

**± 19.3 ACRES
FOR SALE**

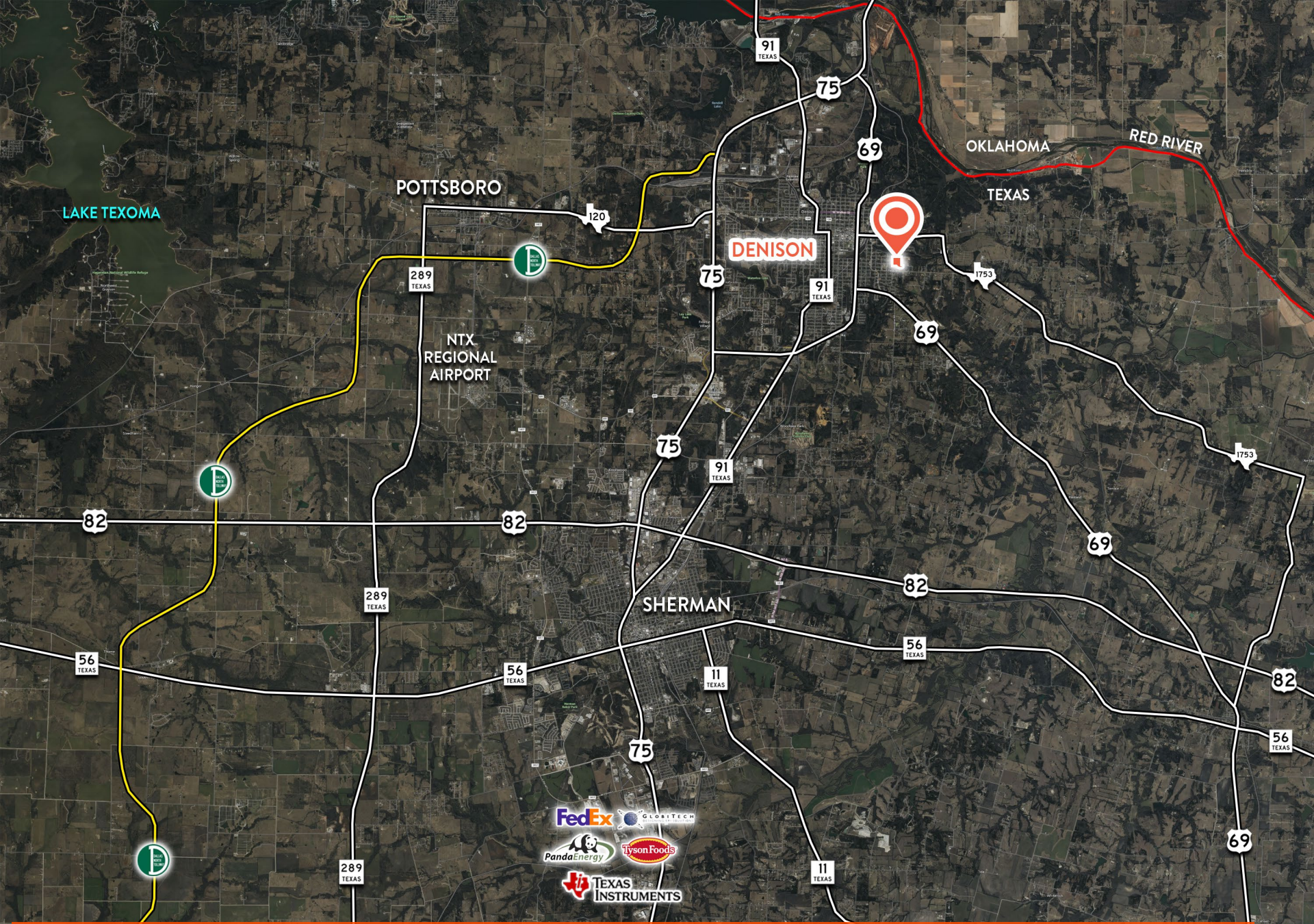
**ZONED: MOBILE HOME (MH)
SHEPHERD STREET & 9TH AVENUE
DENISON CITY LIMITS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS**

