

# FOR LEASE

## ±30,000 SF

## EISENHOWER BUSINESS CENTER

2415 S AUSTIN AVE  
DENISON, TX 75020

### PROPERTY SUMMARY

- » 30,000 SF SPACE
- » IDEAL FOR CALL CENTER, DATA CENTER, ASSEMBLY, PRODUCTION
- » HEAVY PARKING
- » SPRINKLERED
- » HEAVY POWER 480V
- » ZONING: COMMERCIAL
- » MULTIPLE INDIVIDUAL OFFICES, TRAINING AREAS AND MEETING AREAS



**SCOTT AXELROD**  
Senior Vice President  
(972) 419-4034 Direct  
(214) 674-9814 Mobile  
saxelrod@henrysmiller.com

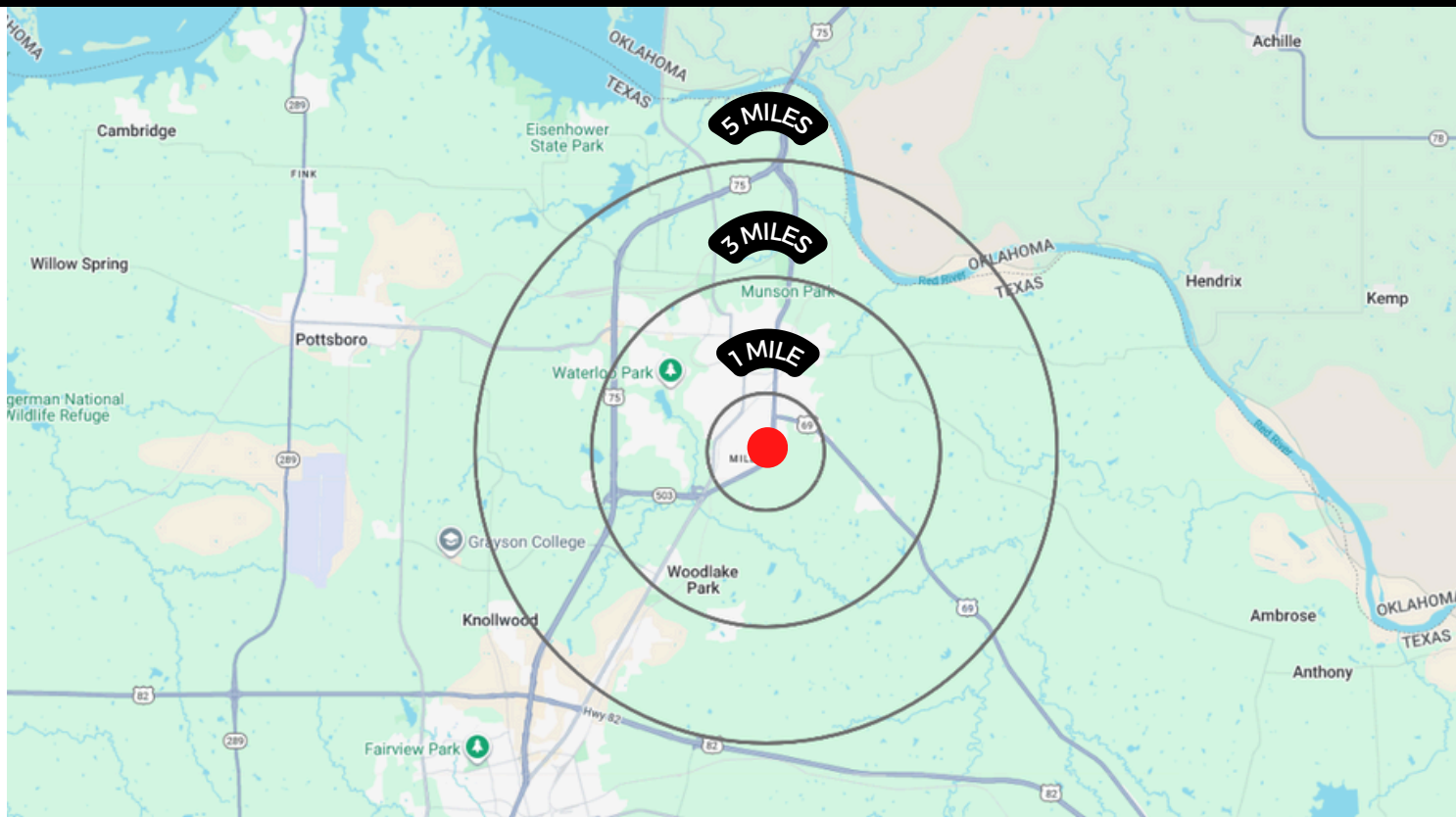
**HENRY S. MILLER BROKERAGE, LLC**  
5151 Belt Line Rd  
Suite 900  
Dallas, TX 75254  
www.henrysmiller.com



