

For Sale on Market

**\$42,500**

Call 7138840322 Today!

## GENERAL DESCRIPTION

**Subdivision:** Winans Add

**Lotsize:** 7,754 / ASSESSOR

**MLS# / Area:** NTREIS-20987486

Welcome to 509 E Shepherd Street in Denison, Texas, a prime .178-acre homesite offering a rare opportunity to build your dream home in a well-established neighborhood just minutes from vibrant downtown Denison. This level and mostly cleared lot provides the ideal foundation for new construction with utilities available at the street and no HOA restrictions, allowing for design flexibility and creative freedom. Nestled on a quiet street lined with mature trees and classic Texas charm, the property offers peaceful surroundings while remaining close to shopping, dining, schools, and local events. Whether you're building your primary residence or investing in the area's growth, this property is an excellent fit for those seeking a balance between community connection and outdoor adventure. One of the standout features of this location is its close proximity to Lake Texoma, located just 10 miles away. Known as one of the largest and most popular lakes in the region, Lake Texoma offers over 89,000 acres of open water, more than 1,000 miles of shoreline, and countless recreational opportunities. Residents enjoy easy access to boating, fishing, paddleboarding, and lakeside picnics. The nearby Eisenhower State Park provides scenic hiking trails, campgrounds, and panoramic lake views, making it a favorite destination for weekend outings and nature lovers. In addition to Lake Texoma, this property is conveniently situated near several local parks including Munson Park and Forest Park, offering playgrounds,



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

509 E Shepherd St, Denison, TX 75021 Listing Broker

Visit <https://www.har.com/NTREIS-20987486> for more EasyLife Realty