



# \$35 BILLION IN TECHNOLOGY INVESTMENTS ARE COMING OUR WAY!

*We have a premier Industrial Park available for the suppliers who support these tech companies.*

## **A Strategic Location for Advanced Manufacturers**

To support the \$35 billion investments coming to our region, Denison offers prime land for Advanced Manufacturing, providing everything needed to quickly get up and running at a highly competitive cost.

Power, water, natural gas, fiber and market access combined with Denison's can-do attitude can have your business join some of the world's most successful companies that have already chosen to locate here.

### **THE #1 STATE IN THE NATION FOR BUSINESS:**

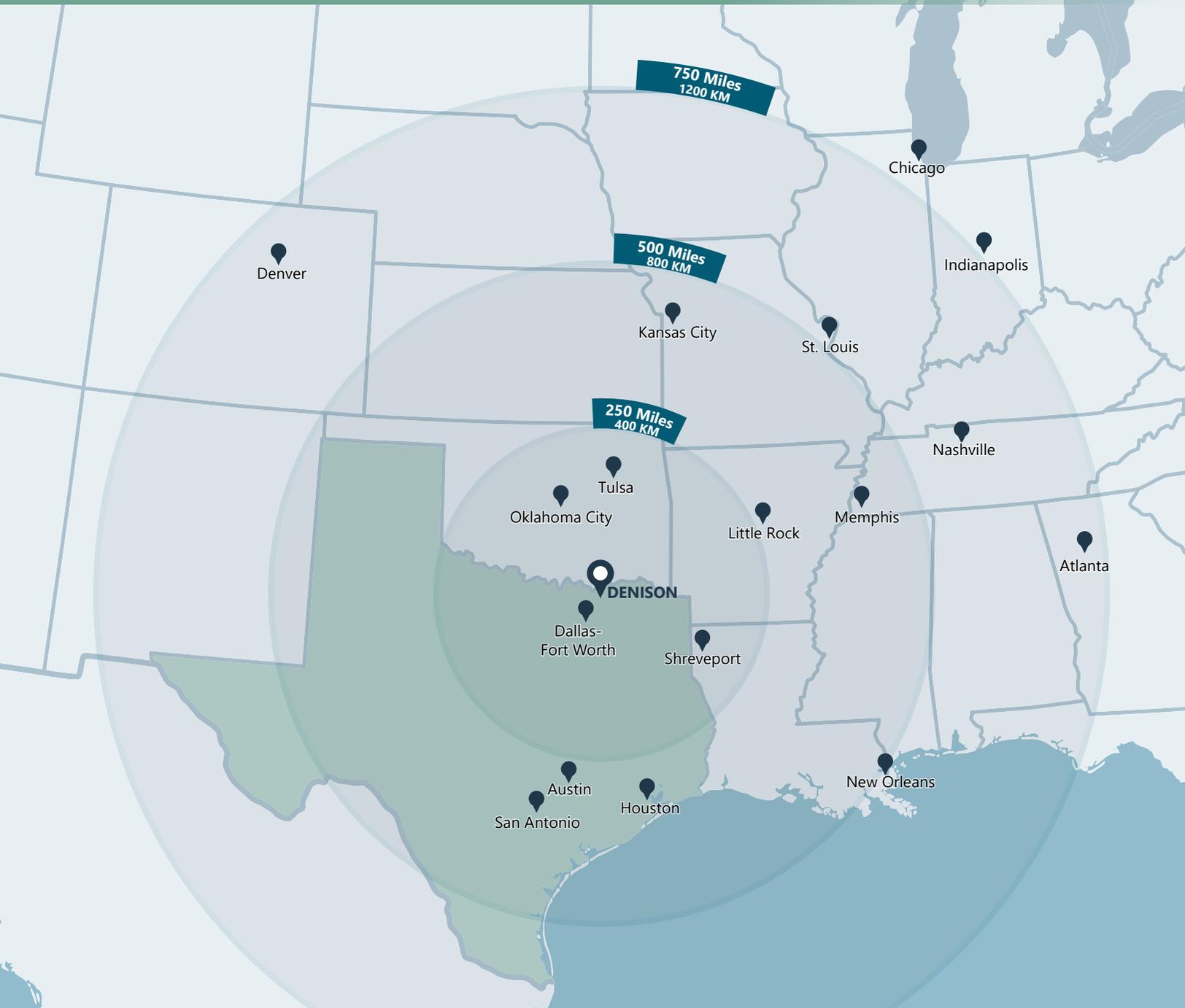
- ✓ State Enterprise Fund
- ✓ Texas Enterprise Zone
- ✓ Tax Abatements
- ✓ Freeport Exemption
- ✓ State Training Grants
- ✓ Reduced Land Costs

