

# CENTURY 21

Judge Fite Company



## STAFFORD DRIVE

DENISON, TX 75020



\$2,800,000



1 acres

## DESCRIPTION

PRIME 11.88-Acre Opportunity in the Heart of Denison! This exceptional tract offers approximately 400 feet of Highway 75 frontage, creating outstanding visibility and access for future development. Perfectly positioned at the corner of Highway 75 and Stafford Drive, the property is located in a rapidly growing corridor with planned TXDOT improvements that include a future on-ramp and off-ramp approx at Stafford, further enhancing accessibility and long-term value. With its high-traffic location and excellent exposure, this property presents a remarkable opportunity for commercial, mixed-use, or investment development. Adding to its appeal, the tract is located within the highly sought-after Hyde Park Elementary School zone, making it an attractive location for a variety of potential uses. Whether you're a developer, investor, or visionary entrepreneur, this property offers the space, location, and momentum to bring your next project to life. Opportunities like this, large acreage with prime highway frontage in Denison's expanding growth corridor, are increasingly RARE. Secure your place in one of the area's most promising development locations today.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 21207553

**YEAR BUILT:**

**COUNTY:** Grayson

**TRACT OR SUBDIVIION:** Mckee Add

**LIST DATE:** 03/14/2026

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 11.88

**LOT SIZE (SQFT):** 517,492

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- InteriorLot
- CityLot

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SewerNotAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Evan Martin 

**PHONE:** 903.818.5744

**BROKERED BY:** Real Broker, LLC

century21judgefite.com

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