

**2550 E FM 120
 DENISON, TX 75021**

PROPERTY OVERVIEW



LOCATION

2550 E FM 120
Denison, TX 75021



ACREAGE

Gross: ± 96.27
Net: ± 84



ZONING

Denison ETJ



PROPOSED USE

Neighborhood (Single Family)



UTILITIES

Water: To Site
Sewer: Off Site

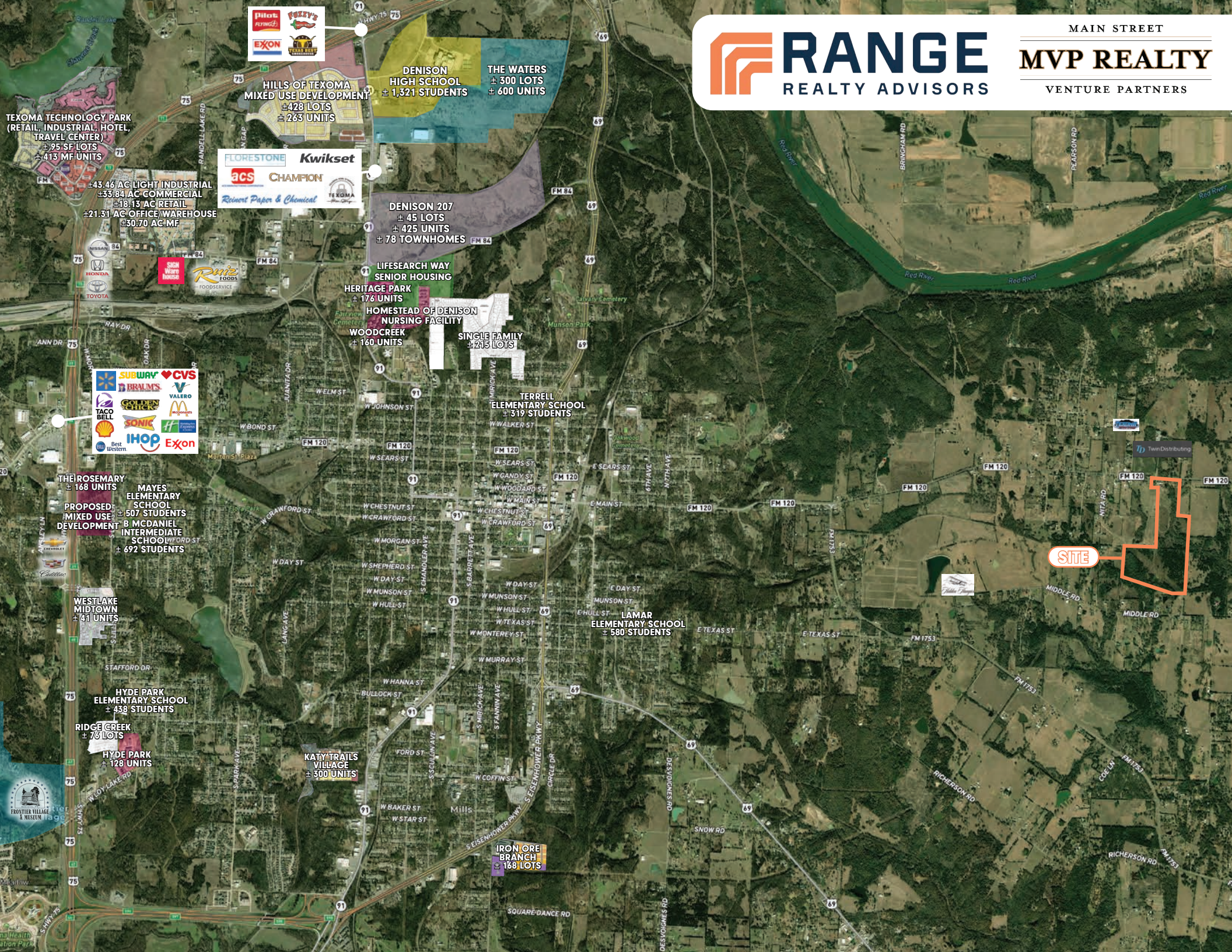


ISD

Denison ISD



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TEXOMA TECHNOLOGY PARK
 (RETAIL, INDUSTRIAL, HOTEL, TRAVEL CENTER)
 ± 95 SF LOTS
 ± 413 MF UNITS

HILLS OF TEXOMA MIXED USE DEVELOPMENT
 ± 428 LOTS
 ± 263 UNITS

DENISON HIGH SCHOOL
 ± 1,321 STUDENTS
THE WATERS
 ± 300 LOTS
 ± 600 UNITS

DENISON 207
 ± 45 LOTS
 ± 425 UNITS
 ± 78 TOWNHOMES

LIFESARCH WAY SENIOR HOUSING

HERITAGE PARK
 ± 176 UNITS

HOMESTEAD OF DENISON NURSING FACILITY

WOODCREEK
 ± 160 UNITS

SINGLE FAMILY
 ± 215 LOTS

TERRELL ELEMENTARY SCHOOL
 ± 319 STUDENTS

THE ROSEMARY
 ± 168 UNITS

PROPOSED MIXED USE DEVELOPMENT
 ± 507 STUDENTS
 ± 692 STUDENTS

MAYES ELEMENTARY SCHOOL

B. MCDANIEL INTERMEDIATE SCHOOL

WESTLAKE MIDTOWN
 ± 41 UNITS

HYDE PARK ELEMENTARY SCHOOL
 ± 438 STUDENTS

RIDGE CREEK
 ± 76 LOTS

HYDE PARK
 ± 128 UNITS

KATY TRAILS VILLAGE
 ± 300 UNITS

LAMAR ELEMENTARY SCHOOL
 ± 580 STUDENTS

IRON ORE BRANCH
 ± 168 LOTS

SITE

MARKET OVERVIEW



SUMMARY

DENISON, TEXAS, HOLDS A STRATEGICALLY ADVANTAGEOUS POSITION, NESTLED ON THE BORDER BETWEEN TEXAS AND OKLAHOMA. THIS LOCALE SERVES AS A BUSTLING NEXUS FOR REGIONAL TRANSPORTATION AND COMMERCE. MOREOVER, ITS PROXIMITY TO THE DALLAS-FORT WORTH (DFW) AREA ENHANCES ITS CONNECTIVITY AND ECONOMIC PROSPECTS. NOTABLY, DENISON HAS SEVERAL FORTHCOMING DEVELOPMENTS RECENTLY ANNOUNCED, PROMISING FURTHER GROWTH AND VIBRANCY TO THE COMMUNITY.

RECENTLY ANNOUNCED IS THE ARRIVAL OF A \$6 BILLION COMMUNITY FEATURING A MARGARITAVILLE RESORT, SET TO ENHANCE THE SHORES OF LAKE TEXOMA. ADDITIONALLY, DENISON BOASTS THE TEXOMA MEDICAL CENTER, A SIGNIFICANT EMPLOYER WITH APPROXIMATELY 4,000 INDIVIDUALS ON ITS WORKFORCE.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	3,731	20,656	48,395
2029 POPULATION	3,822	21,244	49,797
POP. GROWTH 2024-2029	0.5%	0.6%	0.6%
2024 TOTAL HOUSEHOLDS	1,467	8,107	19,299
MEDIAN HOUSEHOLD INCOME	\$52,546	\$49,741	\$54,517
2024 TOTAL BUSINESSES	49	752	2,586
2024 TOTAL EMPLOYMENT	206	6,407	24,038



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____