

2001 S Austin Ave

Denison, TX 75020

partners

Offering Memorandum



214 550 2990

1717 McKinney Ave, Suite 1480

Dallas, Texas 75202

WWW.PARTNERSREALSTATE.COM

PROPERTY DETAILS



2001 S AUSTIN AVE

DENISON, TX 75020

8,350 SF

SF RBA

0.9 AC

LAND SIZE (AC)

2015/2018

YEAR BUILT/RENOVATED

SINGLE

TENANCY

LIGHT DISTRIBUTION/FLEX

TYPE

TEXAS EAST

SUBMARKET

GRAYSON

COUNTY

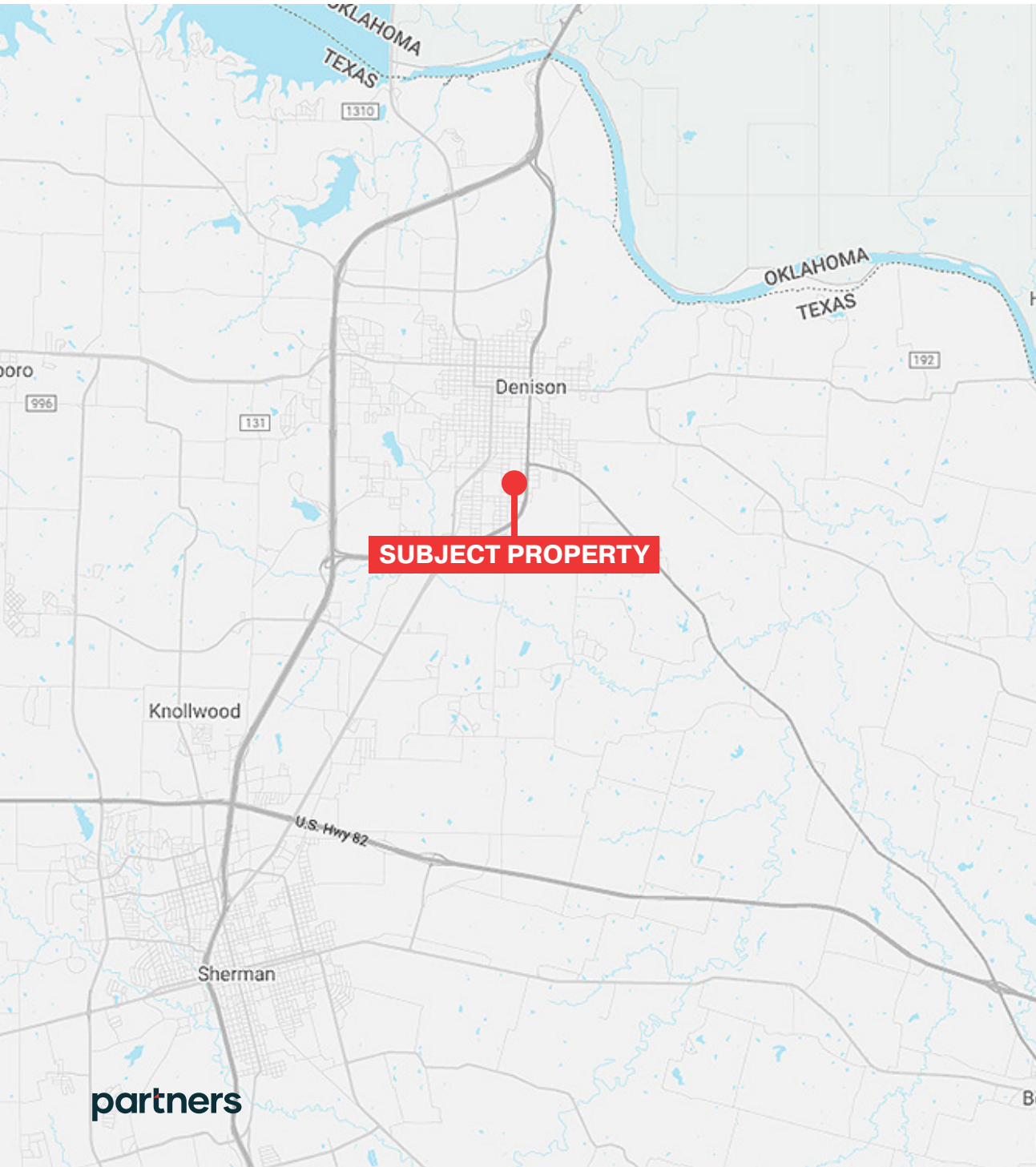
\$800,000

ASKING PRICE

PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION

6,301
within 1 mile

26,279
within 3 miles

34,986
within 5 miles



HOUSEHOLDS

2,293
within 1 mile

10,082
within 3 miles

13,447
within 5 miles



AVERAGE HOUSEHOLD INCOME

\$76,890
within 1 mile

\$78,221
within 3 miles

\$82,007
within 5 miles

DENISON, TEXAS

Waves of sparkling blue water lap onto a spotless brown-sand beach. A white-paneled fishing boat drifts in the middle of a tree-lined cove. Dozens of people meander past unique shops and restaurants housed within century-old arcade-style buildings. All of these scenes typify Denison, a thriving town of 22,000 located just south of the Texas-Oklahoma border.

