

CENTURY 21[®]

Judge Fite Company



3281 S EISENHOWER PARKWAY

DENISON, TX 75020



\$1,150,000



1 acres

DESCRIPTION

Outstanding investment opportunity in the growing Denison market. This prime, heavily treed corner lot is ideally located just off Spur 503 with convenient highway access, offering excellent visibility and accessibility for a wide range of residential development strategies. The property is zoned residential, allowing investors the flexibility to pursue alternative concepts beyond the currently approved plan. The site comes with City-approved plans for a 27-unit townhome development, providing a true shovel-ready opportunity for builders or investors looking to fast-track construction while avoiding lengthy entitlement processes. For those with a different vision, the residential zoning allows the land to be reimagined for custom homes, smaller multifamily concepts, or other residential investment ideas, subject to city requirements. The mature trees and corner positioning add natural character and long-term value, enhancing curb appeal and marketability regardless of the development path chosen. Located in a high-growth corridor with strong demand for housing, this property offers both immediate development potential and long-term upside. A rare chance to acquire a well-located, flexible residential development site with approvals in place, ideal for investors seeking options, speed, and strong future returns.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21135371
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVISION: Hewitts Sub
LIST DATE: 01/06/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 2.97
LOT SIZE (SQFT): 129,286

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CornerLot
- Level
- ManyTrees
- CityLot

FENCING:

- None

UTILITIES

UTILITIES:

- CableAvailable
- ElectricityAvailable
- OverheadUtilities
- PhoneAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Michael Hershenberg 

PHONE: 817.657.2470

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Real Broker, LLC

COMMUNITY:

- Curbs

century21judgefite.com

each office is independently owned and operated