
PrestonBend

REAL ESTATE

FOR LEASE

Polaris Business Park, 4601 Texoma Parkway, Denison TX 75020



OVERVIEW

- Phase One: Buildings 100-400 Available 2nd Qtr 2026
- Multiple Suite Sizes Available:
1,500 - 5,981 SF
- Lot Size: 4.02 AC
- New Construction
- Zoning: LI - Light Industrial
- Lease Rate: Please Inquire

PROPERTY DETAILS

Now pre-leasing at 4601 Texoma Parkway - a new multi-building business park strategically positioned on one of the primary corridors between Sherman and Denison, with quick access to US-75. Phase I offers 20,994 SF total, with flexible suite sizes from 1,500-4,516 SF (Buildings 100/300) and 1,500-5,981 SF (Buildings 200/400). Secure your space early in this high-visibility, high-growth location. Call Broker today for more details!



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- Flexible suite configurations
- Wide range of customization options
- 24/7 security and on-site support
- Ample parking
- Quick access to major highways
- Visit the [Polaris Business Park website](#)



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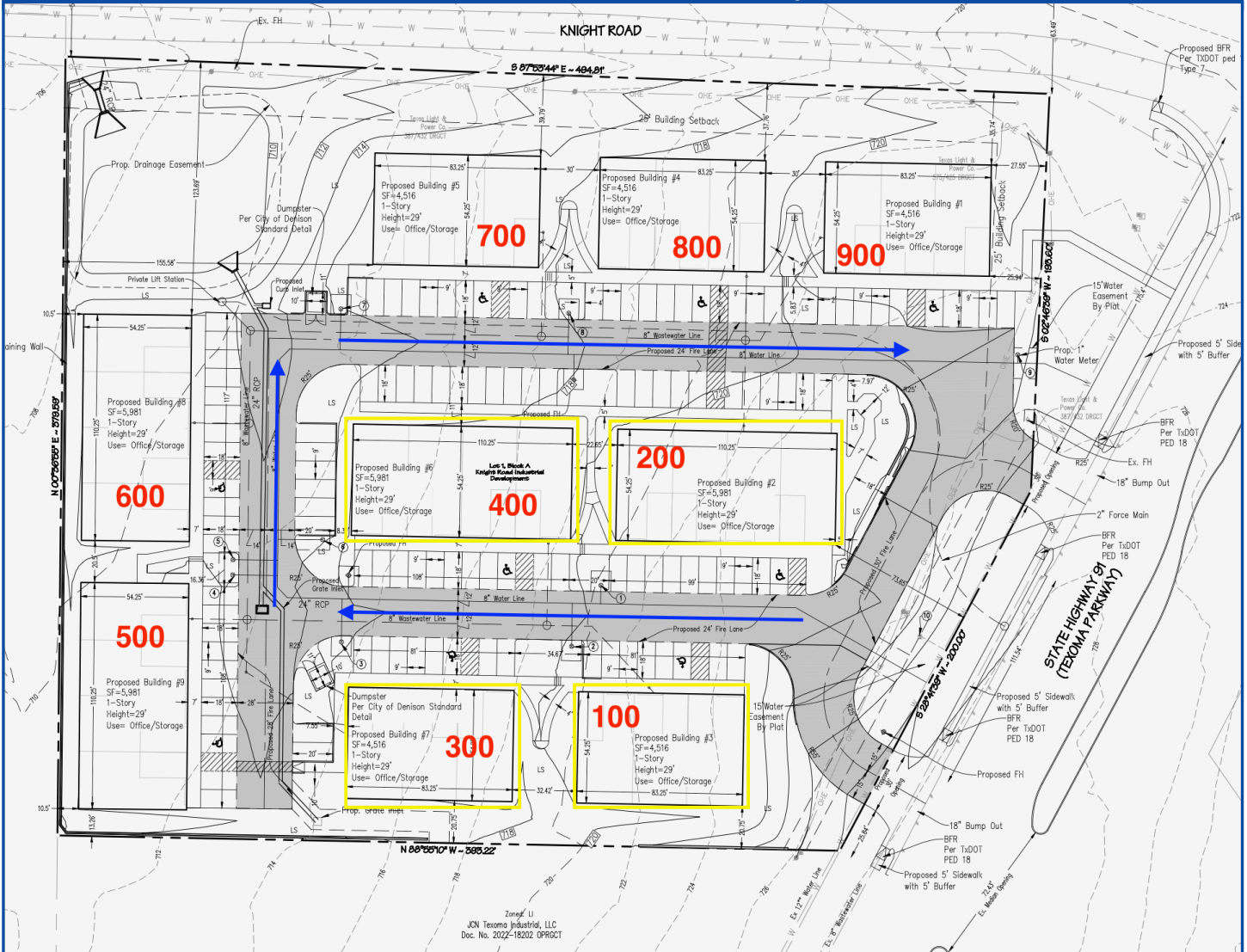
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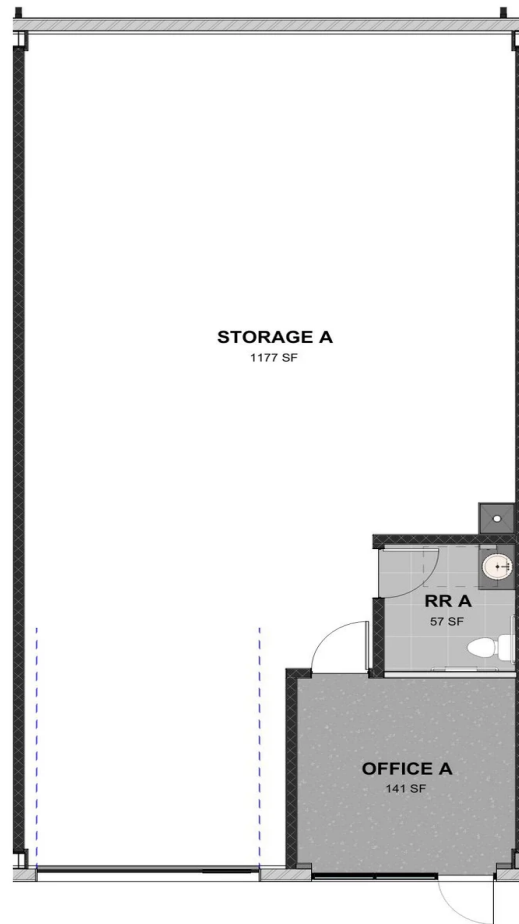
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PROPERTY DETAILS - BUILDING 100 FLOOR PLAN
Polaris Business Park, 4601 Texoma Parkway, Denison TX 75020