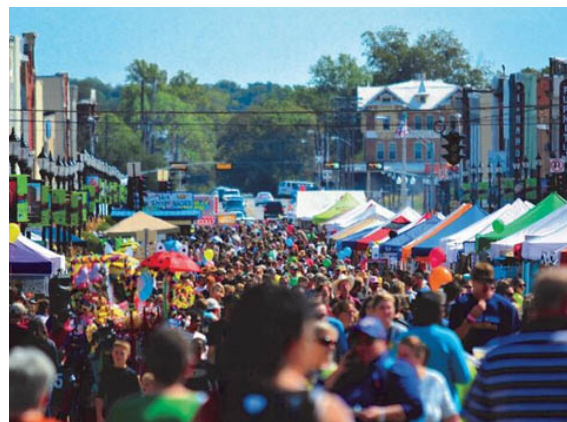


BUSINESS

Today, Denison is a popular destination for visitors from all over Texas. It sits just an hour north of the Dallas-Fort Worth metroplex, making it easily accessible from one of the state's most populated areas. Lake Texoma is one of the largest attractions in Denison for those who enjoy swimming, fishing, boating, and kayaking.

BUILDING CONFIDENCE

It's an easy drive from both Dallas-Fort Worth, which sits 75 miles to the southwest, and the boating and fishing destination of Lake Texoma, just north of town, Denison (population 25,000) feels lively.

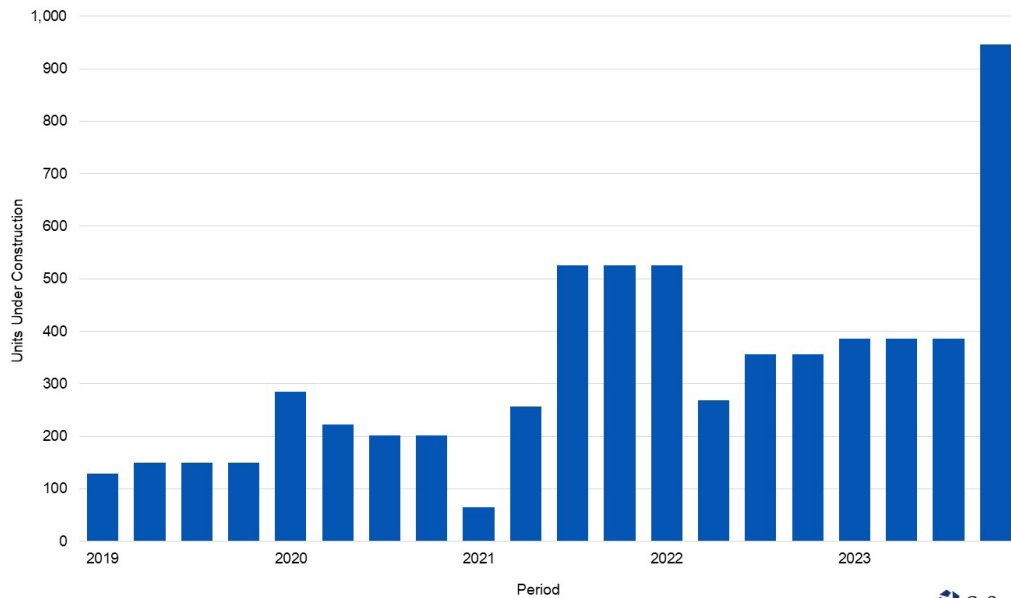


EXPERIENCE DENISON

Denison is a veritable hotspot for outdoor recreation, but it offers an ample amount of urban sophistication in an equally compelling measure. The town is just a few miles south of Lake Texoma, the third largest lake in Texas and one of the state's most popular vacation destinations. In town, you'll find an award-winning winery and distillery, a craft brewery, and a wealth of dining and shopping.

