
PrestonBend

REAL ESTATE

FOR LEASE

101 US Hwy 75, Denison, Texas



OVERVIEW

Total Building Size: 6,289 SF

Price Per SF: \$19/NNN

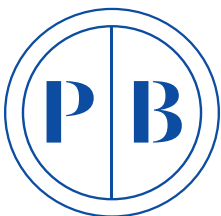
Flexible Office Layout

Hwy 75 Frontage

Ample Parking

PROPERTY DETAILS

Prime office suite for lease in Denison, TX, offering excellent visibility and high traffic along U.S. Highway 75. Featuring a second-gen medical layout with exam rooms, offices, reception, break-room, and plenty of parking, this property is ideal for medical, legal, or professional services. Located minutes from Texoma Medical Center, North Texas Regional Airport, and multiple development projects along the US 75 corridor.



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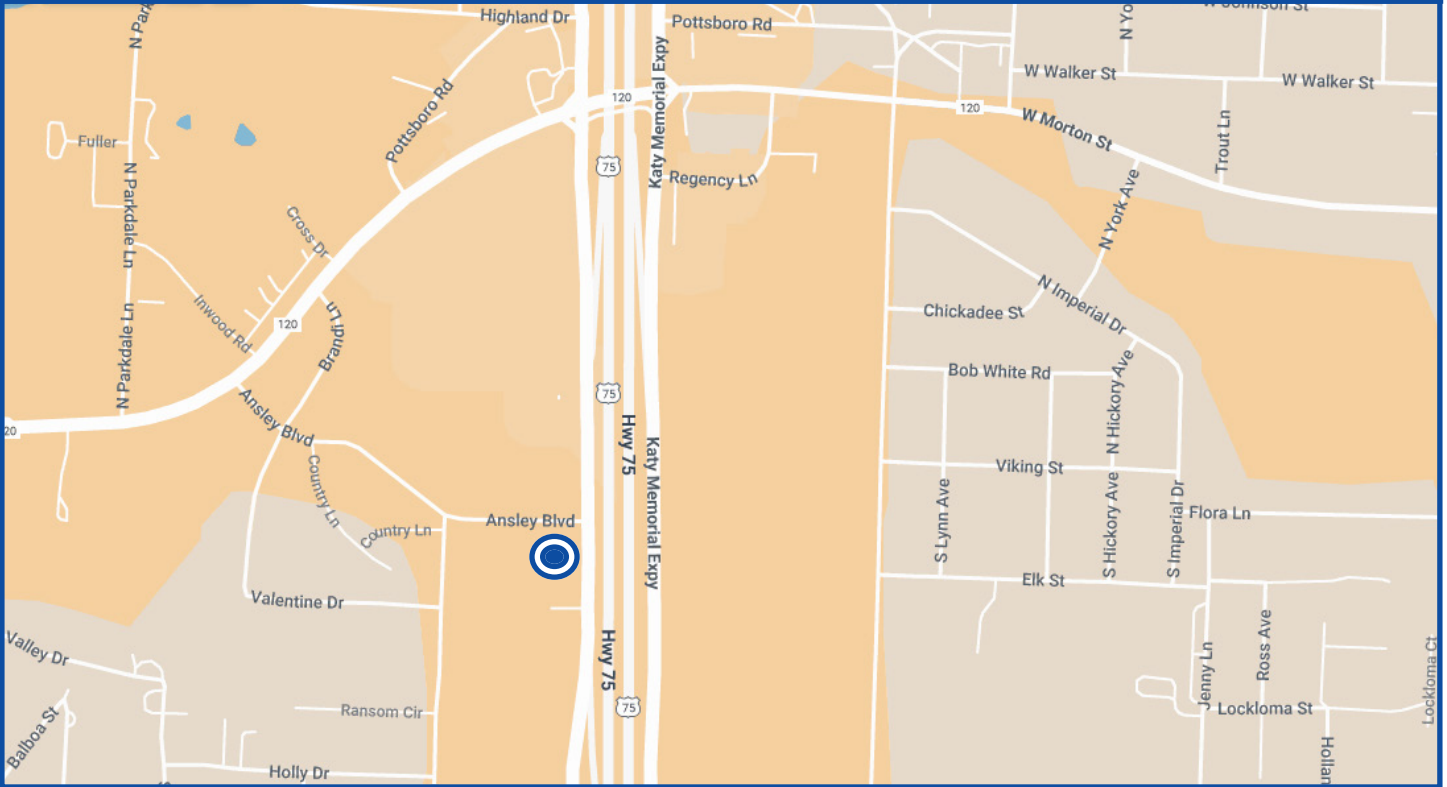
Randy Jay
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SITE AERIAL

101 US Hwy 75, Denison, Texas



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LOCATION OVERVIEW

Denison, Texas



Denison is booming - a community blending historic charm with strategic growth. Downtown revitalization projects are transforming Main Street and Heritage Park, drawing new retail, dining, and visitor activity. The city's Main Street program earned the 2025 Great American Main Street Award for excellence in preservation-driven revitalization. At the same time, Denison's industrial corridor is expanding with major manufacturing and warehouse projects under construction, signaling rising jobs and investment. Ambitious master-planned developments like Preston Harbor promise thousands of homes, resorts, and hospitality amenities, positioning Denison as a Lake Texoma destination. The Denison Development Alliance is actively marketing the city's competitive advantages to technology and industry investors, accelerating economic opportunity.



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