



THE VILLAGE IN DENISON DENISON, TX 75020

CHRIS YOUNG
214.416.8216
cyoung@rangerealtyadvisors.com

DANIEL BATEY
214.416.8217
dbatey@rangerealtyadvisors.com

PROPERTY OVERVIEW



LOCATION

715 W Sears St.
Denison, TX 75020



ACREAGE

Gross: ± 2.94
Net: ± 2.94



ZONING

MF-2 (71 Units/AC) (±200 Units)
*Located in Denison TIRZ #3



PROPOSED USE

Multifamily



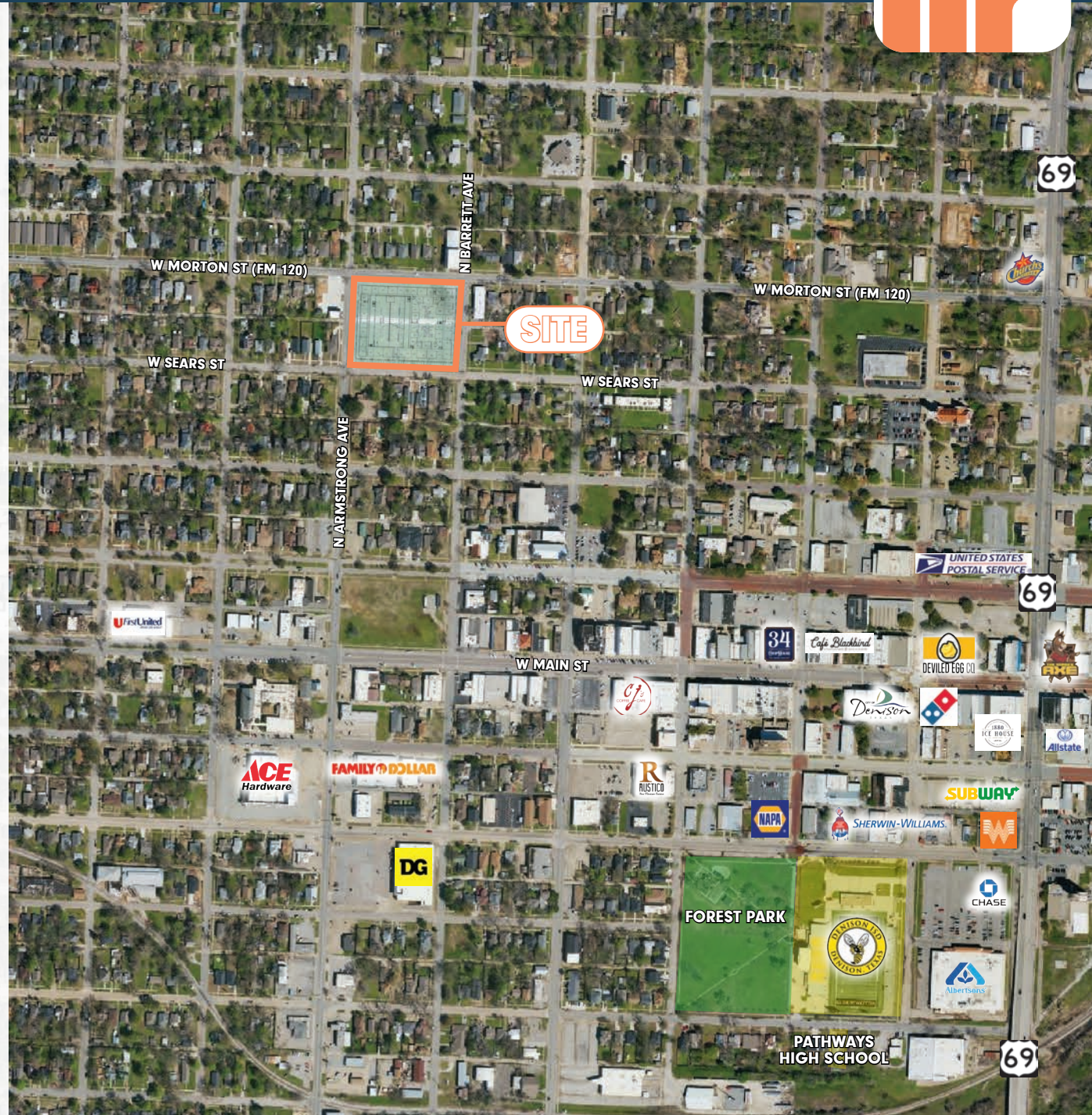
UTILITIES

Water: To Site
Sewer: To Site



ISD

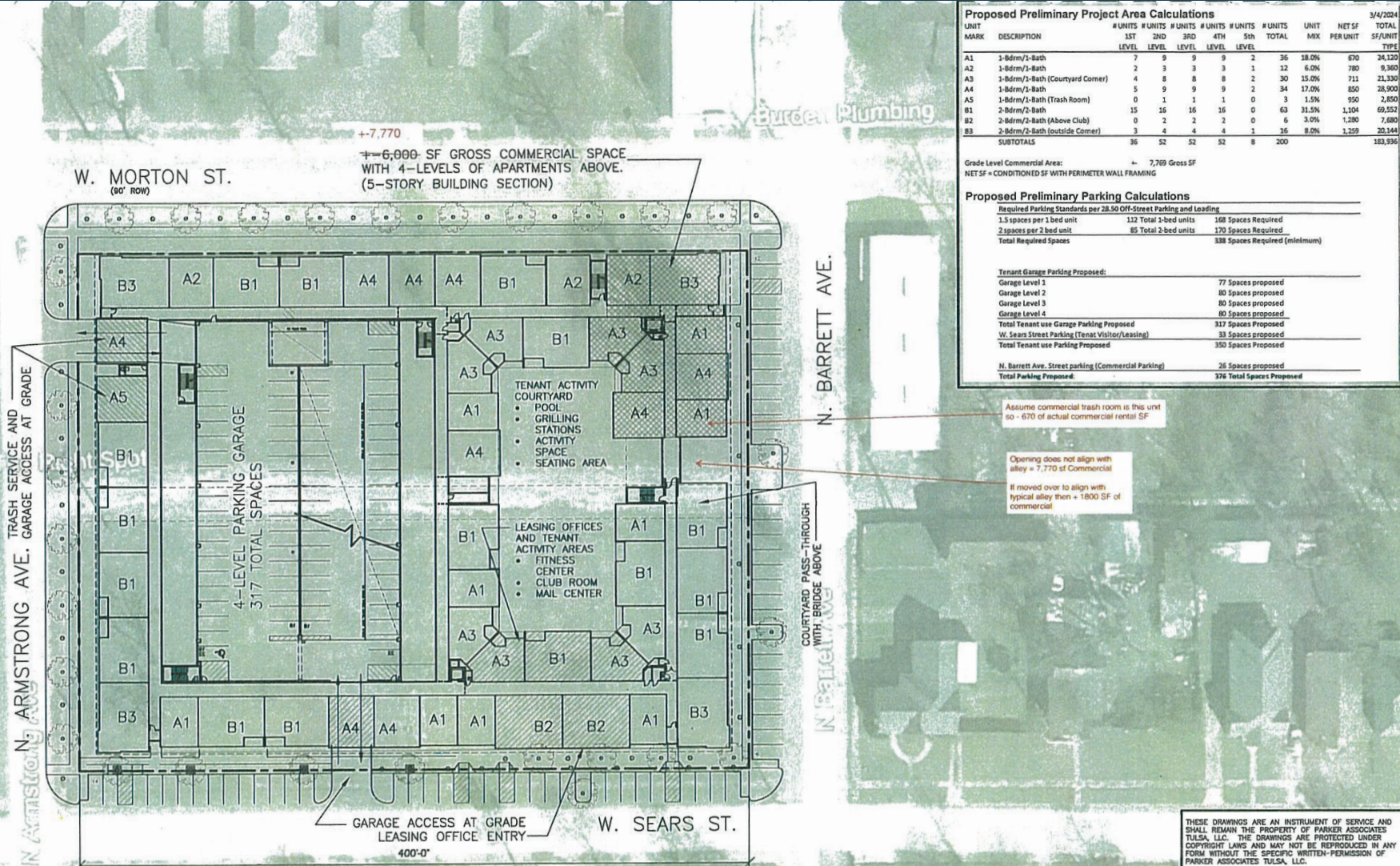
Denison ISD



Disclaimer: Range Realty Advisors, LLC makes no guarantee, warranty or representation regarding any information contained in this marketing flyer. All prospective buyers are solely responsible for conducting any and all due diligence to determine the feasibility for your intended use. The content within this marketing flyer is for speculative marketing purposes only.



SITE PLAN



1 PRELIMINARY SITE CONTEXT PLAN
1" = 30'-0"

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF PARKER ASSOCIATES, TULSA, LLC. THE DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT THE SPECIFIC WRITTEN PERMISSION OF PARKER ASSOCIATES, TULSA, LLC.