See Denison's  
Business  
Advantage



# NORTH TEXAS LOCATION

## DENISON, TEXAS



**81 MILES**  
Dallas, TX

**220 MILES**  
Shreveport, LA

**312 MILES**  
Houston, TX

**522 MILES**  
New Orleans, LA

**165 MILES**  
Oklahoma City, OK

**293 MILES**  
Austin, TX

**432 MILES**  
Memphis, TN

**555 MILES**  
St. Louis, MO

**183 MILES**  
Tulsa, OK

**299 MILES**  
Little Rock, AR

**433 MILES**  
Kansas City, MO

**643 MILES**  
Nashville, TN

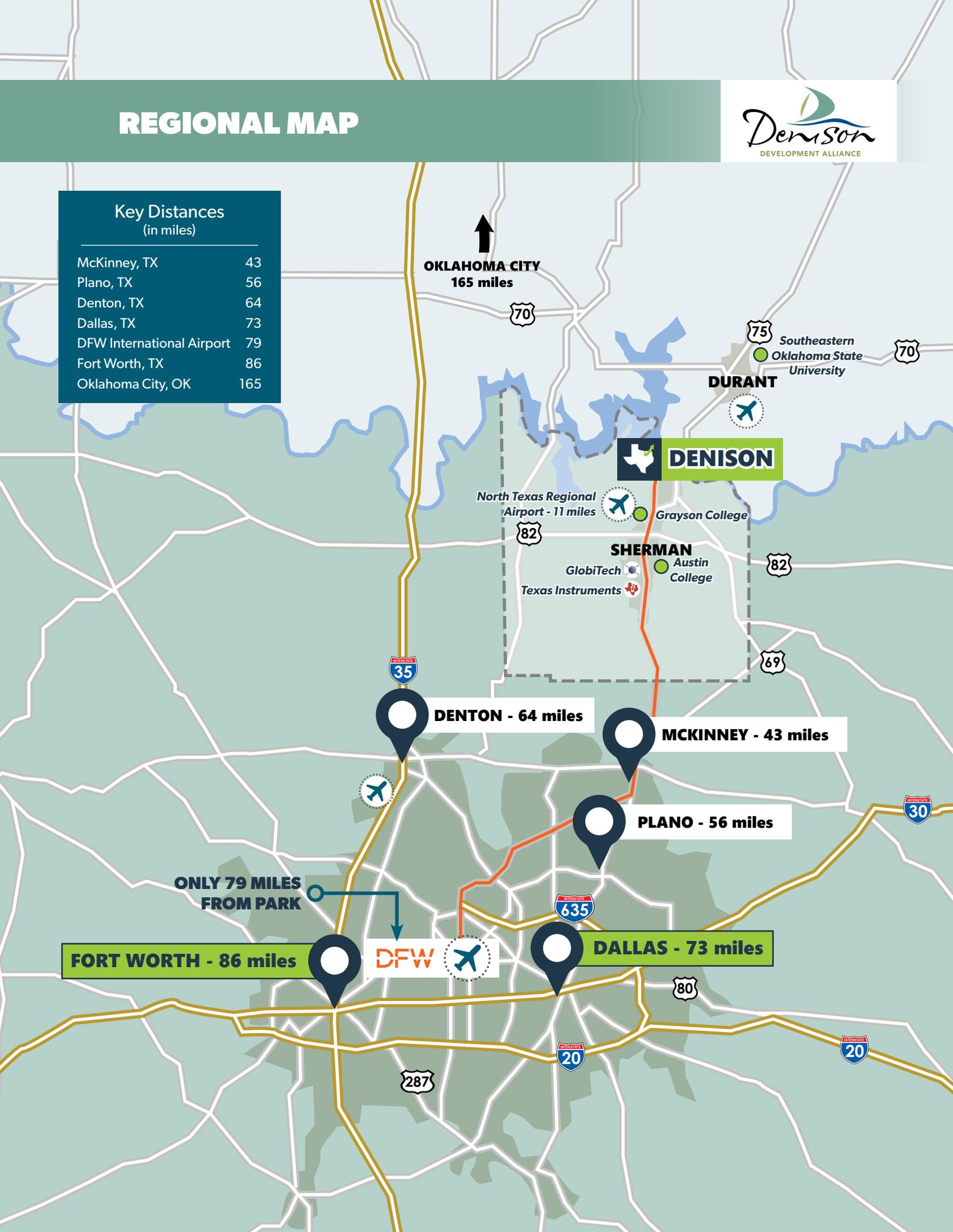


# REGIONAL MAP



## Key Distances (in miles)

McKinney, TX	43
Plano, TX	56
Denton, TX	64
Dallas, TX	73
DFW International Airport	79
Fort Worth, TX	86
Oklahoma City, OK	165