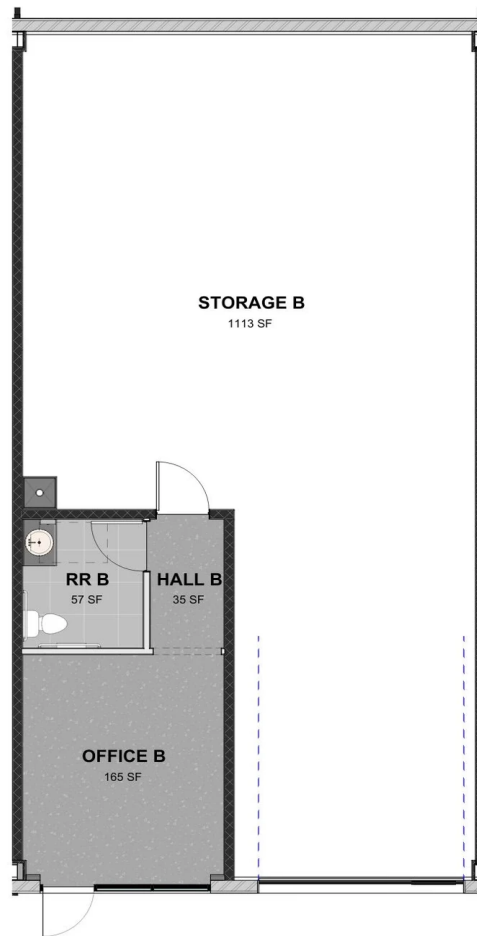
① FLOOR PLAN - LEASE - OFFICE TYPE A



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PROPERTY DETAILS - BUILDING 300 FLOOR PLAN
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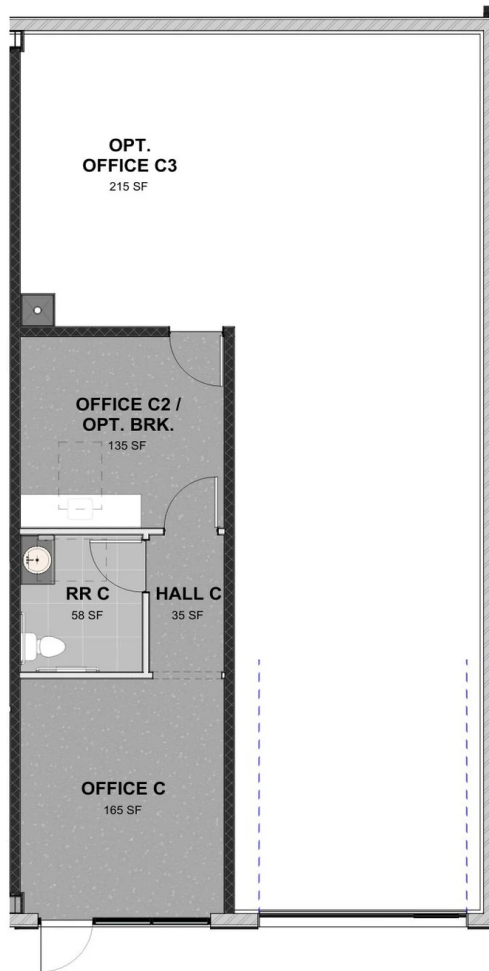
2 FLOOR PLAN - LEASE - OFFICE TYPE B