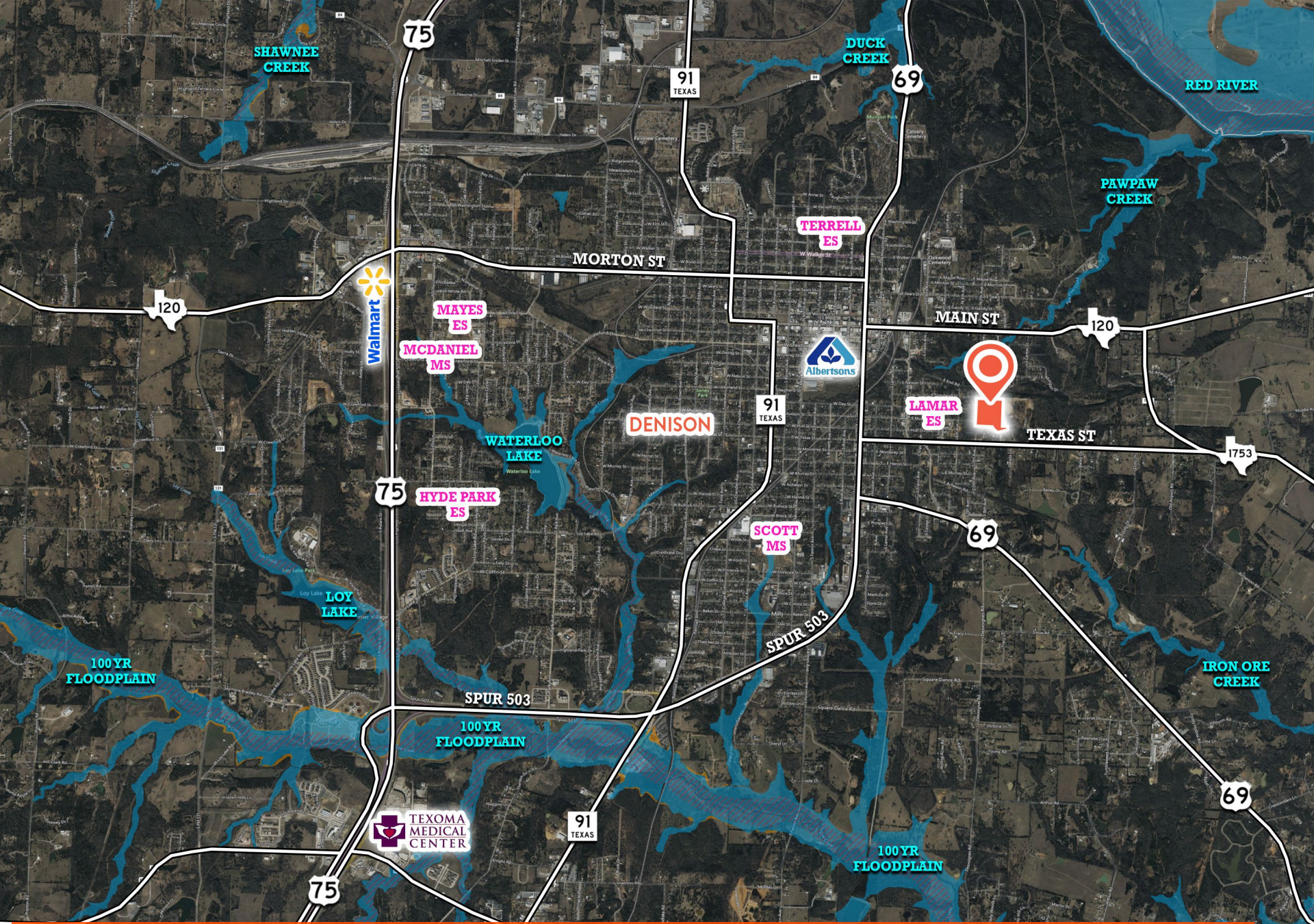
NORTH

SHEPHERD ST

SUBJECT

9TH AVE





(3) Property Information

Entitled Mobile Home Development Site

LOCATION

- DENISON CITY LIMITS
- GRAYSON COUNTY, TX
- PROPERTY IDs: 146539, 146540, 146614
- [GOOGLE MAPS PIN LOCATION](#)

