



THE MEARA COMPANY
COMMERCIAL REAL ESTATE

\$ 21,750,000

TEXOMA GATEWAY - DENISON, TX



Property Overview

- Over 153 acres that has been approved for multiple uses are available for sale at a high-profile intersection. Located at the NEC of US 75 and FM84. In the future, this parcel will be located at the beginning of the northern entrance and exit to Dallas North Tollway in Grayson County. Cash or Terms Sale available.

Property Highlights

- Zoned PD allows Retail, Industrial, Commercial, and Multi-Family, zoning allows up to 60ft building height
- Premier Location at US-75 and FM84 | Future start and end of Dallas North Tollway (DNT) in Grayson County.
- Potential Data Center Site | Proximity to new Texas Instruments (TI) plant
- Currently 25MW capabilities, can ramp up to 100MW capability in three years.
- All utilities available to site | Divisible Into Multiple Sites | Adjacent to Oncor 138kv line.
- Ideal location for retailers with over 1900' of frontage on US 75 and Highway 84 and Texoma Dr.

Listing Details

Price: \$21,750,000

Sale Type: Sale or Ground Lease

Acreage: 153.33ac

Zoning: PD Commercial

Property Type : Improved Land

Address : US 75 & Texoma Dr,
Denison, TX 75020

APN/ Parcel ID : 109977

Listing Brokers

Jim Meara - Broker

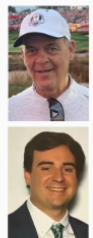
214-808-5958

Jim@meara.net

Robert Meara - Associate

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Roberte@meara.net



<https://www.loopnet.com/Listing/US-75-Texoma-Dr-Denison-TX/4901401/>
<https://www.crexi.com/properties/1287146/texas-texoma-gateway>

CONCEPT PLAN



TEXOMA GATEWAY - FEBRUARY 2021



Grayson County 2024 Thoroughfare Plan

Grayson County Metropolitan Planning Organization

Roadway Legend

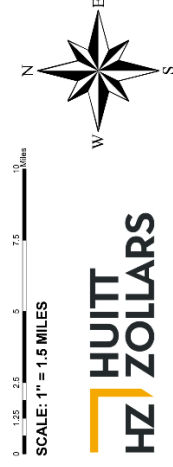
Freeway and Tollway
Principal and Major Arterials
Minor Arterials

City Limits

BELLS
COLLINSVILLE
DENISON
DORCHESTER
GANTER
HOWE
KNOLLSWOOD
PILOT POINT
POTTSBORO
SADLER
SHERMAN
SOUTHWATER
TIOGA
TOM BEAN
VAN ALSTYNE
WHITEBORO
WHITEWRIGHT
all other cities