The Village in Denison



Parker Associates
200 E. 4th St., Suite 200
Tulsa, Oklahoma 74103
(918) 742-2400

BRINK E. HART - ARCHITECT OF RECORD
TEXAS LICENSE # 32929

NOT FOR

PRELIMINARY

IN NATURE AND IS
NOT A FINAL, SIGNED AND
SEALED DOCUMENT.

CONSTRUCTION

JOB NUMBER: 222012
DRAWN BY: BH
DATE: 03-04-24

SHEET NUMBER: S1 OF 1



SITE



THE ROSEMARY
± 168 UNITS

PROPOSED MIXED-USE DEVELOPMENT

GRAYSON PLACE ASSISTED LIVING

WATERLOO TRAILS
± 227 MF UNITS
± 26 TH UNITS
± 28 LOTS
± 35K - 40K SF RETAIL

HOLLEY DEVELOPMENT
± 200 LOTS

CREEKVIEW ADDITION
± 76 LOTS

HYDE PARK APARTMENTS
± 128 UNITS

KATY TRAILS VILLAGE
± 300 UNITS

IRON ORE BRANCH
± 168 LOTS

BEACON HILL CONTINUING CARE

THE COURTYARDS AT KATY TRAIL
± 155 UNITS

TEXOMA HEALTH FOUNDATION PARK



MARKET OVERVIEW



SUMMARY

DENISON, TEXAS, HOLDS A STRATEGICALLY ADVANTAGEOUS POSITION, NESTLED ON THE BORDER BETWEEN TEXAS AND OKLAHOMA. THIS LOCALE SERVES AS A BUSTLING NEXUS FOR REGIONAL TRANSPORTATION AND COMMERCE. MOREOVER, ITS