**OKLAHOMA CITY**  
165 miles

**DURANT**  
Southeastern  
Oklahoma State  
University

**DENISON**

North Texas Regional  
Airport - 11 miles

Grayson College

**SHERMAN**

GlobiTech  
Texas Instruments  
Austin College

**DENTON - 64 miles**

**MCKINNEY - 43 miles**

**PLANO - 56 miles**

**ONLY 79 MILES  
FROM PARK**

**FORT WORTH - 86 miles**

**DFW**

**DALLAS - 73 miles**

# DENISON'S ADVANCED MANUFACTURING PARK



## NORTH TEXAS LOGISTICS PARK

*Denison's industrial park offers over 160 acres of available property for multiple shell buildings and build-to-suit options ranging from 20,000–1,000,000 square feet, all within 15 minutes of the North Texas Regional Airport.*

### **Foreign Trade Zone (FTZ)**

FTZ eligibility can be obtained on an expedited basis.

### **Affordable Power Capacity**

Both parks are within Oncor's transmission line network, perfect for companies needing large amounts of dedicated power (5 Megawatts immediately available).

### **Robust Fiber Network**

Fiber providers include AT&T, Sparklight and Zayo.

### **Available Natural Gas**

Atmos Energy serves the region with competitively priced natural gas.

### **Abundant Water and Waste Water Capacity**

The City of Denison is fortunate to have Lake Texoma that provides abundant water resources to accommodate future industrial growth.

### **Convenient Freeway Access**

NTLP is on U.S. Hwy. 75, the busiest north-south trucking route in Texas.

### **Airport Access**

North Texas Regional Airport, approximately 15 minutes to the west, offers 9,000 ft. x 150 ft. lighted runways, a first-class Fixed-Base Operator and ILS, AWOS (VOR/DME & RNAV/ GPS) instrument landing.

### **Educational and Workforce Assets**

Three higher education institutions (Grayson College, Austin College & Southeastern Oklahoma State University) and an exemplary public school system provide workforce and professional training. Denison ISD and Grayson College have joined forces for a dual credit program that creates a pipeline for trained advanced manufacturing employees and electrical engineering technicians.



**North Texas Logistics  
Park**

Scan QR Code to  
View Online



# PROPERTY FEATURES

**Building Use/Zoning:** Light Industrial



**NORTH TEXAS  
LOGISTICS PARK**

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

## Land Size

±160 acres developable

## Location

One hour northeast from Dallas-Fort Worth Metroplex. Quick access to 15 major cities in North Texas. Less than 15 miles from 9,000 ft. runway at North Texas Regional Airport.



Only 79 miles from Dallas-Fort Worth International Airport.

## Highway Access

Immediate frontage access to US-75 and US-69 with quick access to east-west route at Highway 82.

## Water & Sewer Service

Water delivered via 10" line at 144 PSI.

21" Sewer line.

Supplied by City of Denison

## Red River Basin Water Rights

4,000 acre-feet of water per year.

Maximum rate of 4.51 cfs (2,030 gpm)

## Electrical Service

5 Megawatts immediately available.

Supplied by Oncor.

## Natural Gas Service

3" poly line with 35-pound operating pressure. Can be upgraded to 6" line.

Supplied by Atmos Energy.

