

CENTURY 21[®]

Judge Fite Company



0000 TBD THERESA DR

DENISON, TX 75020



\$2,400,000



0 sqft

DESCRIPTION

155 construction-ready approved residential lots, with 25 acres of green space. 25 acres of highway frontage that has potential for commercial hard corner of spur 503 Eisenhower Pkwy & Texoma Pkwy in Denison. The property is the gateway to Downtown Denison & 2 miles from Texoma Regional Medical Center. 10 minutes from Eisenhower State Park on Lake Texoma, 20 minutes from Choctaw Casino & Resort-Durant, 15 minutes from newly approved 3,000 Acre PD Preston Harbor & Margaritaville Resort. Seller to provide buyer with: Engineering reports, Survey & Topo Survey, Civil Engineering Report including Phase 1, Waters of the United States Delineation Study, Zoning Approval, GeoTech Report, CLOMR filled with City of Denison, Annexation Approval City of Denison, OPC with Stand Engineering along with January 2024 Land & Project Appraisal.

PROPERTY TYPE: Commercial - Unimproved Land

MLS STATUS: ActiveUnderContract

MLS: 21104465

YEAR BUILT: 1900

COUNTY: Grayson

TRACT OR SUBDIVIION: None

LIST DATE: 11/05/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 95

LOT SIZE (SQFT): 4,138,200

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- BacksToGreenbeltPark
- Greenbelt
- ManyTrees

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Rich Patterson 

PHONE: 903.200.5550

BROKERED BY: RE/MAX Signature Properties

century21judgefite.com

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