

PrestonBend

REAL ESTATE

FOR SALE

401 W. Coffin St, Denison, Texas 75020



PROPERTY DETAILS

Great Property For Sale in the Booming Sherman / Denison Market! This 5,000 SF industrial building has been renovated inside and out, has 18' clear ceiling height, and both grade level and dock well loading capabilities. With more than \$35 billion in private tech investment in Grayson County currently under construction, including Texas Instruments and GlobiTech, this property is an excellent choice for your business.

Call Broker today for details!



OVERVIEW

- Total Building Size: 5,000SF
- Lot Size: 0.298 AC
- Sale Price: \$395k
- Ample Parking



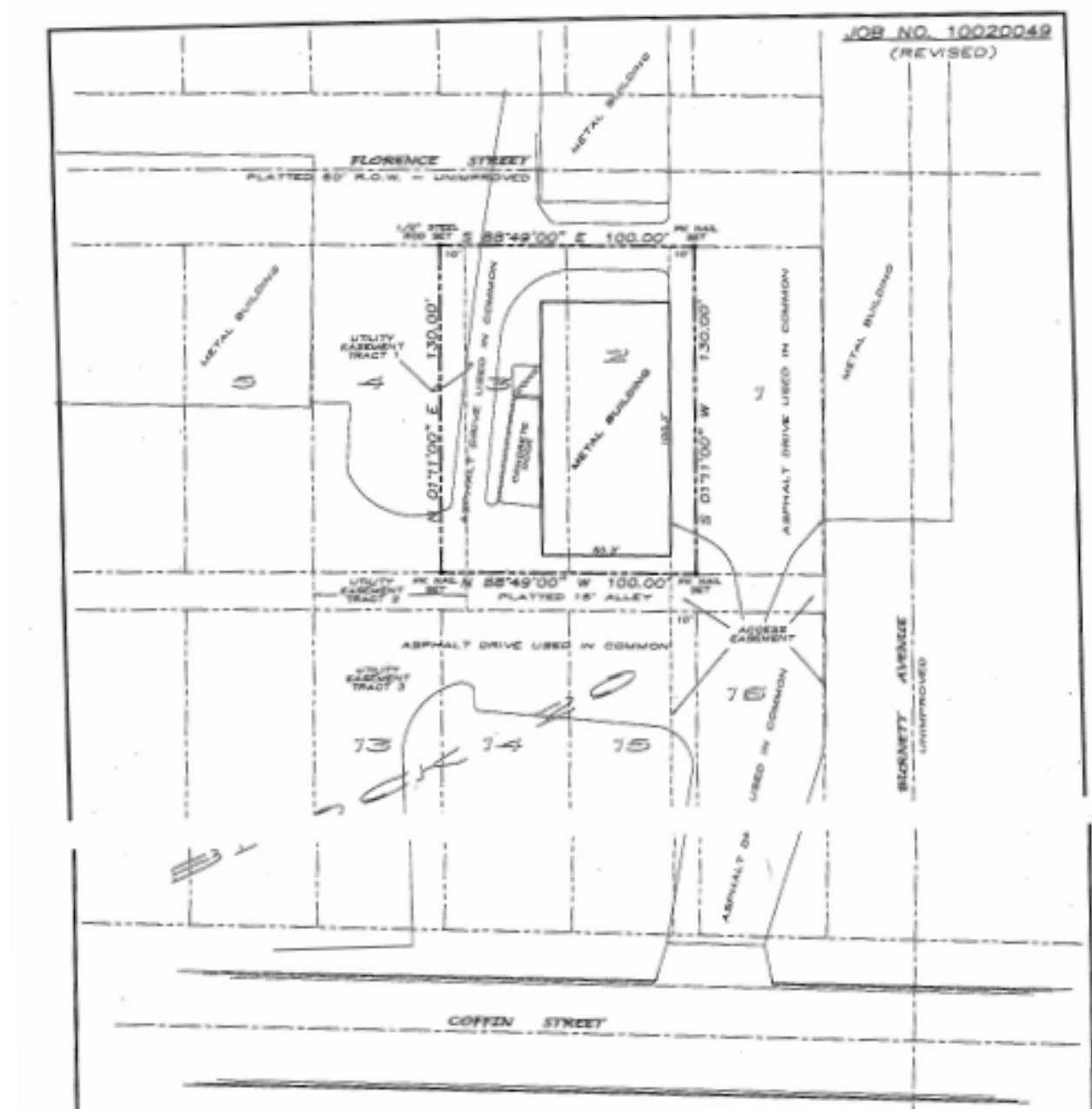
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Site Survey



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AREA INDUSTRIAL DEALS 2021-23



