

FOR SALE



Controlled Environment Production Facility

308 S Chandler Ave



Gayle
Berkbigler, CCIM

512.844.4653

gayle.berkbigler@expcommercial.com
www.expcommercial.com

Kimberly
Christensen

214.243.7455

kim@movetoanna.com

Property Summary

308 S Chandler Ave, Denison, TX 75020

FOR SALE



PROPERTY DESCRIPTION

Purpose-built controlled-environment production facility on 0.6592 acres in the Sherman-Denison corridor – 75 miles north of Dallas on US-75. Heavy power, serious climate control, dock access, and on-site residential. All of it.

This building was engineered for indoor agriculture. The infrastructure – HEPA filtration, 110 tons of cooling, insulated panel construction, heavy power, steam systems, and dual boilers – is exactly what controlled-environment operators spend years and significant capital building from scratch. It's already here. Mushrooms, microgreens, vertical farming, hydroponics, aquaponics, specialty crops – the systems support it all. The undeveloped second floor and flat roof add expansion capacity most CEA operators can only plan for. Business is available. A lease will be in place if purchased as an investor.

PROPERTY HIGHLIGHTS

- Industrial
- 33,800 SF production – HEPA-filtered, air-conditioned lab and processing areas, HVAC throughout
- 3,500 SF dry storage, fully HVAC'd
- 10,000+ SF undeveloped second floor – additional production, vertical farming, or office conversion potential
- 3,600 SF concrete flat roof – engineered to support greenhouse or additional structure
- 2 dock high doors
- 2 metal overhead doors, 5 metal exterior doors
- 5 power transformers – single phase 120-240V, 3-phase 120-208V, 3-phase 480V
- Dual boiler room – gas and electric
- 110 tons of refrigeration and cooling capacity throughout
- Insulated panel ceiling and walls – maintains $\leq 79^{\circ}\text{F}$ peak summer without active cooling
- Steel I-beam reinforced ceilings
- Locked-in TXU Energy contract at \$0.069/kWh through April 2030
- Residential
- Two (2) apartments, 2,600 SF each – 4 bed/3 bath total, second floor
- Reconfigurable to 3–4 units
- 800 SF main floor space with plumbing and high ceiling – studio conversion potential

OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	0.659 Acres
Building Size:	42,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,923	9,264	12,412
Total Population	7,647	23,679	32,161
Average HH Income	\$74,942	\$81,279	\$84,098

