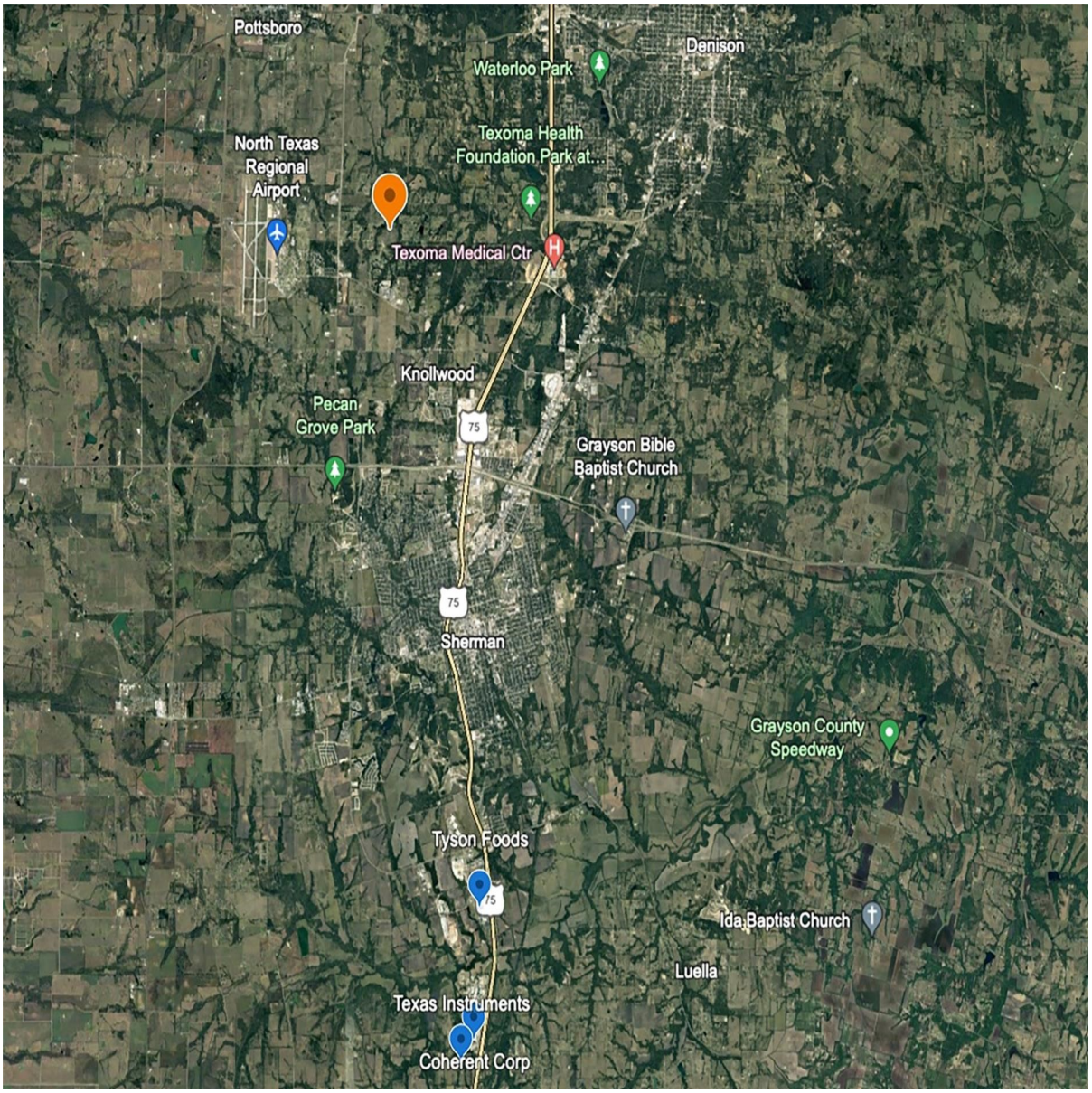
CENTURY 21
Judge Fite Company



23+/- ACRES OASIS DRIVE

DENISON, TX 75020

$1,690,000 1 acres

DESCRIPTION

Prime 23-acre development opportunity in the Denison ETJ—positioned perfectly to capitalize on the explosive growth transforming Texoma. Located just 6 miles from the $7B Preston Harbor master-planned community on Lake Texoma, this property sits near what is projected to double the size of Denison. Preston Harbor features 9.5 miles of shoreline, a $100M Margaritaville resort and marina, estate homesites, and premier amenities—bringing major residential and tourism demand to the area. This nearly 23-acre tract is nestled between the established Lakeview Addition and Highview Estates, with access from both neighborhoods—making it ideal for a seamless residential expansion. The owner has secured a will-serve letter from the City of Denison for water service for up to 30 single-family homes, and a 10" water main runs along the property boundary. Location is everything—and this site delivers. Just minutes from the massive semiconductor expansions at Texas Instruments and GlobalWafers in nearby Sherman, where billions in investment are reshaping the region into a "Silicon Prairie." Additional growth includes the 440-acre Heritage Ranch master-planned community only 3 miles away, featuring new homes, retail, trails, and a future regional medical center. Easy access to US-75 and US-82, plus proximity to Grayson College, Texoma Medical Center, shopping, and dining, make this an ideal location for workforce housing or estate-style development. Denison continues to serve as the gateway to Lake Texoma and is experiencing unprecedented residential and commercial growth. Utilities nearby, strong surrounding neighborhoods, and major economic drivers in every direction—this is a rare chance to secure a strategic position in the path of progress. Opportunities like this do not come around often. Explore the potential and bring your vision to life.

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800.451.8055

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21193400
YEAR BUILT:
COUNTY: Grayson
TRACT OR SUBDIVIION: TBD
LIST DATE: 02/28/2026

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 22.46
LOT SIZE (SQFT): 978,183

INTERIOR FEATURES

VIRTUAL TOUR:

- View virtual tour

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

FENCING:

- BarbedWire

UTILITIES

UTILITIES:

- ElectricityAvailable
- SeeRemarks

LISTED BY: Bill Lee
PHONE: 903.327.2485

BROKERED BY: eXp Realty LLC

ADDITIONAL PROPERTY DETAILS