

LAND FOR SALE

# 135 AC IN GRAYSON COUNTY

DENISON, TX



FOR SALE

**KW COMMERCIAL | ALLEN**

1002 Raintree Circle  
Allen, TX 75013



Each Office Independently Owned and Operated

*PRESENTED BY:*

**JOSH WALPOLE, OTHER**

Commercial Director

O: (214) 455-0744

C: (214) 455-0744

josh@walpolerealtygroup.com

0737831, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

## PROFESSIONAL BIO

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Josh Walpole is a dedicated commercial real estate broker with KW Commercial, specializing in connecting businesses with prime commercial properties. With a deep understanding of market trends and a client-focused approach, Josh excels at identifying opportunities that align with his clients' strategic goals. He brings extensive experience in property acquisition, leasing, and investment analysis, helping businesses grow and succeed through tailored real estate solutions.

Known for his professionalism and market expertise, Josh is committed to delivering exceptional service and building lasting relationships with his clients. His thorough knowledge of local markets, particularly in Medical and Investment Sales sectors, makes him a trusted advisor for clients looking to navigate complex commercial transactions.



**OFFERING SUMMARY**

<b>PRICE:</b>	Call Broker
<b>LOT SIZE:</b>	134.8 AC
<b>ZONING:</b>	ETJ
<b>UTILITIES:</b>	Water, Electric, Sewer easily accessible
<b>APN:</b>	149796, 266260, 267430, 116497

**PROPERTY OVERVIEW**

This expansive tract is situated within Denison's Extraterritorial Jurisdiction (ETJ), setting it apart as a prime investment opportunity. Properties within the ETJ are not subject to city zoning regulations, giving prospective buyers and developers substantial flexibility for future land use, subdivision, and development options.

The strategic location enhances the value even further, with close proximity to major thoroughfares and rapid access to growing regional hubs, positioning this land for residential, commercial, or recreational development. As the area continues to attract investment and expansion, the lack of zoning restrictions in the ETJ coupled with significant acreage offers an unmatched canvas for visionary projects.



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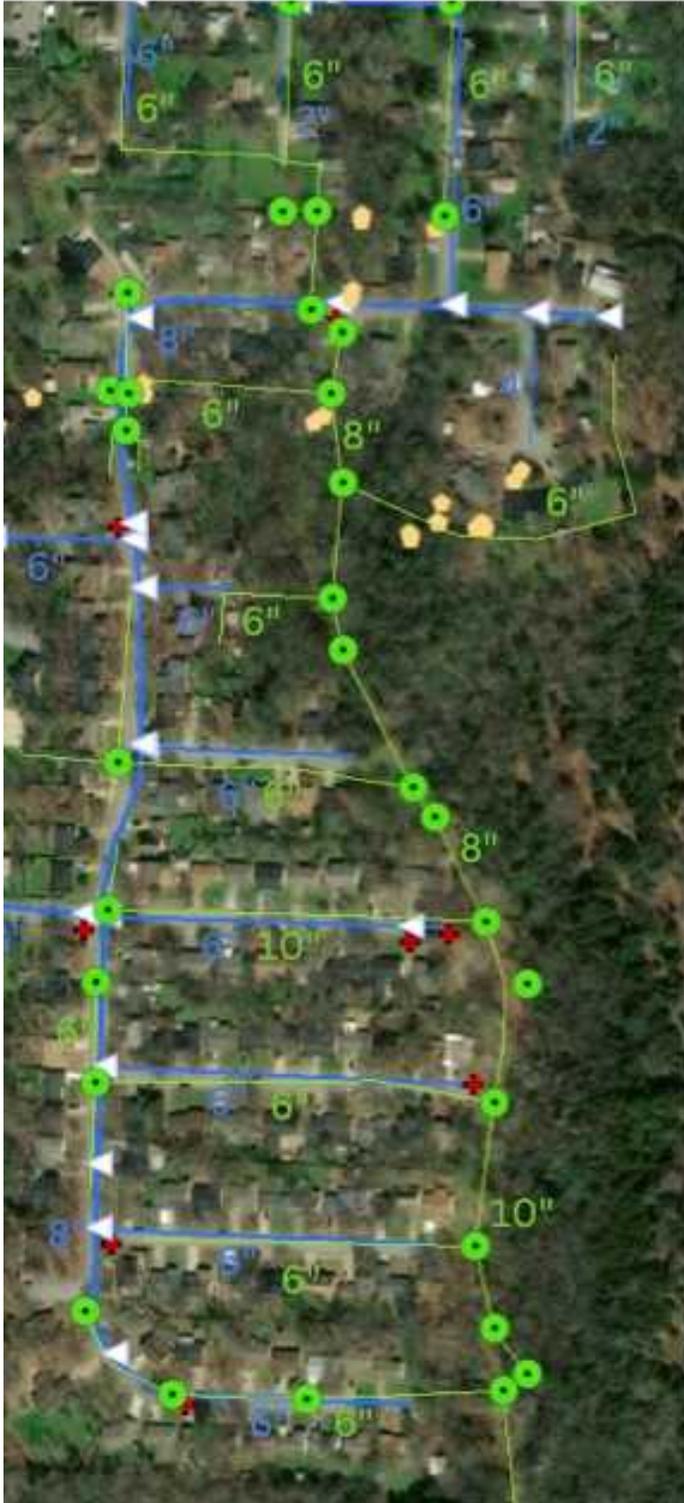
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# UTILITY MAP

