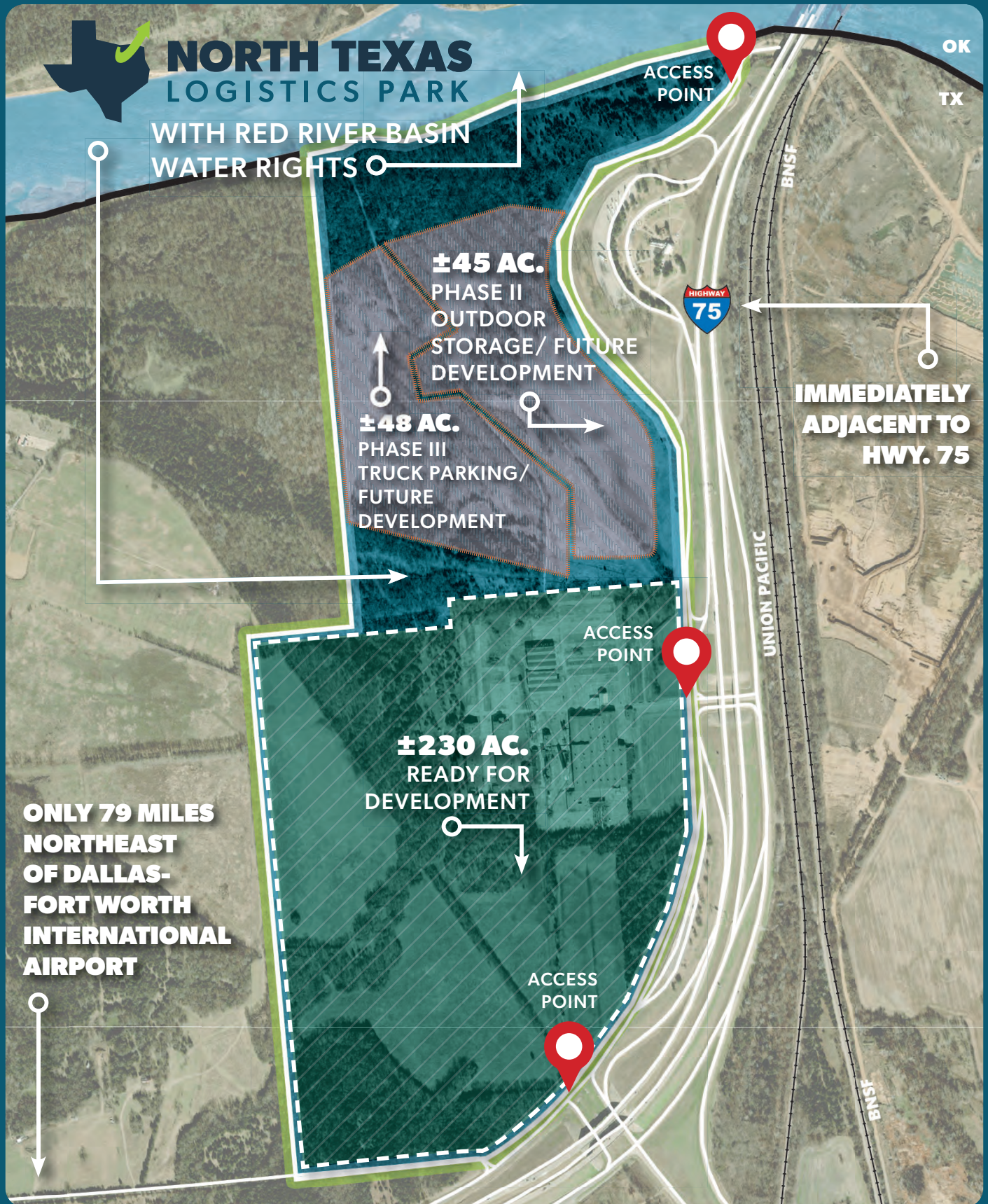


# 400-ACRE LOGISTICS & INDUSTRIAL SITE



A development of:



**LOCATED AT THE BUSIEST NORTH-SOUTH  
TRUCKING ROUTE IN TEXAS**  
LINKING HOUSTON SEAPORT TO MAJOR MIDWEST CITIES

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



# PROPERTY FEATURES

## Land Size

±400 acres - 230 developable

## Location

Situated along the Oklahoma border in Denison, 1 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

City of Denison: Water delivered via 14" line at 35 PSI. 21" Sewer line.