# DEMOGRAPHICS

## EISENHOWER BUSINESS CENTER

2415 S AUSTIN AVE  
DENISON, TX 75020



**2415 S Austin Ave**  
**Denison, TX 75020**

**1 mi radius    3 mi radius    5 mi radius**

### Population

2025 Estimated Population	5,077	25,708	34,467
2030 Projected Population	5,503	28,109	37,738

### Households

2025 Estimated Households	1,955	10,053	13,550
2030 Projected Households	2,132	11,102	14,975

### Average Household Income

2025 Est. Average Household Income	\$76,849	\$84,093	\$88,502
2025 Est. Median Household Income	\$60,458	\$63,067	\$68,288
2025 Est. Total Businesses	135	919	1,316
2025 Est. Total Employees	845	7,437	11,052

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography

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# AERIAL MAP

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# PROPERTY IMAGES

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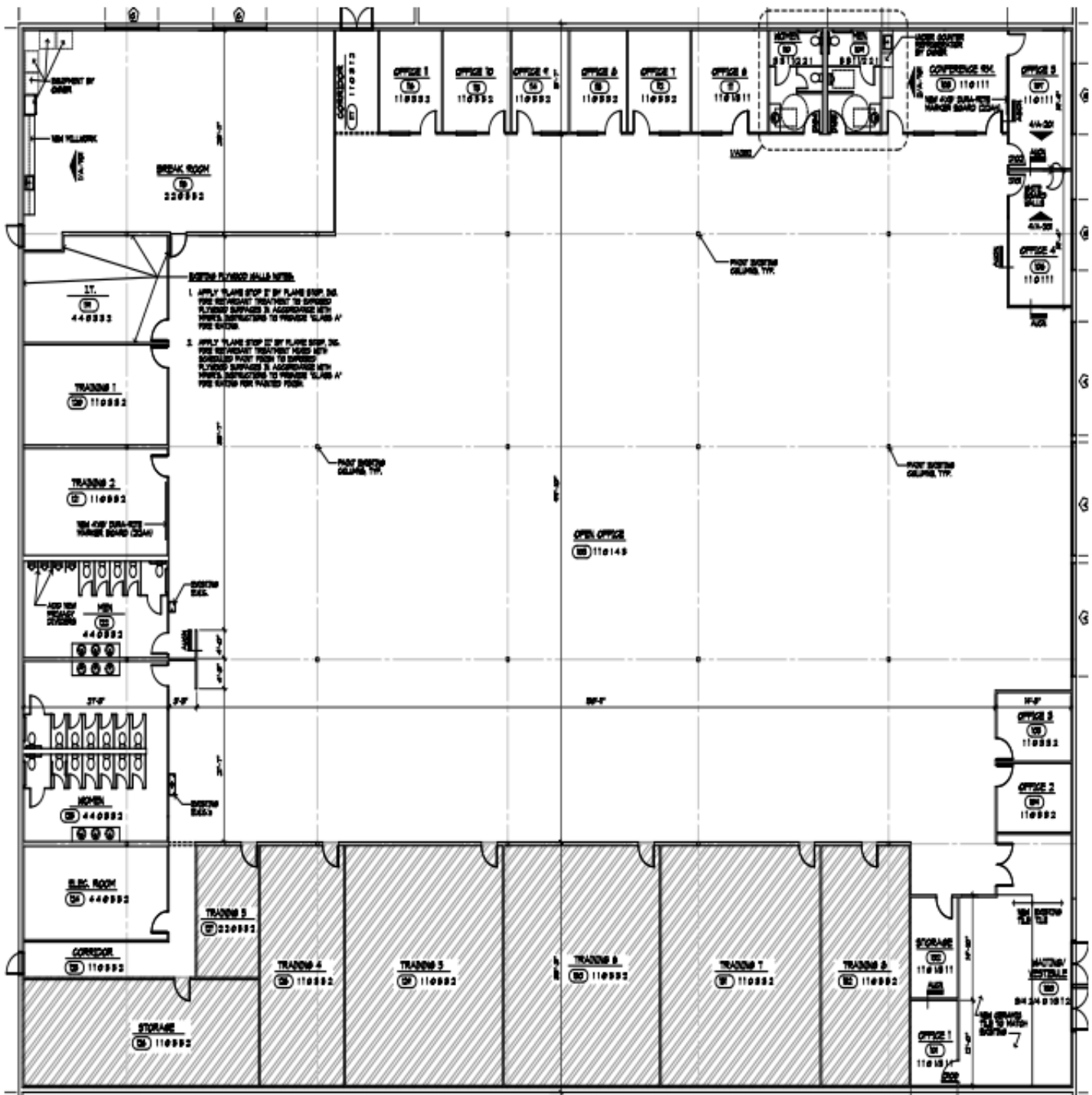