199 EAST COFFIN STREET



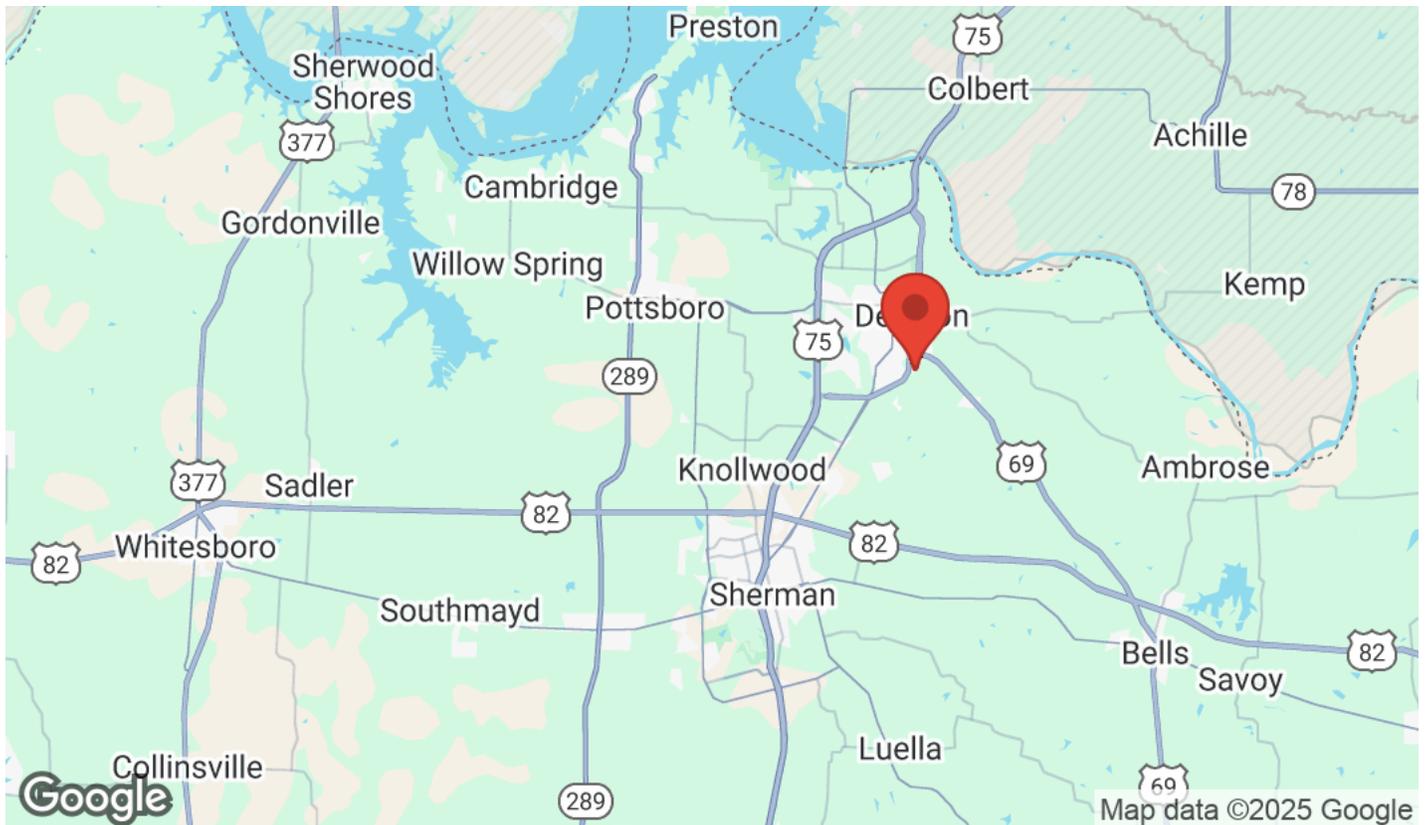
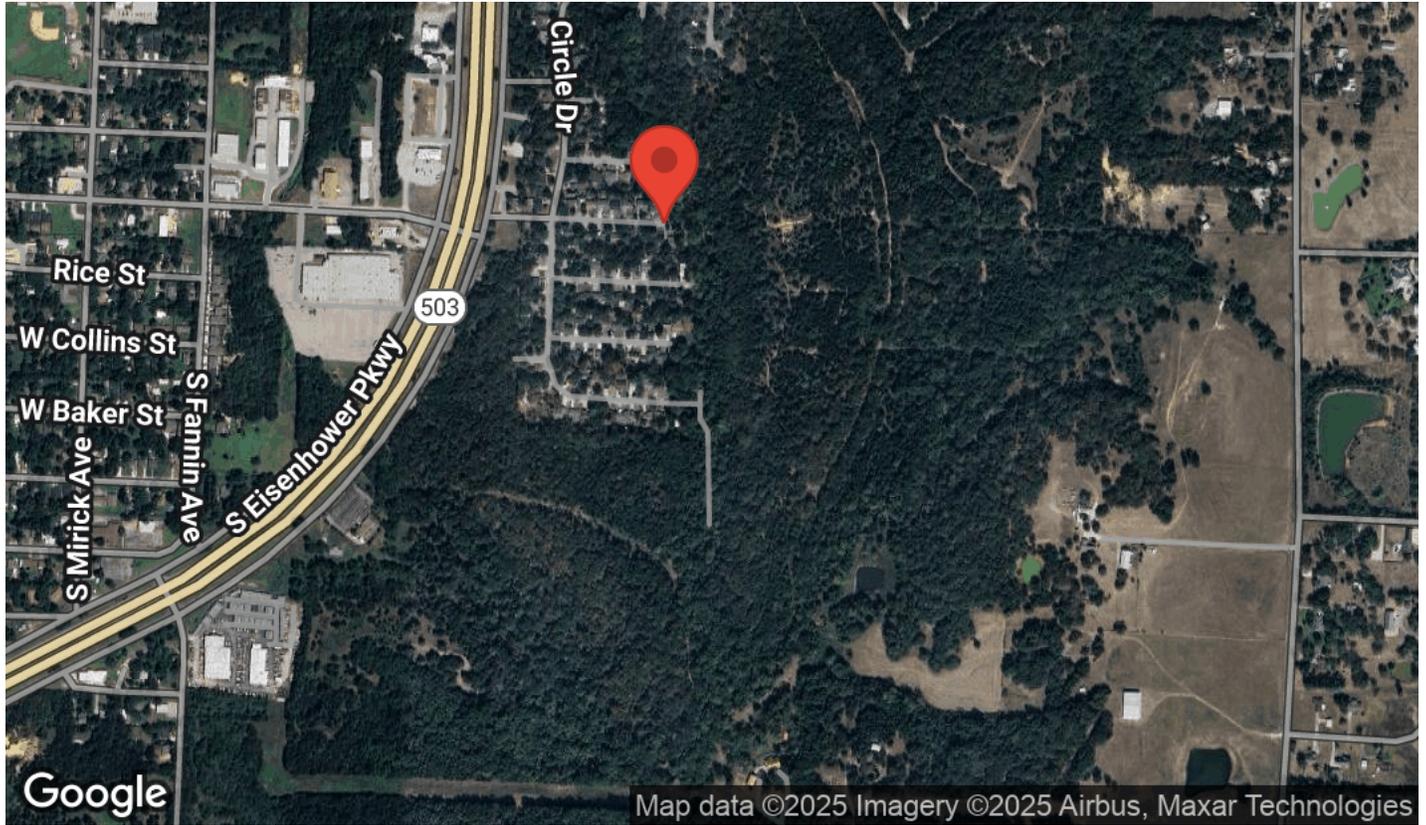
