campus could reach approximately \$40 billion, part of more than \$60 billion in U.S. manufacturing investments across Texas and Utah. Once fully ramped, the Sherman facility is expected to support up to 3,000 direct jobs and produce tens of millions of analog and embedded processing chips daily for automotive, industrial, and electronics markets, significantly strengthening North Texas' role in domestic semiconductor manufacturing.

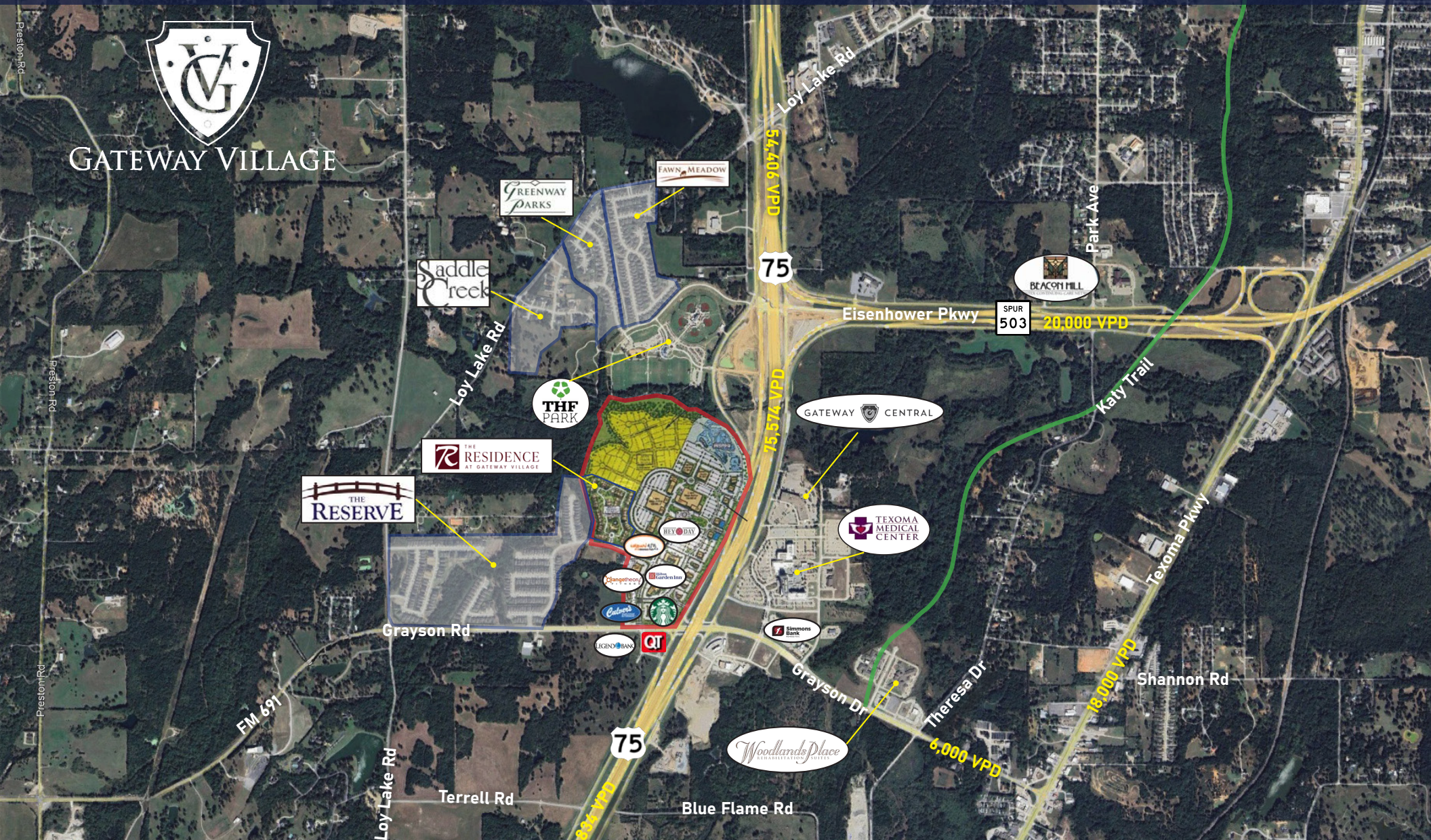


GlobalWafers America, a subsidiary of Taiwan-based GlobalWafers Co., Ltd., is investing approximately \$5 billion to develop a 300-millimeter silicon wafer manufacturing facility in Sherman, Texas, in Grayson County. The plant will produce advanced silicon wafers used in semiconductor fabrication and is expected to create about 1,500 high-tech jobs. Supported by state and local incentives, including funding from the Texas Enterprise Fund, the project strengthens the domestic semiconductor supply chain. Alongside Texas Instruments' major expansion, GlobalWafers America's investment further establishes Grayson County as an emerging hub for advanced semiconductor manufacturing in the United States.