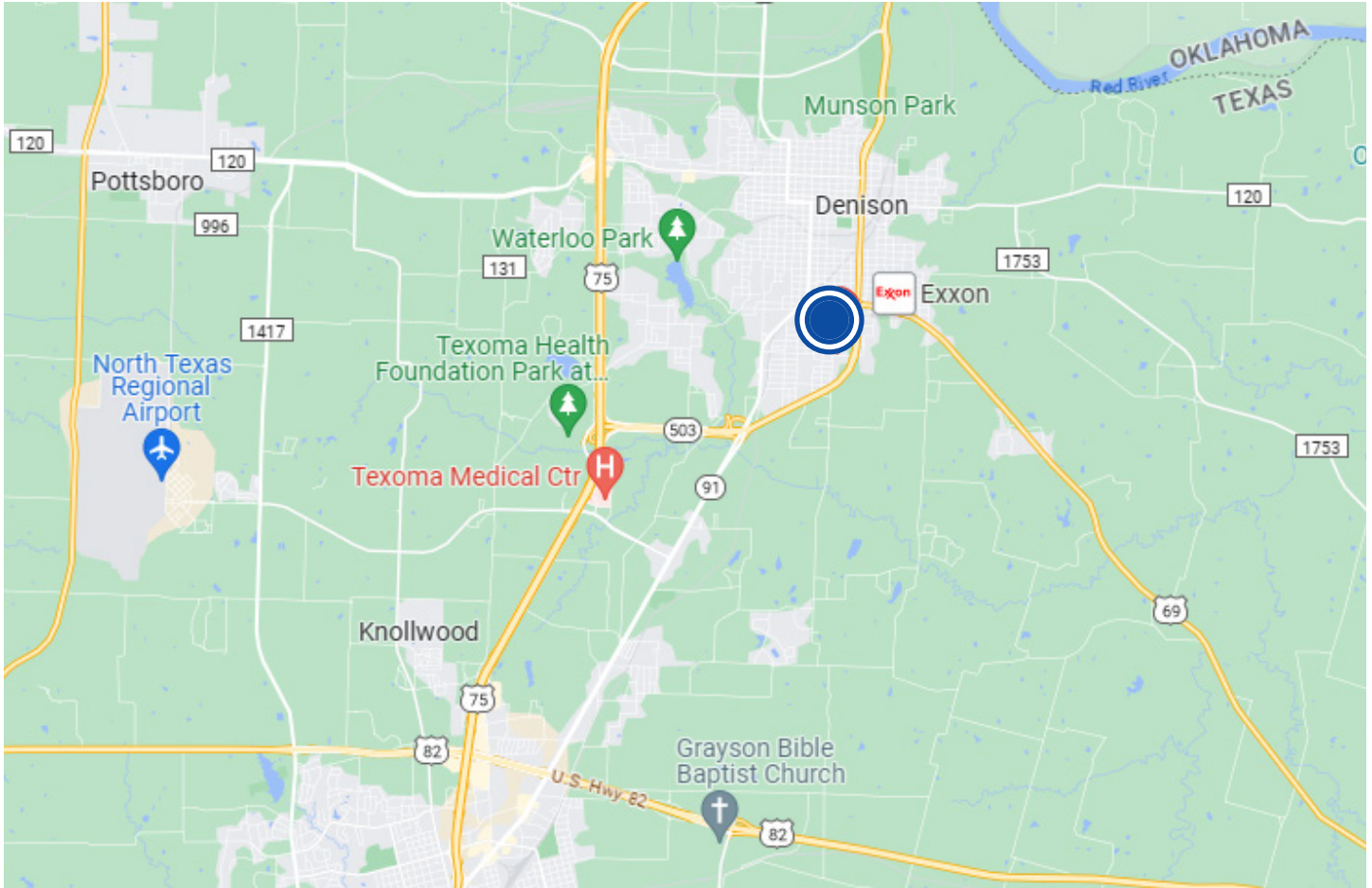
Year	Company Name	Industry	New / Expansion	CAPEX	New Jobs	Retained Jobs
2021	Texas Instruments	300-mm Wafers	New	\$ 30,000,000.00	3,200	
2022	GlobalWafers USA	300-mm Silicon Wafers	New	\$ 5,000,000.00	1,500	
2022	Coherent (formerly Finisar/II-VI)	Vertical Cavity Surface Emitting Lasers	Expansion	\$ 53,000,000.00	150	369
2022	Tyson Fresh Meats	Beef and Pork	Expansion	\$ 32,000,000.00		1,600
2022	Sunny Delight	Beverages	Expansion	\$ 30,060,000.00	74	125
2022	Arctic Bracing	Post operative and conservative care external medical devices	New	\$ 3,000,000.00	16	
2022	Commissary Express	Food and hygiene commissary products	Expansion	\$ 150,000.00		18
2022	The Charlotte Letter	Adaptive apparel for children with special medical needs	New	\$ 128,524.00	10	
2022	Quality Ingredients	Corn Tortilla Preservatives	New	\$ 118,000.00	5	
2023	GlobiTech	Silicon carbide (SiC) deposition on silicon wafers	Expansion	\$ 100,500,000.00		214
2023	Eaton B-Line	Metal Enclosures	Expansion	\$ 1,990,096.00	35	283
2023	Jade United	General freight transporting services	New	\$ 241,800.00	3	3
2023	Taylor'd Trends	E-Commerce Women's Clothing, Accessory Distributor	New	\$ 160,959.95	11	7
2023	Big Girl Spa	Bathtub Footrests	New	\$ 406,500.00	30	1
2023	Tokyo Electron	Semiconductor equipment supplier	New	\$ 10,000,000.00	100	
2023	Persys Engineering	Decontamination and cleaning services for semiconductors	New	\$ 2,000,000.00	20	



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Site Aerial



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