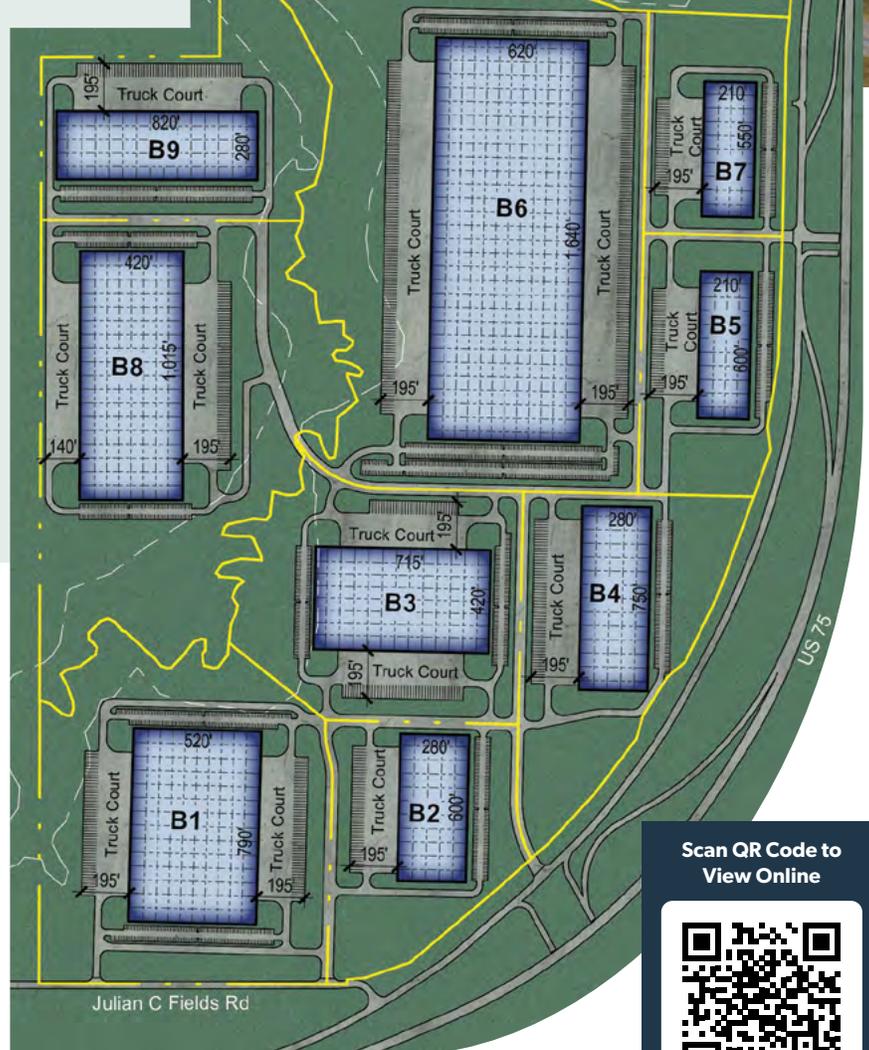
## Fiber Optics

Supplied by Sparklight, AT&T and Zayo.

## DUE DILIGENCE COMPLETED:

- ALTA Survey
- Archaeological/Historical Survey
- Geotechnical Assessment
- Phase II ESA
- Endangered Species