PROPERTY BREAKDOWN

- **PROPERTY SIZE:** ± 19.3 ACRES
- **2022 Boundary Survey:** See PG 5
- *Comprised of three parcels*
- **ASKING PRICE:** Contact Broker

PROPERTY INFORMATION

- **CURRENT ZONING:** Mobile Home (MH)
- **SITE & CONCEPTUAL PLANS:** Available Upon Request
- **REPORTS & STUDIES:** Available Upon Request
- **FRONTAGE, E SHEPHERD ST:** ± 835 FT
- **SCHOOL DISTRICT:** Denison ISD
- **CCN:** City of Denison
- **UTILITIES:** Water & Sewer – Exhibits Upon Request

APPROXIMATE DISTANCE FROM



± 0.5 MILES



± 4.5 MILES

DENISON
HIGH SCHOOL

± 5.0 MILES



YOUNGER PARTNERS DALLAS

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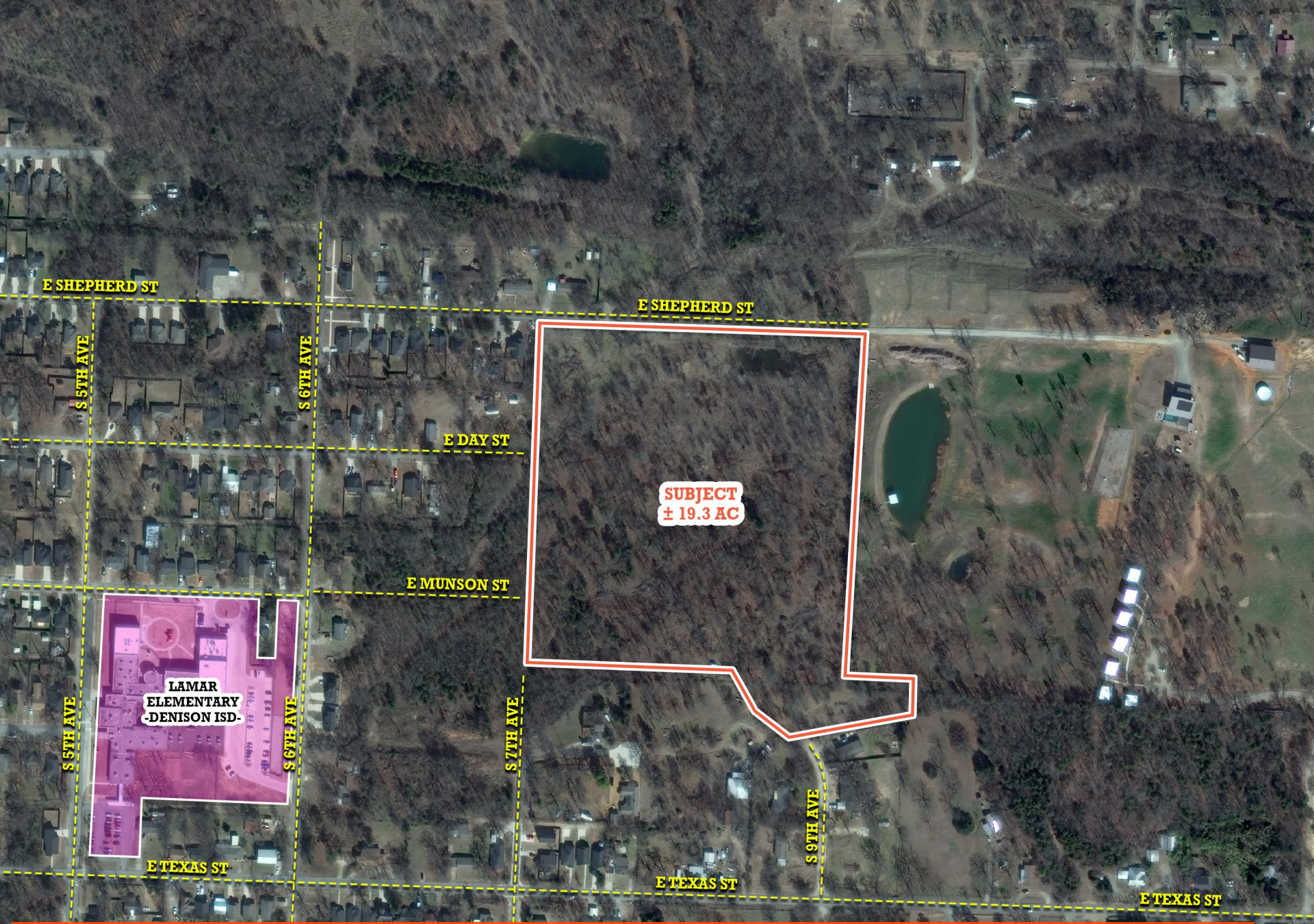
YOUNGER PARTNERS DALLAS