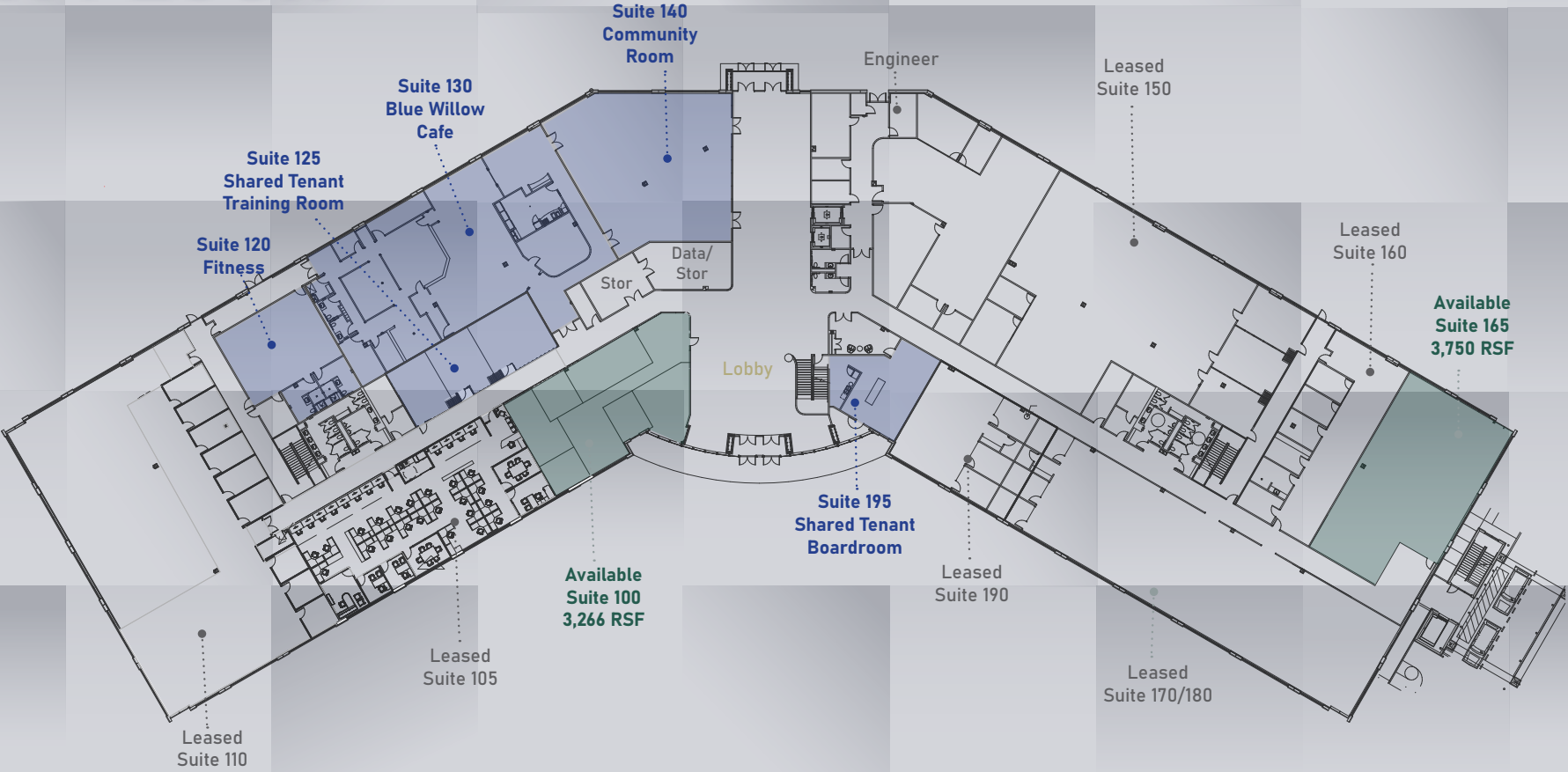
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Gateway Village is a strategically master-planned healthy lifestyle community in Denison, Texas, anchored at the intersection of U.S. Highway 75 and FM 691. The development has been envisioned as an integrated Live-Work-Play-Dine-Shop destination, blending residential neighborhoods, commercial and retail space, entertainment venues, and healthcare-oriented commercial properties into one cohesive mixed-use environment.



