

CENTURY 21[®]

Judge Fite Company



4101 S TEXOMA PARKWAY

DENISON, TX 75020



\$1,500,000



14,450 sqft

DESCRIPTION

This commercial property features two (2) buildings on 4.028 acres. The Average Class D office space built in 1994 with 4,850 s.f. has ten (10) offices, four (4) restrooms, break-room, records room, reception area, and a large conference room. The Average Class S small closed cell insulated warehouse was built in 2009 with 9,600 s.f. The warehouse has a clear span of 30', one (1) grade level roll-up door and one (1) dock high door with a Dock Guardian Safety System. It also features a small office area with storage and central HVAC, mezzanine, suspended gas space heaters in the warehouse, two (2) large Big Ass brand fans and a covered parking area. All city services are available. The current zoning is Commercial. A survey IS available in the TransactionDesk tab. It is the sole responsibility of the Buyer to determine the suitability of the property with the City of Denison for any future use, including, but not limited to, the possibility of a specific use permit or rezoning. Possession of the property is anticipated no later than July 31, 2026. A lease-back could be considered for an earlier closing. As required by law, this property must be advertised for sale through a sealed bid process. All bids must be received by May 6, 20206, at 2:00 p.m. at 1201 S. Rusk Avenue, Denison, Texas, 75020. Local Government Code 272.001 does not require the Board of Trustees to accept any bid or offer. Any and all offers will be reviewed at the regularly scheduled School Board Meeting on Tuesday, May 12, 2026, at 1201 S. Rusk Avenue, Denison, at 6:00 p.m. Please contact the listing agent for additional information.

PROPERTY TYPE: Commercial - Warehouse

MLS STATUS: Active

MLS: 21222337

YEAR BUILT: 1994

COUNTY: Grayson

TRACT OR SUBDIVIION: Hunts Sub

LIST DATE: 03/30/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 14,450

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 4.03

LOT SIZE (SQFT): 175,459

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Concrete
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- AdditionalParking
- Common
- Concrete
- Covered
- Driveway
- ElectricGate
- OnSite
- ParkingLot
- ParkingPad

ROOF TYPE:

- Composition
- Metal

SIDING:

- MetalSiding
- StoneVeneer

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableAvailable
 - NaturalGasAvailable
 - SewerAvailable
 - WaterAvailable
-

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- SecuritySystem
-

LISTED BY: NORMAN GORDON 

PHONE: 903.893.8174

BROKERED BY: PARAGON, REALTORS