

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



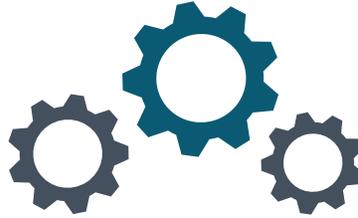
ntxlogisticspark.com

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 2010¹, growing by 19,664.

ESRI Community Profile. ¹Census.gov 2020 Population QuickFacts

MAJOR MANUFACTURING EMPLOYERS in Grayson County



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
Subtotal	18,273	143,734	667,860	14,219
Total	67,432	535,964	2,434,666	49,449



60,496

Total Households in Grayson County (69% Owner-Occupied, 2022)²



4,692

Total Businesses in Grayson County (2022)²



3.6%

Unemployment Rate within Grayson County (2022)³

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.

²ESRI Community Profile, Grayson County. ³FRED 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:

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A project by:



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GROUP

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North Texas Logistics Park | 5821 Highway 75/69 North in Denison, Texas | www.ntlxlogisticspark.com