

For Sale on Market

**\$995,778**

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## LAND / UNIMPROVED LAND

Situated directly along FM 120 and just moments from the on-ramps of U.S. Highway 75, this property offers an exceptional opportunity to secure acreage in one of Denison's most visible and connected corridors. This property places you literally at the edge of the region's main artery—where local traffic, regional commuters, and pass-through travelers converge—providing unmatched exposure and accessibility. FM 120 functions as a key connector between Highway 75, downtown Denison, Lake Texoma traffic, and surrounding commercial nodes, making this site ideally positioned for retail, service, office, mixed-use, or future development. With established businesses nearby and constant traffic flow feeding directly past the property, this location captures attention while remaining effortless to access. Whether envisioned as an immediate development site or a strategic long-term investment, this tract offers the rare combination of frontage, proximity, and growth potential that defines truly valuable highway-adjacent real estate. This property may be purchased individually or in conjunction with the adjacent residential property, offering a rare opportunity to combine highway-frontage land with nearby residential use for added flexibility and long-term value. This unimproved parcel is available individually or in combination with the neighboring residence (MLS #21134882), creating a rare opportunity for a turnkey homestead, compound, or future expansion.

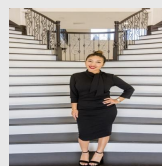
### GENERAL DESCRIPTION

**Subdivision:** M C Davis Surv

**Property Type:** Land / Unimproved Land

**Lotsize:** 110,642

**MLS# / Area:** NTREIS-21137553



Presented By  
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7138840322

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Visit <https://www.har.com/NTREIS-21137553> for more information

Listing Broker  
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