



Under Contract - Pending on Market

**\$104,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Subdivision:** MT Young Survey

**Property Type:** Land / Unimproved Land

**Lotsize:** 42,602 / ASSESSOR

**MLS# / Area:** NTREIS-20900340

## LAND / UNIMPROVED LAND

Commercial lot in Denison. Property is just at one acre. Gravel has been used to create a pad for current business, and should be well packed. Asphalt street with all utilities available. Directly across the street from Champion Cooler. Property is level, has some trees on the outer perimeter and towards the back. Easy access to FM 84, SH 91 and HWY 75. Come take a look to see how this parcel can suit your needs.



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker**  
ERA Steve Cook & Co, REALTORS

2016 Macgregor Dr, Denison, TX 75020

Visit <https://www.har.com/NTREIS-20900340> for more information