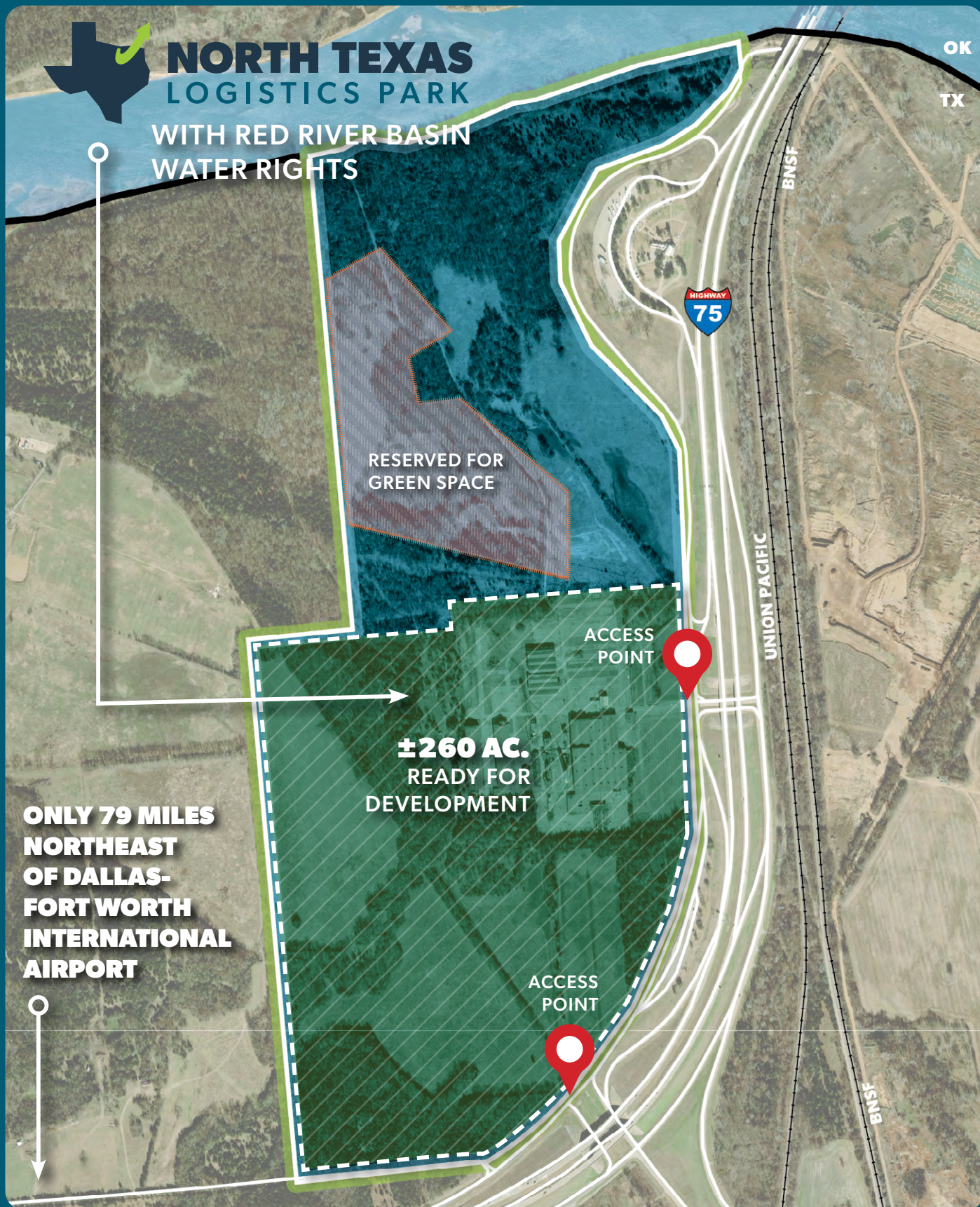


# 400-ACRE LOGISTICS & INDUSTRIAL SITE



A development of:

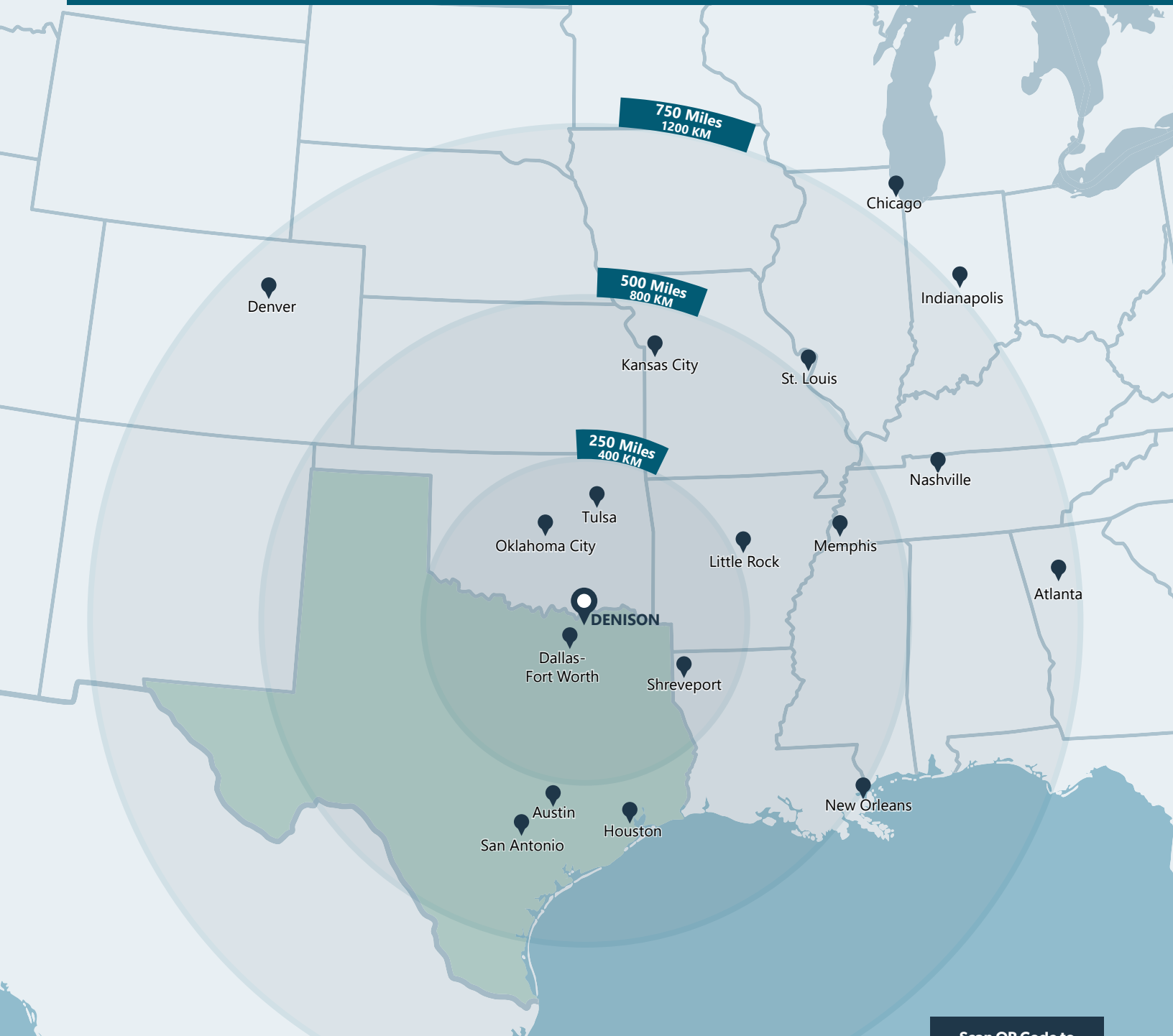


**LOCATED AT THE BUSIEST NORTH-SOUTH TRUCKING ROUTE IN TEXAS** RANKED #1 STATE IN THE NATION FOR BUSINESS  
LINKING HOUSTON SEAPORT TO MAJOR MIDWEST CITIES



# NORTH TEXAS LOGISTICS PARK LOCATION

## DENISON, TEXAS



### WITHIN AN 11-HOUR DRIVE TIME

<b>81 MILES</b> Dallas, TX	<b>293 MILES</b> Austin, TX	<b>433 MILES</b> Kansas City, MO
<b>165 MILES</b> Oklahoma City, OK	<b>299 MILES</b> Little Rock, AR	<b>522 MILES</b> New Orleans, LA
<b>183 MILES</b> Tulsa, OK	<b>312 MILES</b> Houston, TX	<b>555 MILES</b> St. Louis, MO
<b>220 MILES</b> Shreveport, LA	<b>432 MILES</b> Memphis, TN	<b>643 MILES</b> Nashville, TN

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



# 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



# PROPERTY FEATURES

**Building Use/Zoning:** Light Industrial



Only 79 Miles Northeast of Dallas-Fort Worth International Airport

## Land Size

±260 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 14" 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



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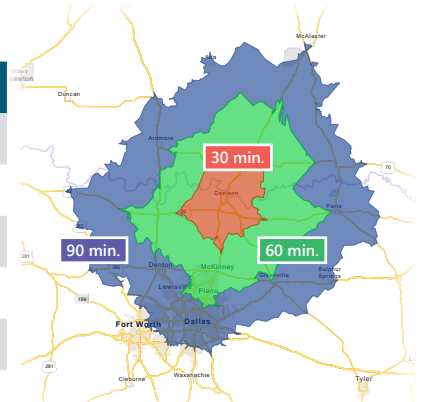


# LABOR HIGHLIGHTS



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

NAICS INDUSTRY	30 MIN.	60 MIN.	90 MIN.	GRAYSON CO.
Manufacturing	8,679	68,040	285,060	8,105
Wholesale Trade	1,465	16,625	81,371	1,381
Transportation & Warehousing	3,670	29,281	207,909	3,408
<b>Subtotal</b>	<b>13,814</b>	<b>113,946</b>	<b>574,340</b>	<b>12,894</b>
Total	78,201	754,516	3,317,682	68,717



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



**158k+**

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



**81.5k+**

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



**\$65.9k**

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



**52,084**

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



**5,021**

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



**3.5%**

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

## MAJOR MANUFACTURING EMPLOYERS in Grayson County



In November 2021, Dallas-based Texas Instruments announced \$30 billion investment to build as many as four new semiconductor fabrication plants in neighboring Sherman; construction is already underway. Shortly thereafter, GloBiTech announced a \$5 billion silicon wafer plant expansion in Sherman. The location of North Texas Logistics Park is ideally positioned to accommodate tech suppliers and tech development.

<sup>1</sup>Civilian Labor Force Profile, Esri Forecasts 2024. <sup>2</sup>Census.gov 2020 Population QuickFacts. <sup>3</sup>U.S. Census Bureau ACS 5-Year Estimates, 2022. <sup>4</sup>Esri Business Summary, 2024. All registered trademarks are the property of their respective owners.

# 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:

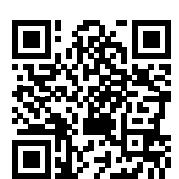
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