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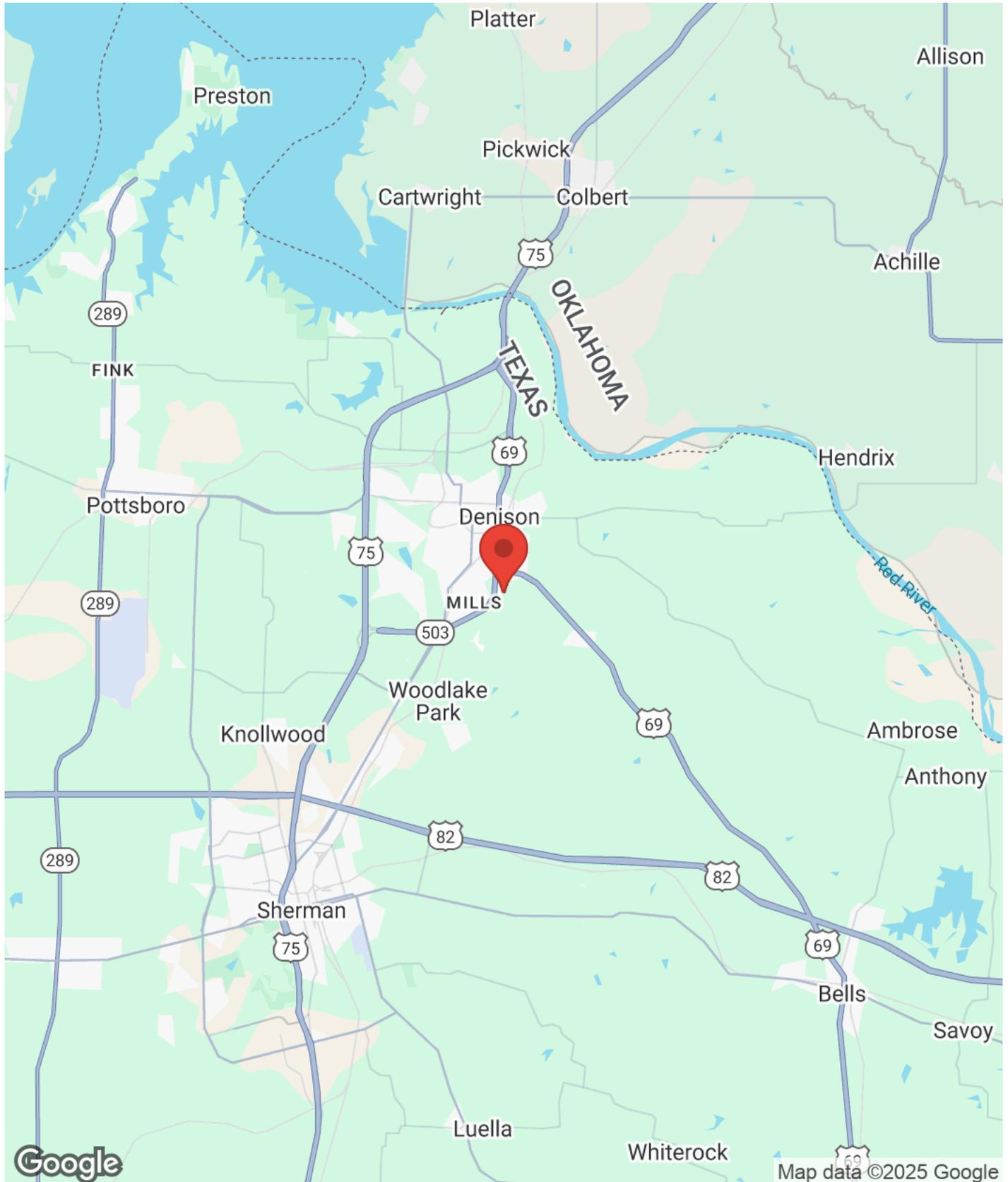
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