# FLOOR PLAN

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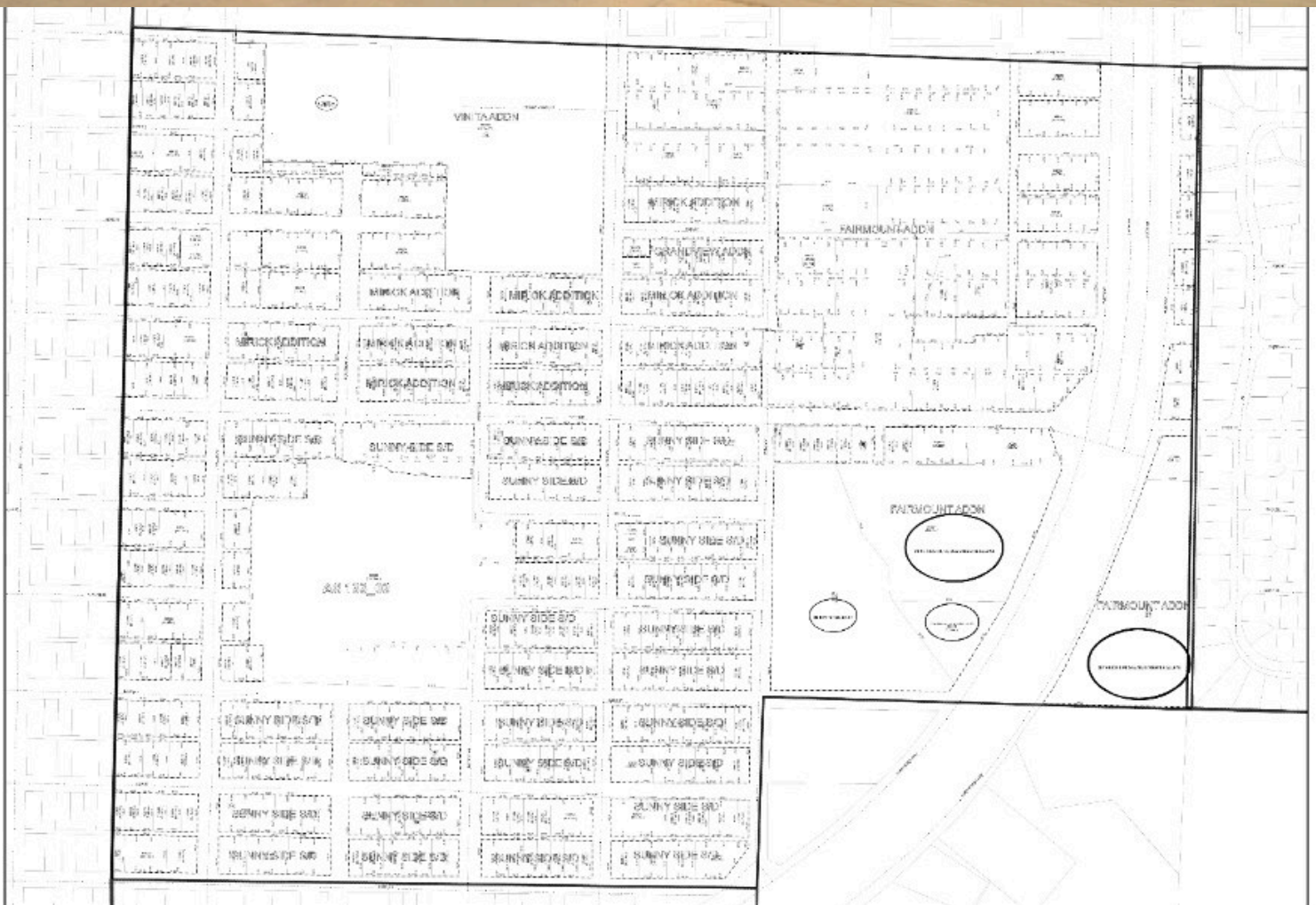
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# PROPERTY SURVEY

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Henry S. Miller Brokerage, LLC	591891	sdonosky@henrysmiller.com	972-419-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Stephen Donosky	591891	sdonosky@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Daniel S. Spika	341105	dspika@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott M. Axelrod	630465	saxelrod@henrysmiller.com	972-419-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date