PROXIMITY TO THE DALLAS-FORT WORTH (DFW) AREA ENHANCES ITS CONNECTIVITY AND ECONOMIC PROSPECTS. NOTABLY, DENISON HAS SEVERAL FORTHCOMING DEVELOPMENTS RECENTLY ANNOUNCED, PROMISING FURTHER GROWTH AND VIBRANCY TO THE COMMUNITY.

RECENTLY ANNOUNCED IS THE ARRIVAL OF A \$6 BILLION COMMUNITY FEATURING A MARGARITAVILLE RESORT, SET TO ENHANCE THE SHORES OF LAKE TEXOMA. ADDITIONALLY, DENISON BOASTS THE TEXOMA MEDICAL CENTER, A SIGNIFICANT EMPLOYER WITH APPROXIMATELY 4,000 INDIVIDUALS ON ITS WORKFORCE.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2024 POPULATION	8,399	27,183	34,190
2029 POPULATION	9,692	31,231	39,204
POP. GROWTH 2024-2029	3.1%	3.0%	2.9%
2024 TOTAL HOUSEHOLDS	3,307	10,790	13,605
MEDIAN HOUSEHOLD INCOME	\$50,037	\$54,329	\$58,518
2024 TOTAL BUSINESSES	495	1,081	1,564
2024 TOTAL EMPLOYMENT	2,972	9,200	12,964



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)



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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
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

IABS 1-0