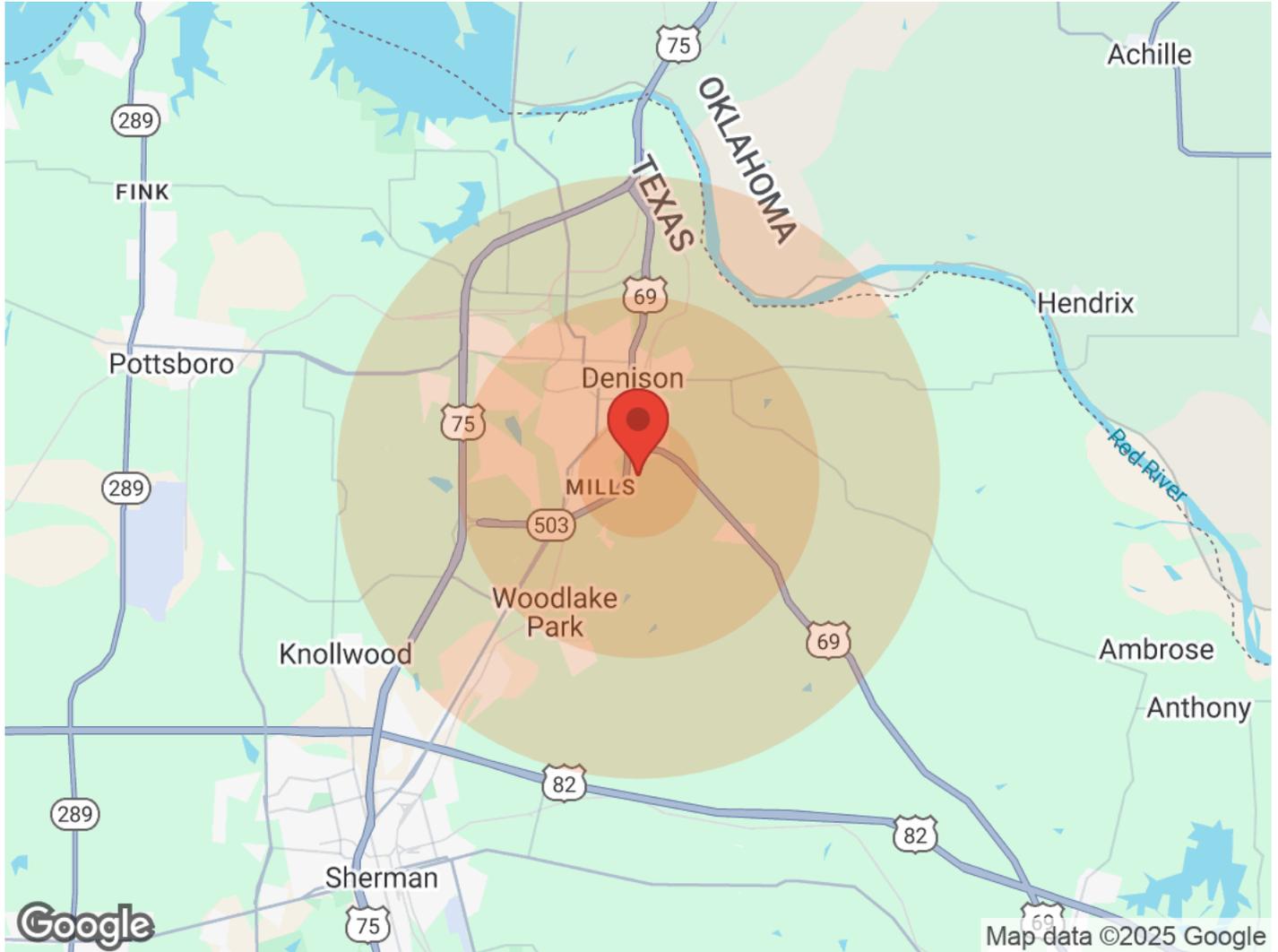
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# DEMOGRAPHICS

