



Downtown Denison

Under Contract - Pending on Market

\$438,000

Call 7138840322 Today!

RESIDENTIAL - SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

A rare 14.6-acre opportunity in the city limits of Denison offering both current agricultural use and proposed single-family residential zoning with the city. The property sets the stage for investors, developers, or anyone wanting to hold income-producing land while the future takes shape. Surrounded by mature trees and wide-open spaces, this acreage includes a private pond, multiple homes, and a barn or shop ready for immediate use. The main home sits near the front of the property and needs repair, giving new owners the freedom to restore or replace it with a vision that fits the land's full potential. A separate casita home is currently occupied, allowing for steady rental income or use as a caretaker's residence. The barn-shop provides practical storage and workspace for equipment, livestock, or hobby projects, and could easily support ongoing agricultural operations. For developers, the groundwork is already in motion with the city's proposed zoning for residential use. For investors, the land's flexibility makes it a strong short- and long-term hold —rent out the homes for cash flow while planning future development, or lease the land for agricultural use to keep it income-producing with minimal oversight. The property's natural beauty is undeniable: scattered trees, open pastures, and a tranquil pond offer a setting that feels private yet connected. With ample road frontage and easy access to nearby city utilities and infrastructure, this tract holds exceptional potential for either a

GENERAL DESCRIPTION

Subdivision: L G R & T

Property Type: Residential - Single Family

Bedrooms: 3

Baths: 2 Full

Stories: 1

Garage: 2

Style: Early American,Ranch

Year Built: 1918

Building Sqft: 2,148 /

Lotsize: 635,976 / ASSESSOR

MLS# / Area: NTREIS-21104379



Presented By
Alyssa Lienau

Century 21 Lucky Money

7138840322

600 E Washington St, Denison, TX 75021

Visit <https://www.har.com/NTREIS-21104379> for more information

Listing Broker