
PrestonBend

REAL ESTATE

FOR LEASE

3101 Woodlawn Blvd., Denison, Texas



OVERVIEW

- Total Building Size: ±74,362 SF
- Lot Size: 5.93 AC
- Lease Rate: \$3.00/SF + NNN
- Year Built: 1970
- NEW 60mil TPO Roof
- Fully Sprinkled
- Heavy Parking: 6.3/1,000 SF

PROPERTY DETAILS

Rare opportunity in Denison! This 74,362 SF facility - formerly a call center - is now operating as wholesale/warehouse space with heavy power, dropped ceilings, and a brand-new roof installed in 2023. The property boasts expansive parking and a central location with quick access to Hwy 75 via Spur 503. Perfect for retail, office, or commercial users ready to grow in the booming Texoma market. Contact the broker today!



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Randy Jay,
Principal Broker
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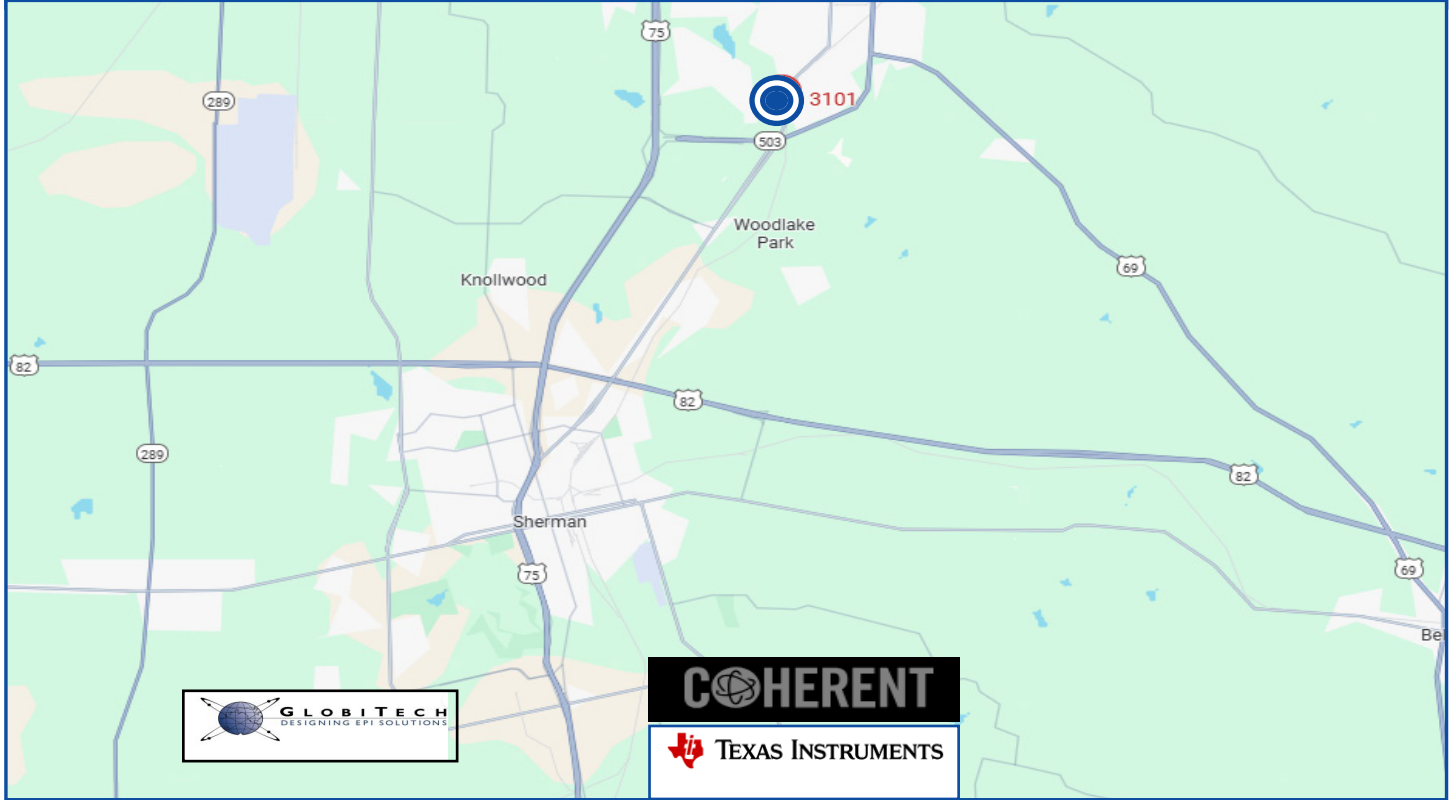
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SITE AERIAL

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LOCATION INFORMATION

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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