

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 121 S AUSTIN AVENUE

DENISON, TX 75020



\$525,000



1,677 sqft

## DESCRIPTION

Position your business for visibility and long-term success at 121 S Austin Ave in downtown Denison. Located on the hard corner of Austin Ave & Chestnut St this commercial office building offers exceptional exposure in one of Denison's most recognizable & walkable downtown locations. With daily traffic passing by & strong street presence on two sides this is an ideal opportunity for a professional service creative firm or growing business looking to establish a downtown footprint. The interior is thoughtfully laid out & currently configured for a law practice offering a flexible & functional design that can easily adapt to a variety of business uses. Inside you'll find an open flex space well-suited for collaborative teams or client reception two private offices for focused work a large conference room ideal for meetings or presentations two restrooms & a dedicated storage & equipment closet. The space balances privacy and openness making it practical for both client-facing & operational needs. A rare advantage for a downtown property this location includes its own private parking lot providing convenient parking for owners employees & customers—an invaluable asset in a central business district. The building offers approximately 1,677 square feet of office space and sits on a corner lot that maximizes visibility & accessibility. Beyond the property itself this location benefits from the continued growth & momentum of the Sherman–Denison area. With major corporate investment & expanding employment opportunities the Texoma region is experiencing increased demand for commercial & professional space. Businesses positioned in downtown Denison enjoy proximity to restaurants shops entertainment & community events. This property delivers strong exposure a functional office layout private parking & a premier downtown address—making it a compelling opportunity for business owners ready to grow alongside one of North Texas' most promising markets.

**PROPERTY TYPE:** Commercial - Office  
**MLS STATUS:** Active  
**MLS:** 21156244  
**YEAR BUILT:** 1995  
**COUNTY:** Grayson  
**TRACT OR SUBDIVIION:** Otp Denison  
**LIST DATE:** 01/20/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,677  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.1  
**LOT SIZE (SQFT):** 4,312

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- OffStreet
- ParkingLot

### LOT DESCRIPTION:

- CornerLot

### ROOF TYPE:

- Asphalt
- Flat

### SIDING:

- Brick
- Block

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

**COMMUNITY:**

- Sidewalks
- 

**LISTED BY:** Cory Meals 

**BROKERED BY:** eXp Realty LLC