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PROPERTY DETAILS - BUILDING 200 FLOOR PLAN
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3 FLOOR PLAN - LEASE - OFFICE TYPE C



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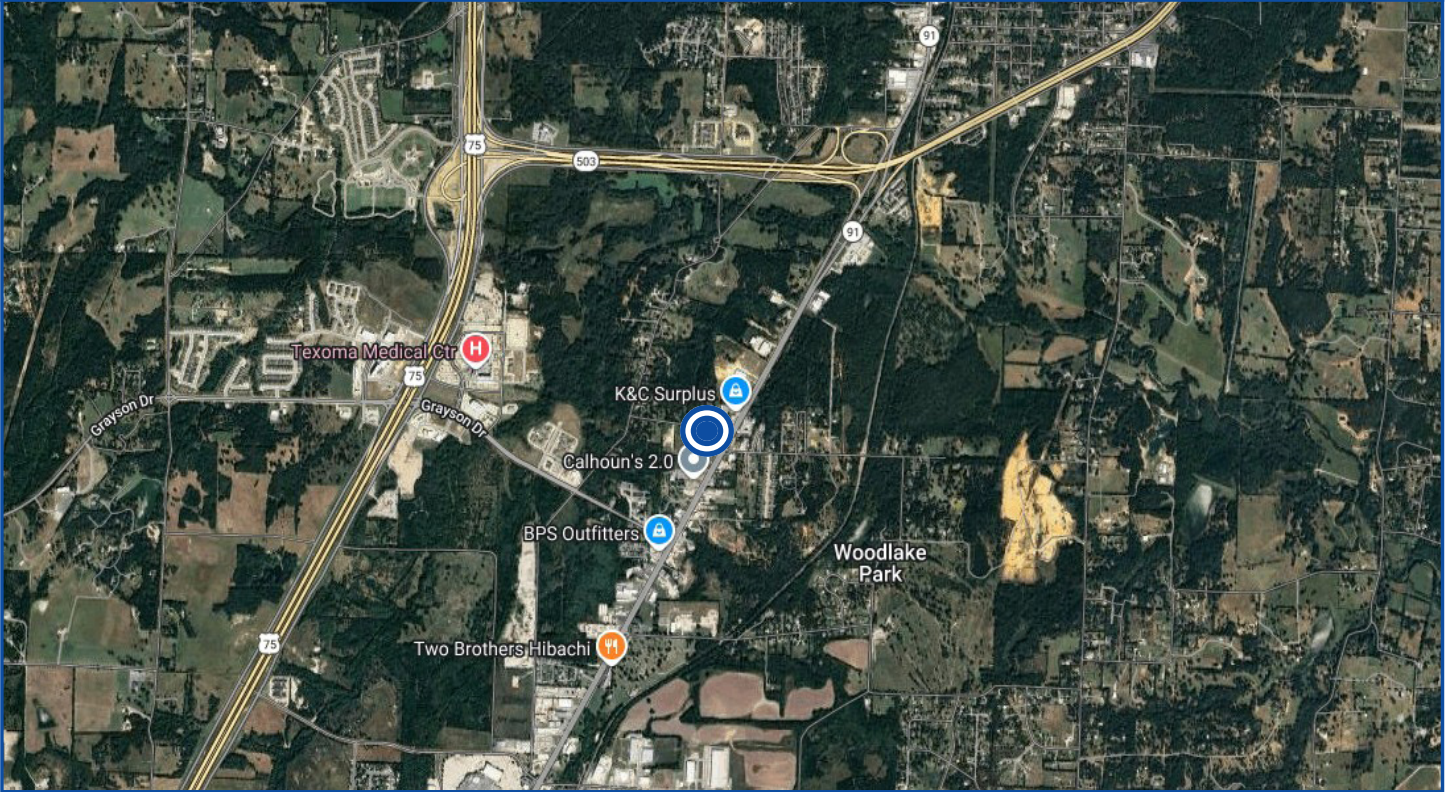
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PROPERTY DETAILS

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LOCATION DETAILS

Denison, Texas 75020



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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