## Red River Basin Water Rights

4,000 acre-feet of water per year.  
Maximum rate of 4.51 cfs (2,030 gpm)

## Electrical Service

Supplied by Oncor: 3-Phase distribution

## Natural Gas Service

Supplied by Atmos Energy:  
3" poly line with 35-pound operating pressure which supports up to 60-pound pressure. Can be upgraded to 6" line.

## Fiber Optics

Supplied by Sparklight and AT&T

## Building Area:

1. ±140k SF	5. ±185k SF	9. ±85k SF
2. ±175k SF	6. ±210k SF	10. ±145k SF
3. ±45k SF	7. ±130k SF	11. ±120k SF
4. ±200k SF	8. ±150k SF	12. ±145k SF

## DUE DILIGENCE PROCESS STATUS:

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



Scan QR Code for  
More Information



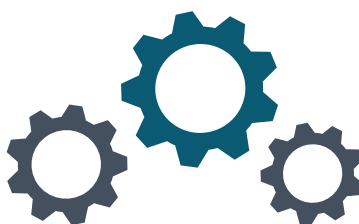
[ntxlogisticspark.com](http://ntxlogisticspark.com)

# LABOR HIGHLIGHTS



**256k+**

Population within 30-mi.  
radius of Denison (2022)



**245k+**

Labor Population within  
40-minute drive time (2022)



**\$54.8K**

Average Earnings per  
Job in 2020

As of 2020, the region's population increased by 10.2% since 2010<sup>1</sup>, growing by 19,664.

*ESRI Community Profile. <sup>1</sup>Census.gov 2020 Population QuickFacts*

## MAJOR MANUFACTURING EMPLOYERS in Grayson County



**CATERPILLAR**



**Progress Rail**  
A Caterpillar Company



### Number of Employees per Industry (January 2022)

NACIS INDUSTRY	30 MINUTES	60 MINUTES	90 MINUTES	GRAYSON COUNTY
Manufacturing	5,296	30,681	177,166	4,683
Wholesale Trade	3,305	26,744	126,450	2,049
Transportation & Warehousing	9,672	86,309	364,144	7,487
<b>Subtotal</b>	<b>18,273</b>	<b>143,734</b>	<b>667,860</b>	<b>14,219</b>
Total	67,432	535,964	2,434,666	49,449



**60,496**

Total Households in Grayson County  
(69% Owner-Occupied, 2022)<sup>2</sup>



**4,692**

Total Businesses in Grayson  
County (2022)<sup>2</sup>



**3.6%**

Unemployment Rate within  
Grayson County (2022)<sup>3</sup>

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

<sup>2</sup>ESRI Community Profile, Grayson County. <sup>3</sup>FRED Economic Data, August 2022. All registered trademarks are the property of their respective owners.

# 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





# CORPORATE NEIGHBORS



## NORTH TEXAS LOGISTICS PARK

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

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

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

#### Developer Investment Inquiries:

Tony Kaai, CECD, President, Denison Development Alliance  
(903) 821-8088  
tkaai@denisontx.org



311 W. Woodard St. Denison, TX 75020

A project by:



info@anterogroup.com | www.anterogroup.com



www.progressus-us.com

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.

North Texas Logistics Park | 5821 Highway 75/69 North in Denison, Texas | [www.ntlxlogisticspark.com](http://www.ntlxlogisticspark.com)