



0.158
Acre
Buildable Lot



6 min to
Lake Texoma
5 min to
Shopping & Dining
20 min to
Choctaw Casino



ZONED RESIDENTIAL & COMMERCIAL

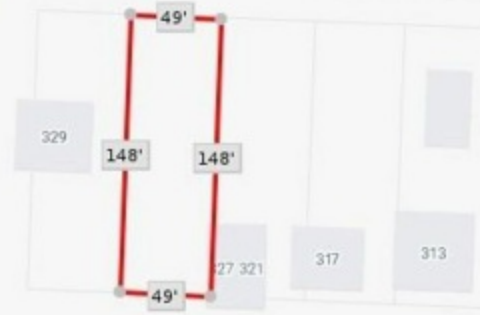
- ✓ Build a Home
- ✓ Start a Business
- ✓ Investment Potential

RESIDENTIAL &



Downtown Denison
75
Sherman

S Burne



For Sale on Market

\$36,000

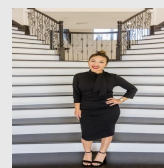
Call 7138840322 Today!

327 E TEXAS ST, DENISON, TX 75021

Residential or Commercial Land in the Heart of Denison Near Lake Texoma Discover the potential of this .158-acre buildable lot in Denison, TX. This versatile property, located in the heart of the city within the Dumas J P Add subdivision, is a blank canvas awaiting your vision. Zoned for both residential and commercial use, it offers flexibility for a variety of possibilities and investment potential. Whether you envision building a custom home, establishing a small business, office space, or a mixed-use project, this lot provides the freedom to bring your plans to life. Its convenient central location places you just minutes from downtown Denison, local dining, shopping, schools, and parks. Outdoor enthusiasts will appreciate the proximity to Lake Texoma, known for boating, fishing, and recreation, while entertainment options and the Choctaw Casino & Resort in Durant are just a short drive away. The location also offers easy access to major roadways connecting Denison to Sherman and the greater North Texas region. This prime in-town setting makes the lot ideal for buyers, builders, or investors looking to create something special in a growing North Texas community. Bring your vision and explore the possibilities this property has to offer.

GENERAL DESCRIPTION

- Subdivision:** Dumas J P Add
- Property Type:** Land / Unimproved Land
- Year Built:** 1986
- Lotsize:** 7,492 / PUBREC
- MLS# / Area:** NTREIS-21203975



Presented By
Alyssa Lienau

Century 21 Lucky Money 7138840322

Listing Broker
James Walker

327 E Texas St, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21203975> for more information