Flood Zones

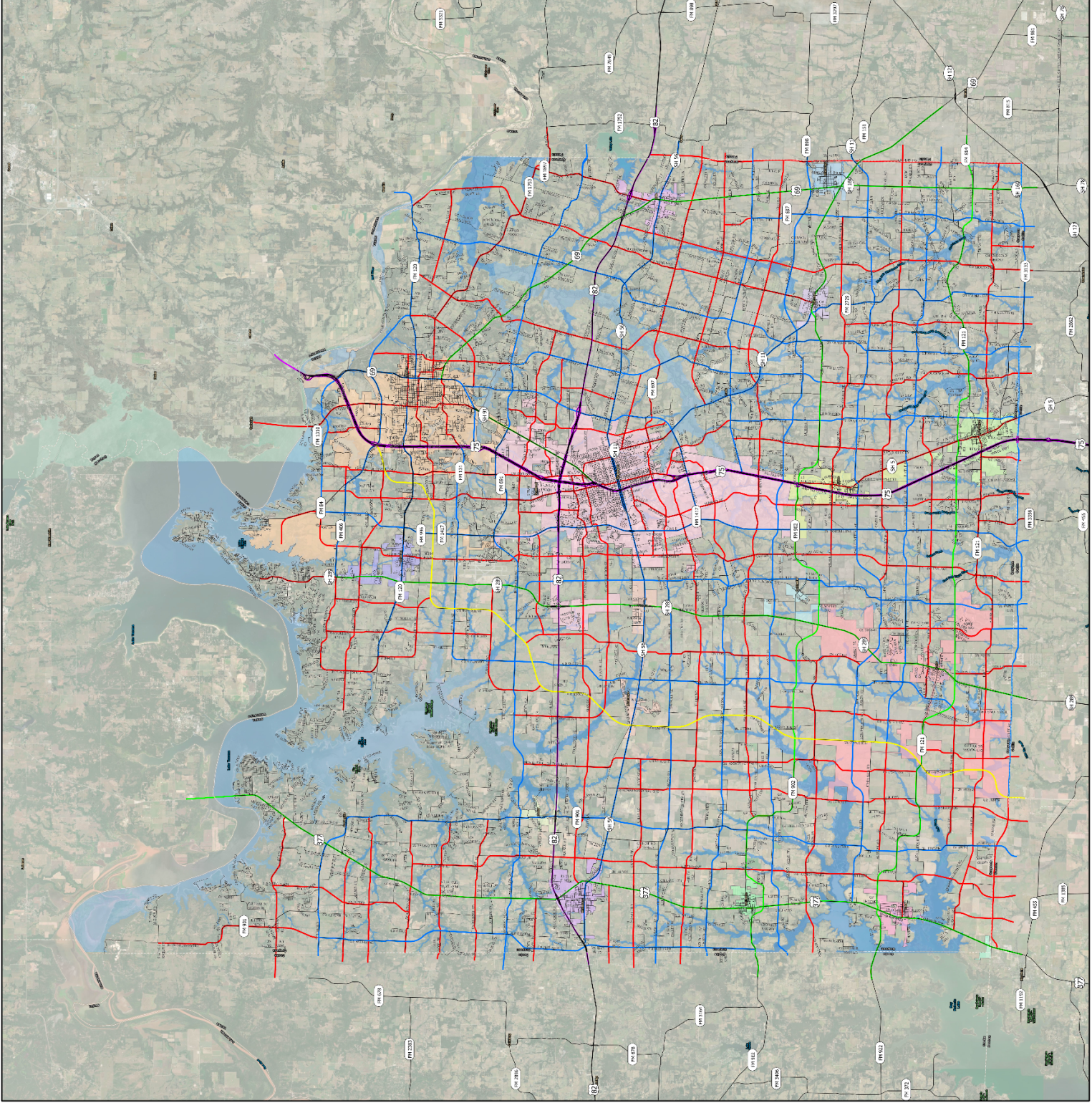
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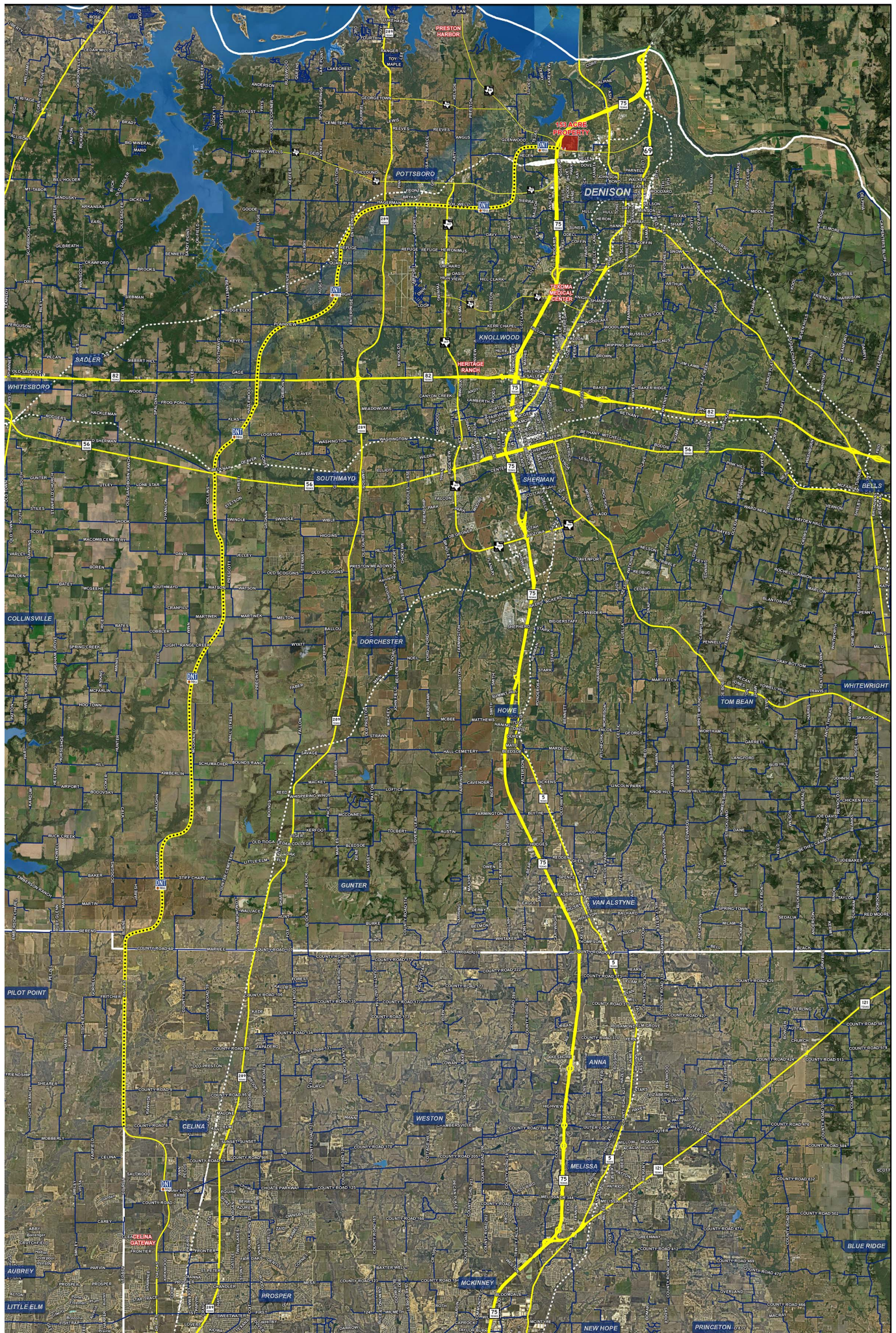


**HUITT
HZ ZOLLARS**

GRAYSON COUNTY MPO
METROPOLITAN PLANNING ORGANIZATION
INTERMODAL URBAN TRANSPORTATION PLANNING

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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:
 - 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.

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.

The Meara Company	#306791	jim@meara.net	214-692-7066
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James F. Meara Jr.	#306791	jim@meara.net	214-808-5958
Designated Broker of Firm	License No.	Email	Phone
*****	*****	*****	*****
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert L. Meara	#825430	robert@meara.net	214-478-2729
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date