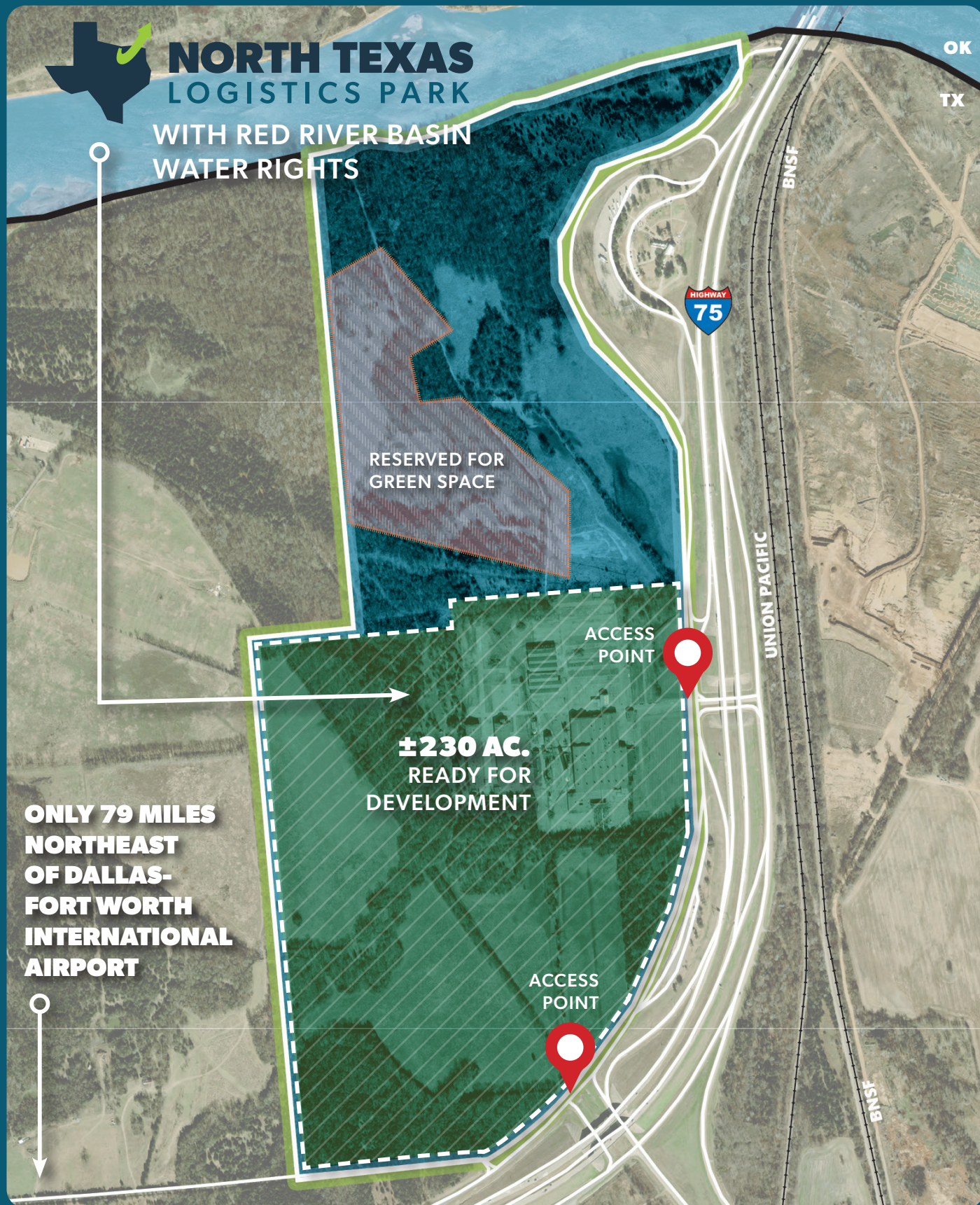


# 400-ACRE LOGISTICS & INDUSTRIAL SITE



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

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

## 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

6 Megawatts - Supplied by Oncor

## 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, AT&T, and ZAYO

## Conceptual Plan

### DUE DILIGENCE COMPLETED:

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



**NORTH TEXAS**  
LOGISTICS PARK



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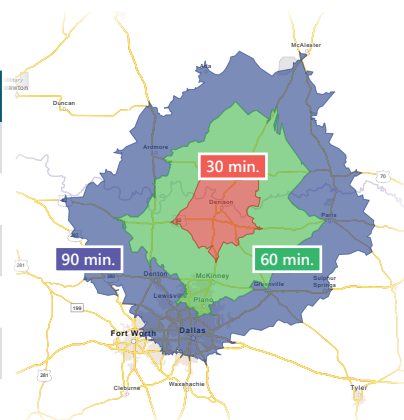


# LABOR HIGHLIGHTS



**Number of Employees per Industry (April 2023)<sup>2</sup>**

NAICS INDUSTRY	30 MIN.	60 MIN.	90 MIN.	GRAYSON CO.
Manufacturing	10,073	70,997	264,203	8,036
Wholesale Trade	1,886	20,963	89,439	1,535
Transportation & Warehousing	4,293	31,324	191,531	3,327
<b>Subtotal</b>	<b>16,252</b>	<b>123,284</b>	<b>545,173</b>	<b>12,898</b>
<b>Total</b>	<b>75,763</b>	<b>751,923</b>	<b>3,076,715</b>	<b>67,466</b>



**256k+**

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



**245k+**

Labor Population within  
45-minute drive time (2022)



**\$58.1K**

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*



**60,496**

Total Households in Grayson County  
(69% Owner-Occupied, 2022)<sup>3</sup>



**4,876**

Total Businesses in Grayson  
County (2022)<sup>3</sup>



**4.1%**

Unemployment Rate within  
Grayson County (2023)<sup>4</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 with construction 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>2</sup>Civilian Labor Force Profile, ESRI Forecasts 2022. <sup>3</sup>ESRI Community Profile, Grayson County. <sup>4</sup>FRED Economic Data, January 2023.  
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# 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



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North Texas Logistics Park | 5821 Highway 75/69 North in Denison, Texas

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