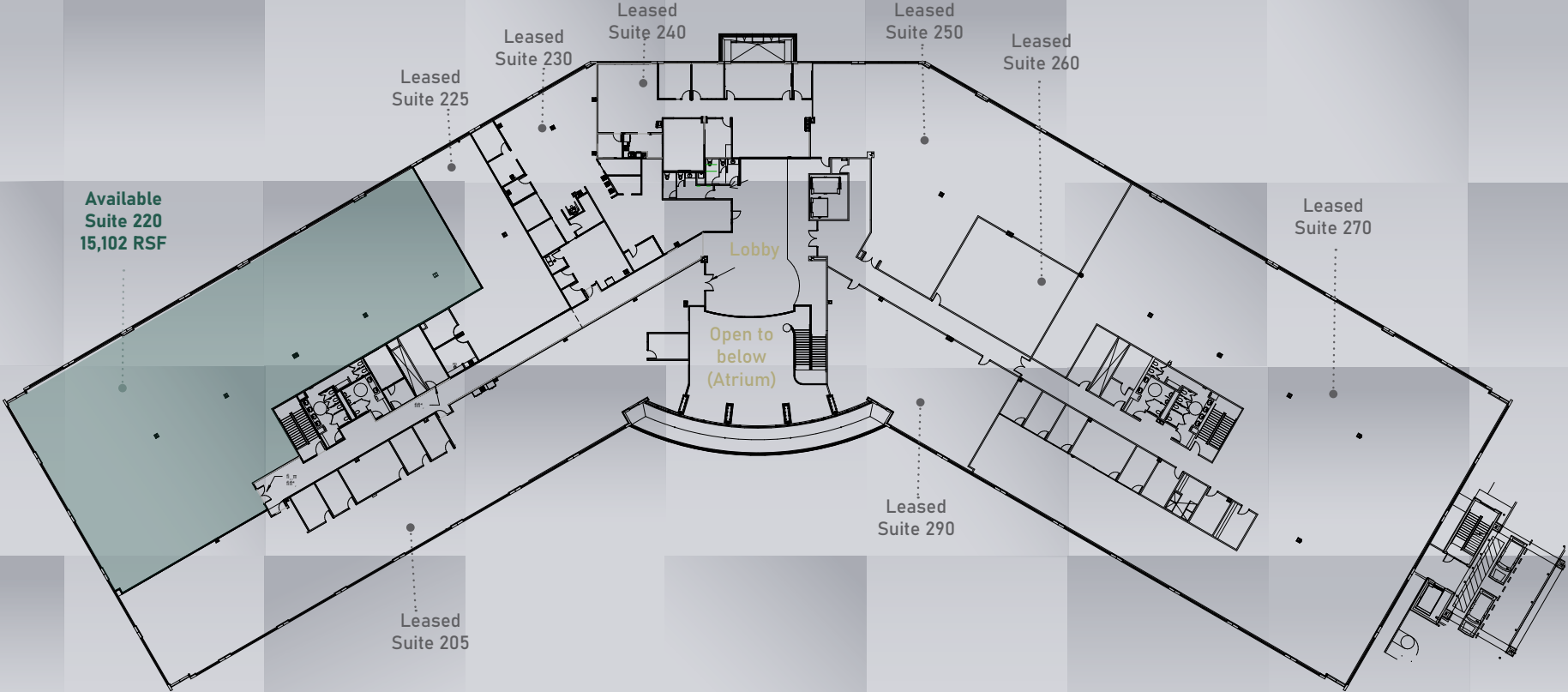
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1st FLOOR





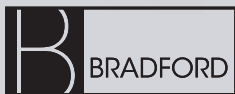
2nd FLOOR



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Class A Office Space

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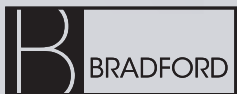
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AI Conceptual Spaces

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