

# ± 9 Acres – Development Opportunity

TBD FM 120 Denison, TX 75020



## For Sale // Land

Patria Realty Group presents the opportunity to purchase ± 9 Acres in Denison, TX for development or investment.

Subject property strategically located near the intersection of FM 120 and FM 1417. With its prime location, the land is well-suited for a variety of commercial or mixed-use projects as Grayson County continues to grow and attract development.

\*Price: Call Broker for Pricing

**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM



PATRIA REALTY GROUP

[www.patriarealtygroup.com](http://www.patriarealtygroup.com)

**rea**  
Real Broker, LLC

# Property Overview



## For Sale // Land

### Overview

- Size: ±9 Acres
- Frontage: ±400 ft of road frontage on FM 120
- Utilities: Electric available, Water available
- Zoning: Contiguous to City Limits, ETJ
- District: Pottsboro ISD

**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM

**PAUL COOLEY**

Sr Associate

O: 972-422-9103 | M: 682.551.2800

PCOOLEY@PATRIAREALTYGROUP.COM

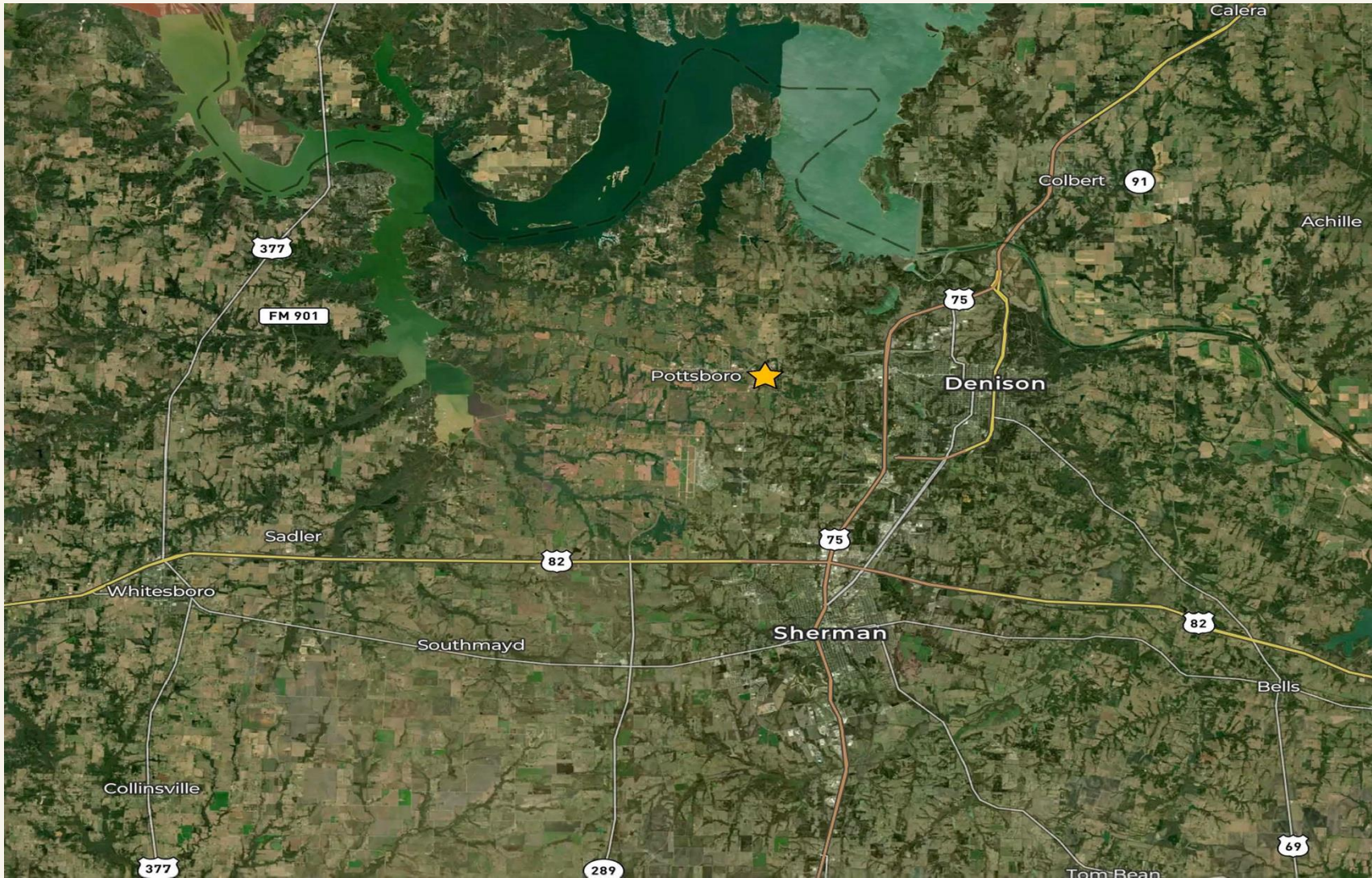
[www.patriarealtygroup.com](http://www.patriarealtygroup.com)



PATRIA REALTY GROUP

**reaJ**  
Real Broker, LLC

# Aerial Map



**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM

[www.patriarealtygroup.com](http://www.patriarealtygroup.com)



PATRIA REALTY GROUP

**rea**  
Real Broker, LLC

# Demographics



## For Sale // Land

Demographics	2 Mile	5 Mile	10 Mile
2024 Population	2,635	19,310	91,913
2029 est. Population	2,968	22,033	104,781
Growth '24-'29	2.5%	2.8%	2.8%
Median HH income	\$82,038	\$67,197	\$56,987

Traffic Count (2022)	VPD
FM 120 (TX DOT 2023)	6,407
FM 1417 (TX DOT 2023)	3,374

**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM



PATRIA REALTY GROUP

**rea**  
Real Broker, LLC

[www.patriarealtygroup.com](http://www.patriarealtygroup.com)

# Area Highlights



## Preston Harbor – Grayson County

- New 3,100 acre Resort Style-Master Planned Community with construction slated to commence before EOY 2025.
- 7,500 luxury homes
- Margaritaville Resort and supporting retail amenities

## Texas Instruments- Sherman

- New semiconductor wafer facility coming online as early as 2025 according to Texas Instruments.
- This facility is slated to attract and support 3,000 jobs after completion

**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM

[www.patriarealtygroup.com](http://www.patriarealtygroup.com)



PATRIA REALTY GROUP

**rea**  
Real Broker, LLC

---

# Disclaimer

The information provided is intended for general informational purposes only and should not be construed as legal, financial, or professional advice. Patria Realty Group makes no representations or warranties of any kind, express or implied, as to the information contained in this flyer. We strongly advise all recipients to conduct their own due diligence and seek professional advice before making any real estate decisions. Additionally, the availability, pricing, and terms herein are subject to change or withdrawal without notice. Patria Realty Group disclaims any liability for inaccuracies, errors, or omissions in the content of this flyer, and any decisions made based on this information are the responsibility of the recipient.

---

**JOHN SIMMONS**

President

O: 972-422-9103 | M: 214-215-4103

JSIMMONS@PATRIAREALTYGROUP.COM

[www.patriarealtygroup.com](http://www.patriarealtygroup.com)



PATRIA REALTY GROUP

**reaJ**  
Real Broker, LLC



# 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.

**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.

**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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date