Gayle Berkbigler, CCIM
512.844.4653
gayle.berkbigler@expcommercial.com

Kimberly Christensen
214.243.7455
kim@movetoanna.com



Additional Photos

FOR SALE

308 S Chandler Ave, Denison, TX 75020



Gayle Berkbigler, CCIM
512.844.4653
gayle.berkbigler@expcommercial.com

Kimberly Christensen
214.243.7455
kim@movetoanna.com

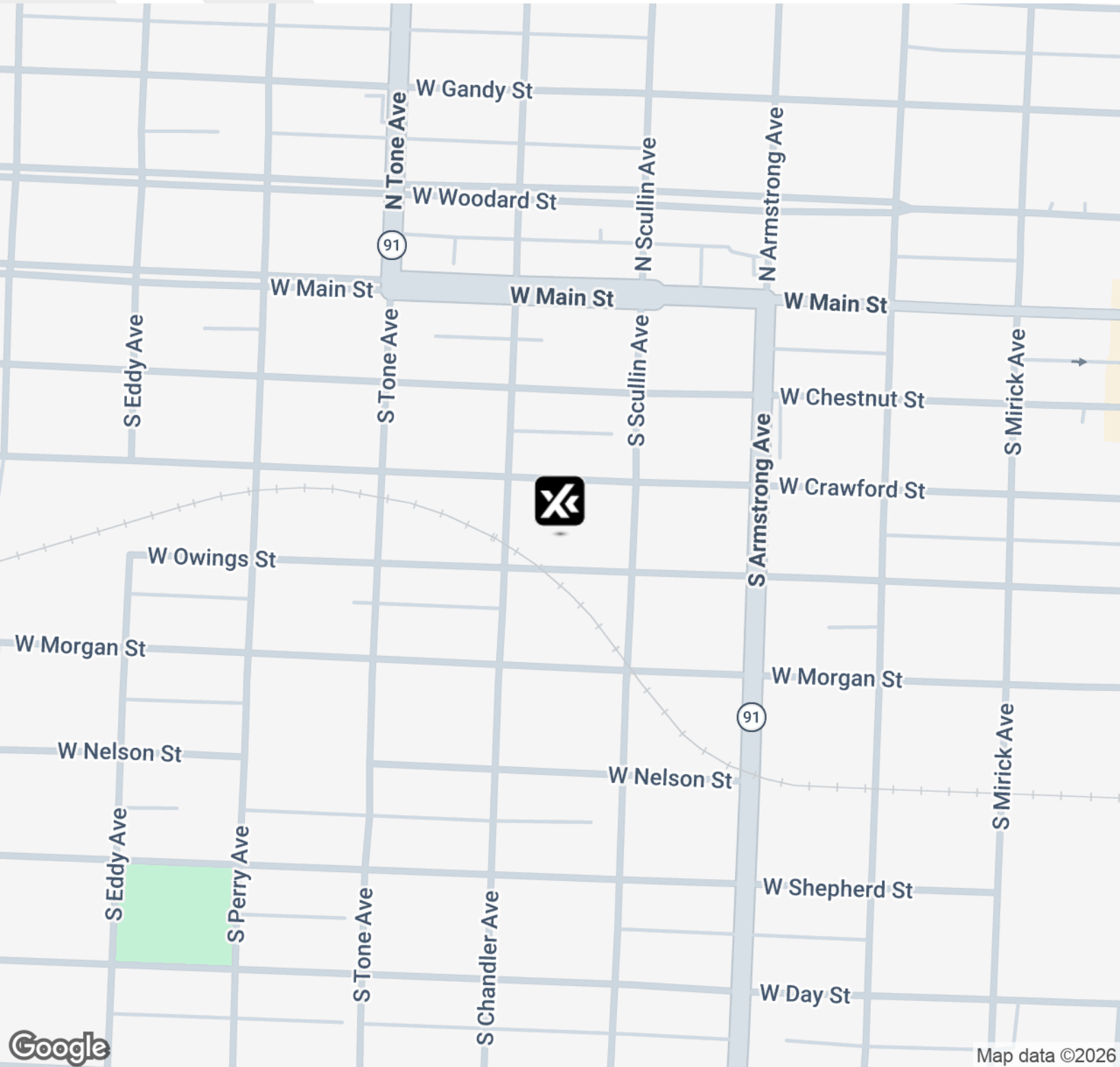


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Map

308 S Chandler Ave, Denison, TX 75020

FOR SALE



Gayle Berkbigler, CCIM
512.844.4653
gayle.berkbigler@expcommercial.com

Kimberly Christensen
214.243.7455
kim@movetoanna.com

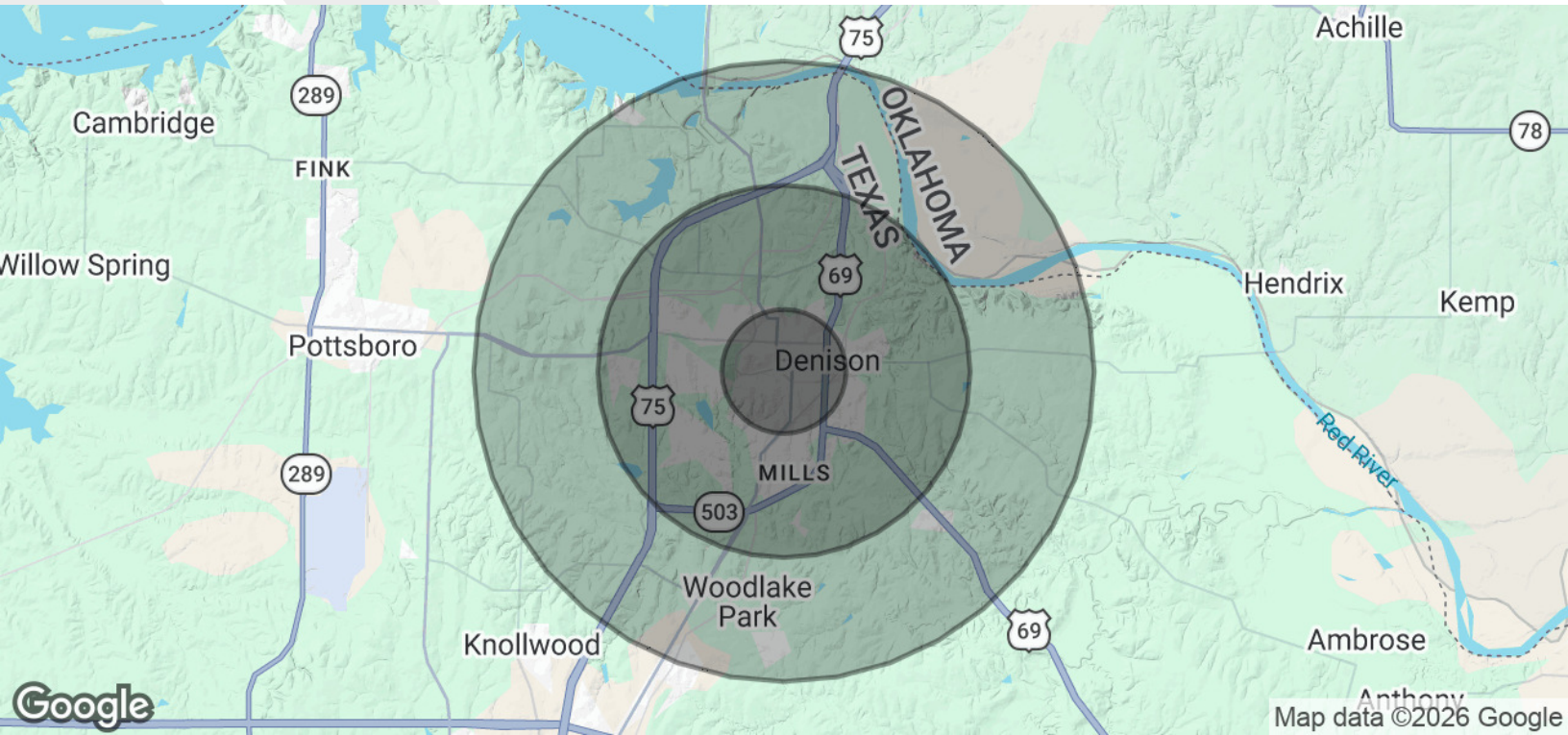


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Demographics Map & Report

308 S Chandler Ave, Denison, TX 75020

FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,647	23,679	32,161
Average Age	40.1	41.3	41.0
Average Age (Male)	36.8	37.8	36.9
Average Age (Female)	42.3	43.8	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,923	9,264	12,412
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,942	\$81,279	\$84,098
Average House Value	\$208,031	\$195,413	\$216,015

2023 American Community Survey (ACS)

Gayle Berkbigler, CCIM
 512.844.4653
 gayle.berkbigler@expcommercial.com

Kimberly Christensen
 214.243.7455
 kim@movetoanna.com



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

eXp Commercial	9010212	tx.broker@expcommercial.com	855.450.0324
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Clifford Bogart	313043	tx.broker@expcommercial.com	855.450.0324
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Clifford Bogart	313043	tx.broker@expcommercial.com	855.450.0324
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Gayle Berkbigler, CCIM	TX #451428	gayle.berkbigler@expcommercial.com	512.844.4653
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date