DENISON GROWTH

Apartment Construction Goes Vertical in Sherman-Denison



Source: CoStar, November 2023



“The TI Effect: Here comes the (population) boom”

KXII, '22

“Huge development will bring resort, homes on Lake Texoma”

Dallas Morning News, May '23

“Listed #19 on “...Best Places to Buy a Homes in the U.S. (and watch its value grow)”

Sunset Magazine, April '23

“Denison plans to build three new fire stations”

KXII, December '22

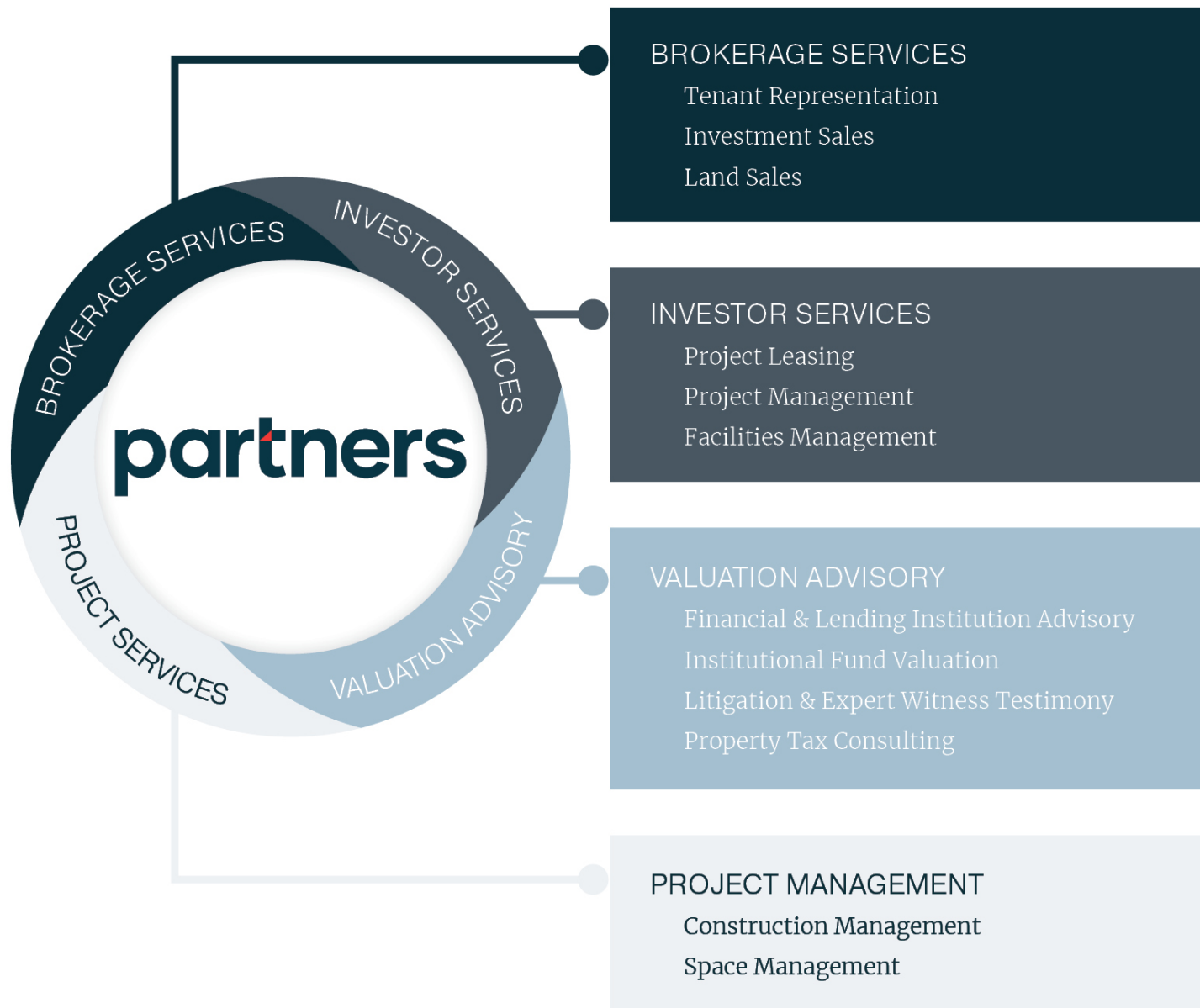
“Craig International Plans \$4B Development on Lake Texoma”

The Real Deal, May '23

“New data points to more growth in Texoma labor force”

KXXII, February '23

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