
PrestonBend

REAL ESTATE

FOR SALE

Industrial Lot - Maurice St, Denison, Texas



OVERVIEW

- Size: 0.856 ac (\pm 37,287 SF)
- Price: \$149,000
- Zoned: Light Industrial
- Easy Access to Hwy 75
- Denison is building at a record pace and has a robust trade area

PROPERTY DETAILS

A perfect industrial site to build your new warehouse! This property is flat with water, sewer, and electrical nearby and is a mostly cleared lot. With L1 Zoning, there is a lot of flexibility in the permitted uses including light manufacturing, assembling and fabrication, warehousing, wholesaling and service operations. This site benefits from excellent access to Hwy 75 (considered one of the nations premier North/South trucking routes) via Hwy 84, Hwy 120 and SH-91 and is approximately 15 Miles of the new 4.7 million SF Texas Instruments site in Sherman. Contact Brokers for more information!

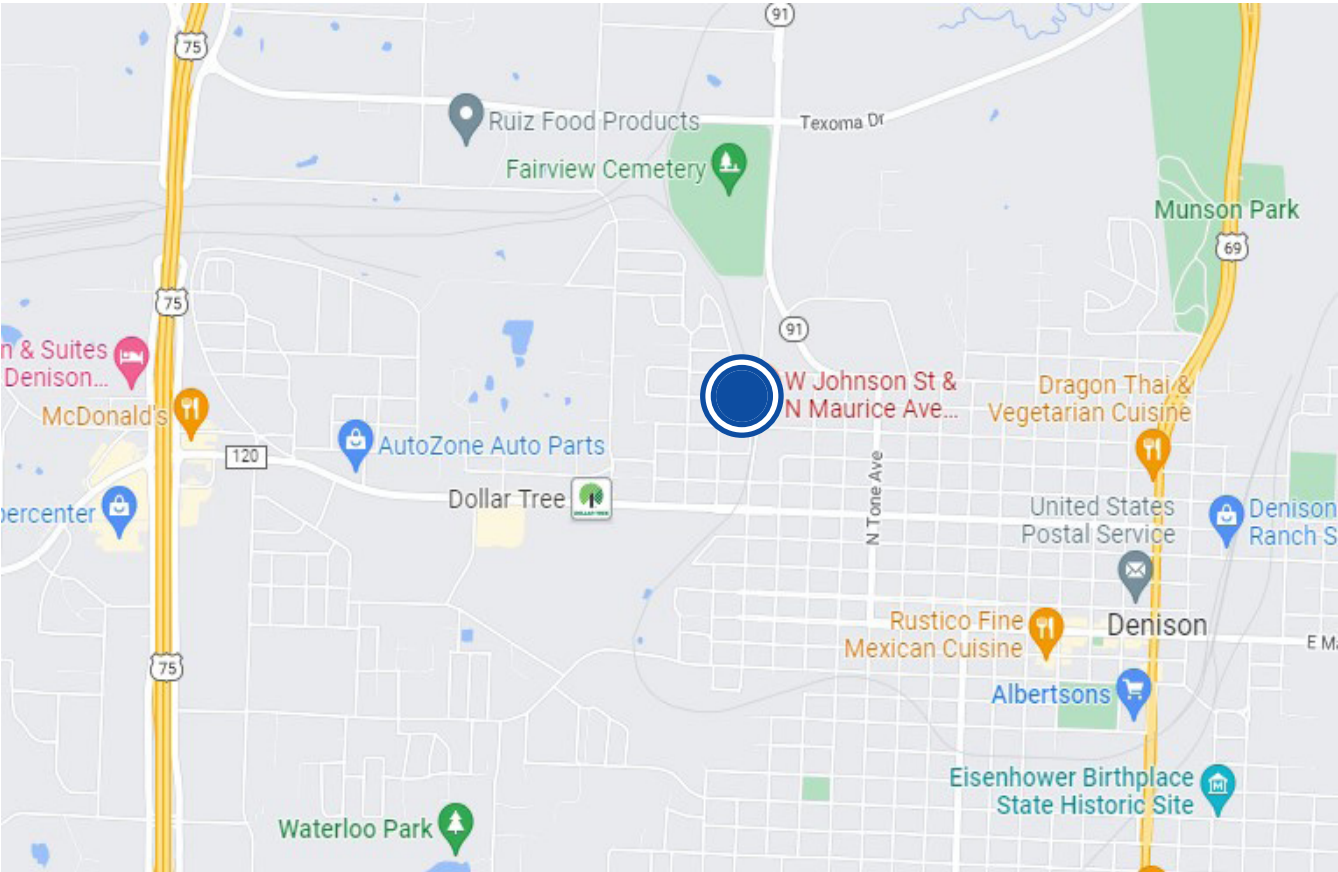


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Site Aerial



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