199 EAST COFFIN STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,028	9,980	12,324	Median	\$35,254	\$42,939	\$42,239
Female	2,147	10,709	13,189	< \$15,000	330	1,483	1,880
Total Population	4,175	20,689	25,513	\$15,000-\$24,999	184	1,018	1,229
				\$25,000-\$34,999	336	1,038	1,252
				\$35,000-\$49,999	274	1,251	1,575
				\$50,000-\$74,999	298	1,662	2,030
				\$75,000-\$99,999	144	906	1,137
				\$100,000-\$149,999	28	643	736
				\$150,000-\$199,999	4	180	222
				> \$200,000	12	92	124
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	871	4,073	4,942	Total Units	1,843	9,459	11,654
Ages 15-24	603	2,752	3,385	Occupied	1,619	8,368	10,336
Ages 25-54	1,684	7,852	9,562	Owner Occupied	1,113	5,711	7,139
Ages 55-64	478	2,586	3,249	Renter Occupied	506	2,657	3,197
Ages 65+	539	3,426	4,375	Vacant	224	1,091	1,318
Race	1 Mile	3 Miles	5 Miles				
White	3,787	18,692	23,109				
Black	139	1,082	1,200				
Am In/AK Nat	27	76	84				
Hawaiian	N/A	N/A	N/A				
Hispanic	397	1,284	1,777				
Multi-Racial	438	1,572	2,126				

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