

CENTURY 21[®]

Judge Fite Company



114 N HOUSTON AVENUE

DENISON, TX 75021



\$1,200,000



19,200 sqft

DESCRIPTION

Positioned directly across from the fully restored Katy Depot, this iconic property represents a rare opportunity to acquire a cornerstone asset in the heart of Historic Downtown Denison. This two-story, 19,200 SF structure (plus 9600 sqft potential basement) offers expansive open spans and exceptional ceiling heights, creating a highly flexible canvas for adaptive reuse. The property is ideally suited for a variety of high-impact concepts including an event and entertainment venue, multi-tenant restaurant destination, boutique office environment, or residential loft conversion. A significant value-add component exists with the inclusion of a basement level, offering the potential to expand the building by an additional $\pm 9,000$ square feet. The asset also features a private parking lot with approximately 20 dedicated spaces—an increasingly rare amenity in downtown environments. Located within an Opportunity Zone and eligible for Historic Tax Credits, the property presents a compelling basis for a tax-advantaged redevelopment strategy. Ownership will also benefit from proximity to Denison's ongoing downtown revitalization initiatives, with potential access to local incentive programs. Surrounded by established destinations including Stafford House, 34 Chophouse, and Landon Winery, the property sits within walking distance of Denison's most active and growing hospitality corridor.

PROPERTY TYPE: Commercial - Retail
MLS STATUS: Active
MLS: 20709794
YEAR BUILT: 1900
COUNTY: Grayson
TRACT OR SUBDIVIION: opt Denison
LIST DATE: 09/07/2024

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800.451.8055

AREA:
SQUARE FEET: 19,200
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.48
LOT SIZE (SQFT): 20,778

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- DirectAccess
- OnSite
- OffStreet
- ParkingLot
- Private

LOT DESCRIPTION:

- HistoricDistrict

ROOF TYPE:

- Other

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- Curbs
 - Sidewalks
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LISTED BY: Josh Long 

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BROKERED BY: CAPROCK Real Estate Advisors LLC