

# Subject Property

19.16  
Acres

For Sale on Market

# \$1,000,000

Call 7138840322 Today!

## LAND / UNIMPROVED LAND

Positioned in a rapidly evolving corridor of Texoma, this 19.16-acre tract in Denison is adjacent to the North Texas Regional Airport, and offers a rare combination of current income, agricultural upside, and long-term development potential. This property is well-suited for a buy-and-hold investor or a strategic 1031 exchange, with groundwork already in place for future tax advantages. The current owner is in year 4 of 5 toward establishing an ag exemption through hay production, creating a clear path for reduced holding costs. Two metal structures on-site are currently leased for storage, providing immediate residual income while you plan for the future. The land is fully fenced and features a pond, making it functional today for livestock or continued agricultural use. However, the true upside lies in its proximity to one of North Texas' most promising regional infrastructure assets. North Texas Regional Airport continues to see steady growth, with nearly 60,000 annual operations and both national and international flight activity already taking place. The airport is actively expanding, including new taxiways, hangar developments, and aviation-related business use. Strategically located outside the congested Dallas airspace, the airport is increasingly attractive for private aviation, corporate operations, and future commercial growth—further supported by ongoing infrastructure improvements and regional expansion. Whether you're looking to land bank, generate income, or position yourself ahead of future

## GENERAL DESCRIPTION

**Subdivision:** ROBERTS

**Property Type:** Land / Unimproved Land

**Lotsize:** 834,653

**MLS# / Area:** NTREIS-21229735



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

7138840322

656 Southeast Loop, Denison, TX 75020

Visit <https://www.har.com/NTREIS-21229735> for more information

Listing Broker  
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