ETHAN PECK

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DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	7 MILE
2025 Total Estimated Population	4,175	21,543	32,005	39,968
2025 Total Estimated Households	1,572	8,406	12,594	15,807
2025 Average Household Income	\$70,792	\$82,256	\$88,551	\$90,163



STATE OF TEXAS
REGISTERED
KATE A. WAGNER
6578
PROFESSIONAL
LAND SURVEYOR

D:\4.78-and-13.29-Acres-Ramon-Rubio-Survey\Civil 3D\Shepherd Street.dwg 4/14/2022 3:11 PM



WEST

EISENHOWER PKWY

LAMAR
ELEMENTARY

SHEPHERD ST

SUBJECT

REGIONAL GROWTH & INVESTMENT DRIVERS

GRAYSON COUNTY, TEXAS

NOTABLE AREA DEVELOPMENTS

- **Preston Harbor** – 3,100-acre, \$6B mixed-use lakefront development
- **Downtown Denison (D3 Project)** – Streetscape + retail + public space overhaul
- **North Point Centre** – 189-acre commercial hub at US-75
- **Highway 75 Retail Expansion** – Ongoing retail & QSR growth

ECONOMIC DRIVERS

Texas Instruments (Sherman)

- \$30B–\$40B semiconductor campus with 3,000+ jobs projected

Regional Housing Growth

- Rapid subdivision expansion in Sherman & spillover demand into Denison

Lake Texoma (~ 89K acres in size) – “Playground of the South”

- Located roughly 5 miles north of Denison & one of the U.S. largest reservoirs
- Brings ~ 6 million visitors annually – “Striper Capital of the World”
- Dozens of marinas, resorts, and regular events draws national tourism as it’s a multi-seasonal destination hub.

WHY DENISON?

- Proximity to major employment centers and has a lower land basis vs. Sherman
- Strong infrastructure investment (water, sewer, roads)
- Strategically positioned for residential and manufactured housing growth

KEY EMPLOYMENT CENTERS



PRESTON HARBOR



D3 PROJECT



LAKE TEXOMA



“Denison is being transformed by a \$6B+ lakefront master-planned community (Preston Harbor), a major mixed-use commercial gateway (North Pointe Centre), and a revitalizing downtown district (D3)—creating a fully integrated live-work-play ecosystem.”



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Younger Partners Dallas, LLC

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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