

FOR SALE
211 N. Highway 75, Denison, TX
3,678 SF Building on 1.37 Acres



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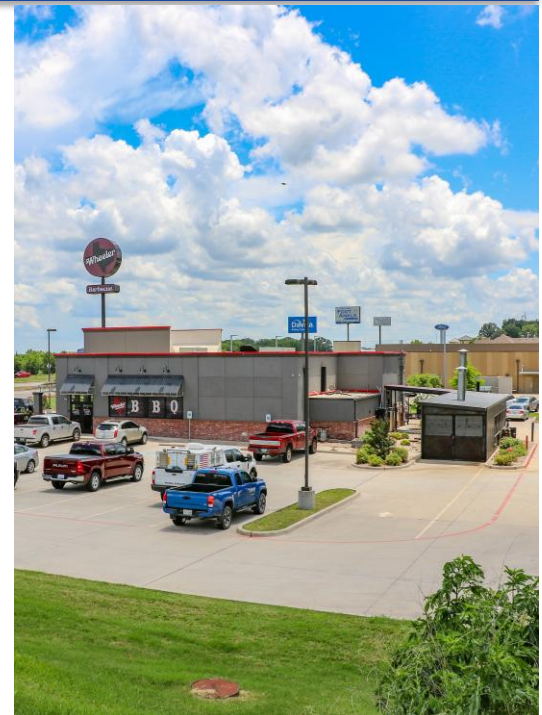
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COMMERCIAL

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Property Overview

- Year Built: 2018
- Year Renovated: 2025
- Building Size: \pm 3,678 SF
- Lot Size: 1.37 Acres
- Fully Leased
- North & South Highway Visibility
- High Visibility 40' Pole Sign
- Contact Broker for Pricing



INVESTMENT OFFERING

Preston Bend Real Estate is pleased to exclusively present for sale this free-standing restaurant in Denison, Texas. This offer includes a well-positioned asset located in a rapidly growing market, secured by a NNN lease. The lease offers investors a stable, passive income with minimal Landlord responsibilities.

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Along with chip plant developments projected to bring 4,500 jobs to the area, there are master-planned community projects in the making that will dramatically drive the population growth in Denison. One project, the Preston Harbor Project will include 7,500 homes and is predicted to double Denison's population and boost local economy by bringing in an estimated \$6 billion in revenue.

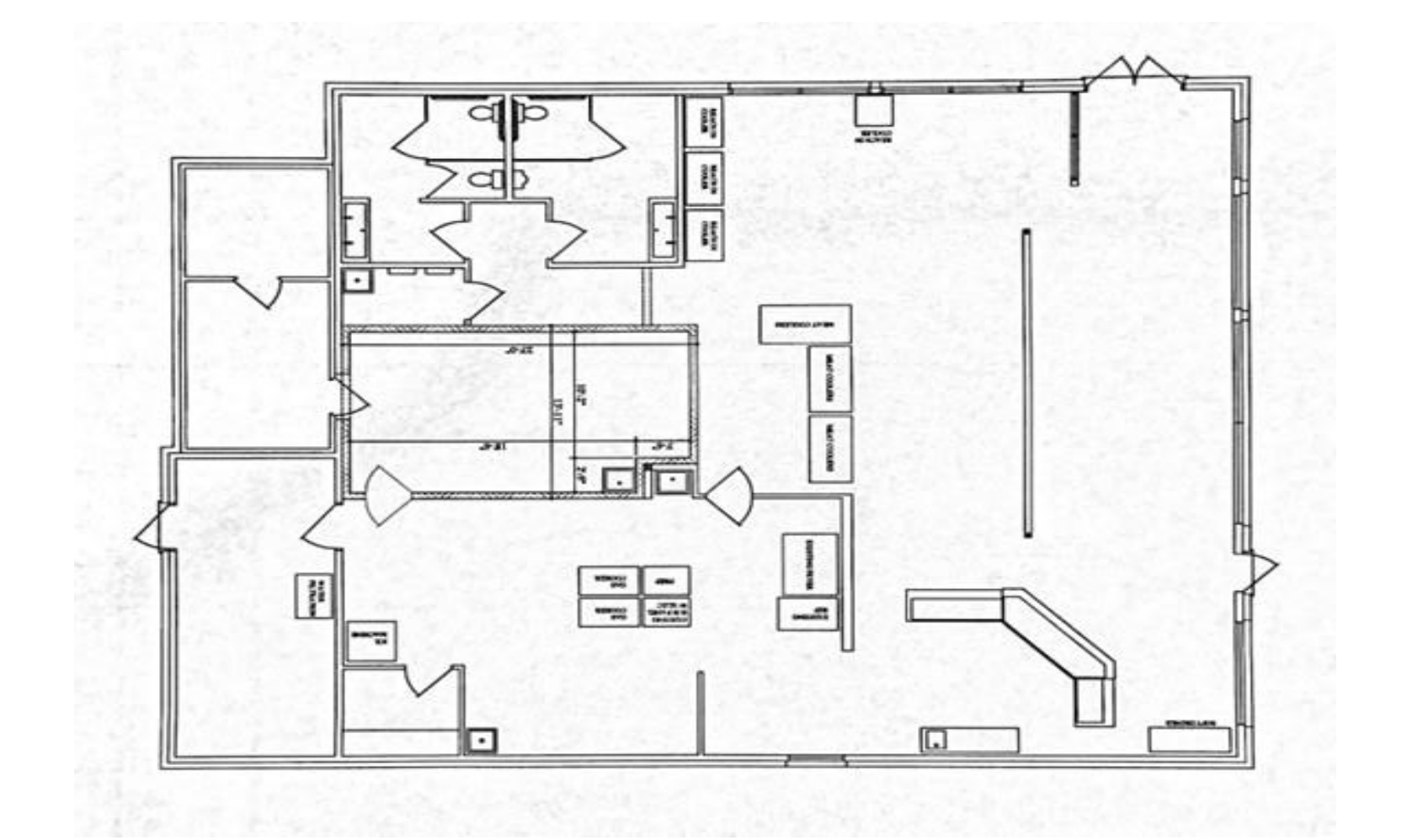
Denison Demographics:

	<u>2 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
2024 Population	11,667	35,725	92,357
Avg HH Income	\$129,312	\$109,547	\$109,916

Demographics near 211 N. US 75

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 Population	4,085	22,808	35,725
2029 Projected Population	4,649	26,164	40,956
Projected Growth 2024-2029	+ 13.81%	+ 14.71%	+ 14.64%
2024 Total Households	1,659	9,108	14,201
HH Growth 2024-2029	+ 14.23%	+ 15.22%	+ 15.15%
Avg HH Income	\$61,273	\$58,584	\$59,550

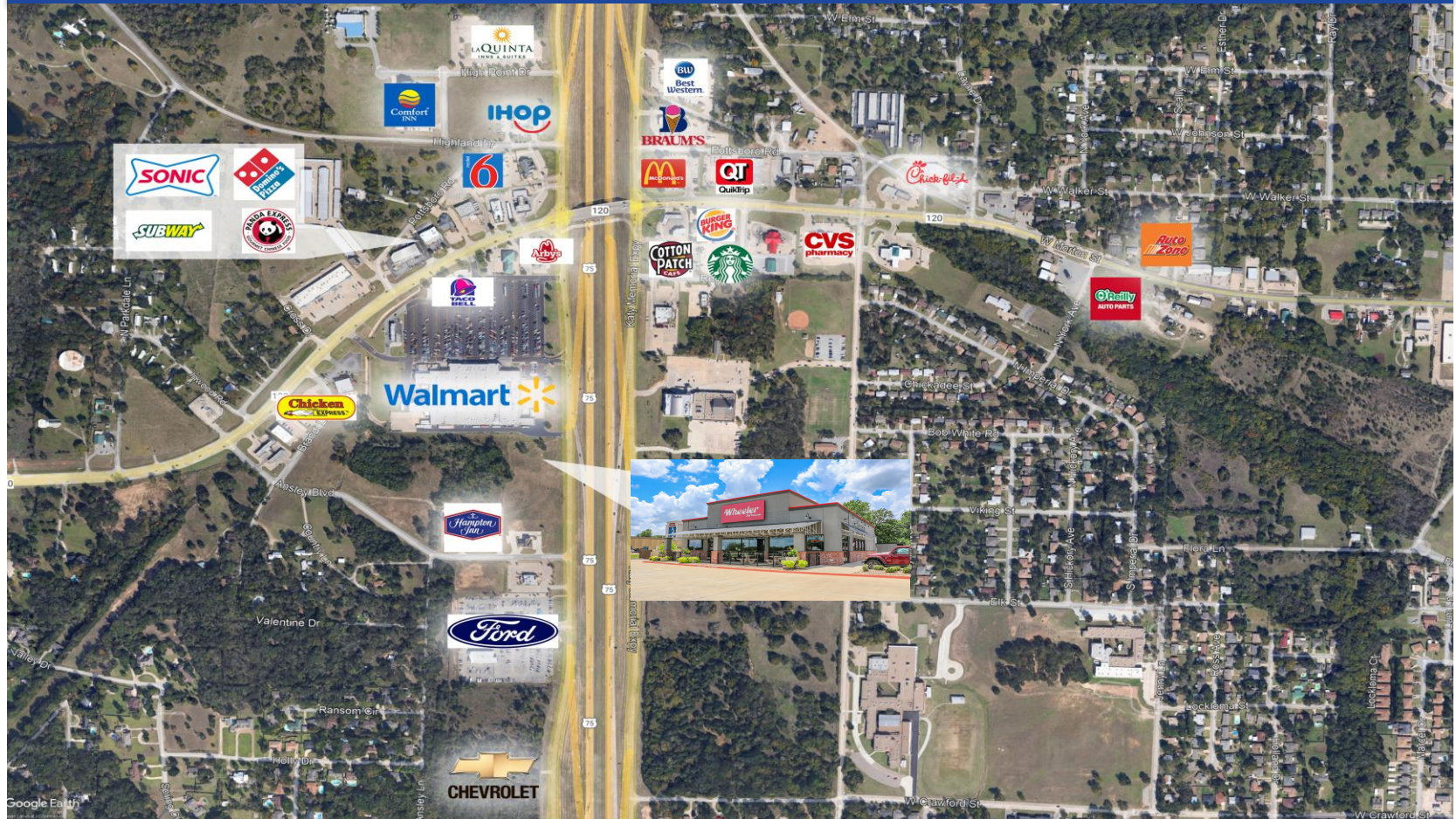
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