## Conceptual Plan

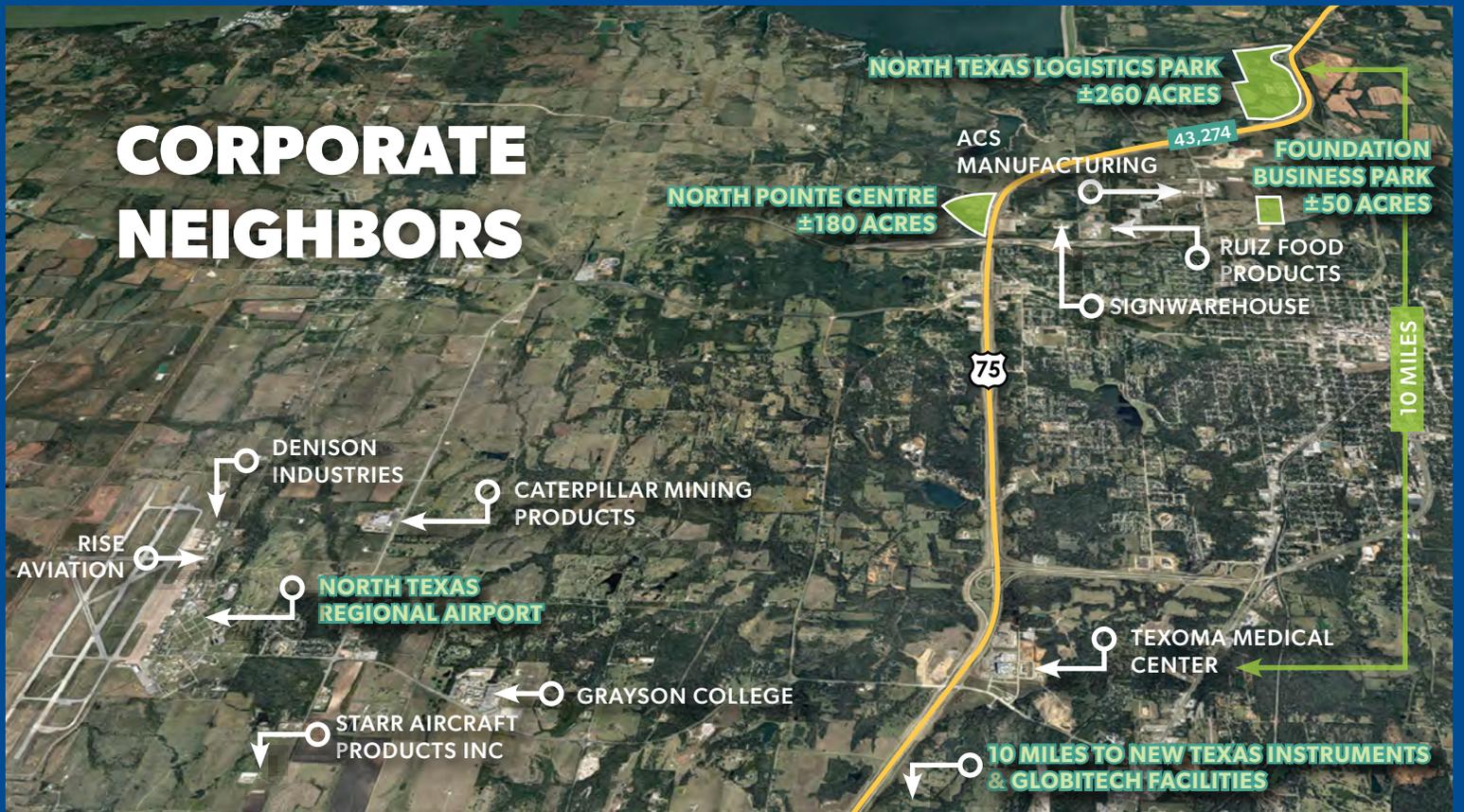


**NORTH TEXAS  
LOGISTICS PARK**

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# CORPORATE NEIGHBORS



## A Strategic Location for Advanced Manufacturers

In November 2021, Dallas-based **Texas Instruments** announced a **\$30 billion investment** to build as many as four new semiconductor wafer fabrication plants in neighboring Sherman; construction is already underway.

Shortly thereafter, **GlobiTech** announced a **\$5 billion silicon wafer plant expansion** in Sherman. Denison is ideally positioned to accommodate tech suppliers and tech development.

### MAJOR MANUFACTURING EMPLOYERS in Grayson County



See Denison's Business Advantage

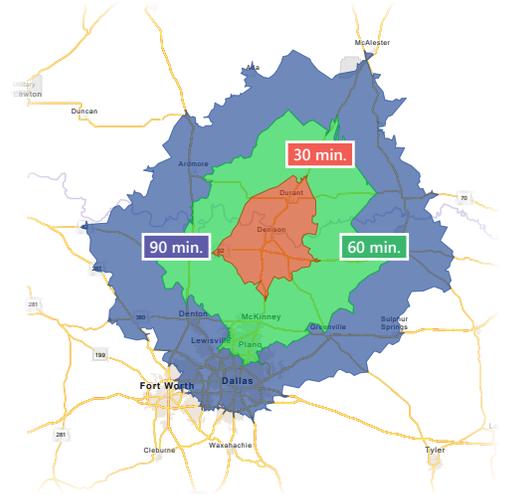


# LABOR HIGHLIGHTS



## Number of Employees per Industry<sup>1</sup>

NAICS INDUSTRY	30 MIN.	60 MIN.	90 MIN.	GRAYSON CO.
Manufacturing	8,815	74,578	290,510	8,506
Wholesale Trade	1,811	18,454	80,899	1,421
Transportation & Warehousing	3,811	32,976	206,825	3,458
<b>Subtotal</b>	<b>14,437</b>	<b>126,008</b>	<b>578,234</b>	<b>13,385</b>
Total	82,757	860,726	3,419,649	73,185



As of 2020, the region's population increased by 10.2% since 2010<sup>2</sup>, growing by 19,664.



**160k+**

Population within 30-minute drive time<sup>3</sup>



**82.5k+**

Labor Population within 30-minute drive time<sup>1</sup>



**\$66.5k**

Average Earnings per Worker in Grayson County<sup>3</sup>



**53,325**

Total Households in Grayson County (67.1% Owner-Occupied)<sup>3</sup>



**5,260**

Total Businesses in Grayson County<sup>4</sup>



**3.4%**

Unemployment Rate within Grayson County<sup>1</sup>

<sup>1</sup>Civilian Labor Force Profile, Esri Forecasts 2025. <sup>2</sup>Census.gov 2020 Population QuickFacts. <sup>3</sup>U.S. Census Bureau ACS 5-Year Estimates, 2023. <sup>4</sup>Esri Business Summary, 2025.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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