



# Avid

REAL ESTATE ADVISORS

[www.avidrea.com](http://www.avidrea.com)  
214.379.1040

## Hwy 75 Hard Corner Pad Sites

3300 Randell Lake Rd  
Denison, TX 75020

CONTACT BROKER FOR MORE INFORMATION:

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# Property Details

<b>LOCATION</b>	3300 Randell Lake Rd, Denison, TX	
<b>AVAILABLE</b>	+/-2.59-acre hard corner, +/-1.75-acre pad	
<b>PRICE</b>	Please Call for Pricing	
<b>ZONING</b>	Commercial	
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>» Hard corner on 75 with great visibility</li> <li>» Full cross-access w/ 3 TXDot approved curb cuts</li> <li>» Graded, shovel ready pad</li> </ul>	
<b>AREA RETAIL &amp; TRAFFIC DRIVERS</b>	\$7 Billion 3,000-acre Preston Harbor master planned community 4.5 miles NW, Lake Texoma (+6M annual visitors), Denison High School, Texoma Technology Park, Hills of Texoma	
<b>TRAFFIC COUNTS</b>	Hwy 75 42,341 CPD 2024	Randell Lake Rd 1,005 CPD 2024

# Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	131	12,754	28,491
<b>EST. POP GROWTH 2025-2030</b>	1.6%	1.3%	1.5%
<b>MEDIAN AGE</b>	45.3	39.9	39.6
<b>NUMBER OF HOUSEHOLDS</b>	54	5,095	11,242
<b>AVG HOUSEHOLD INCOME</b>	\$137,645	\$92,583	\$91,503
<b>MED HOUSEHOLD INCOME</b>	\$92,184	\$63,898	\$68,098



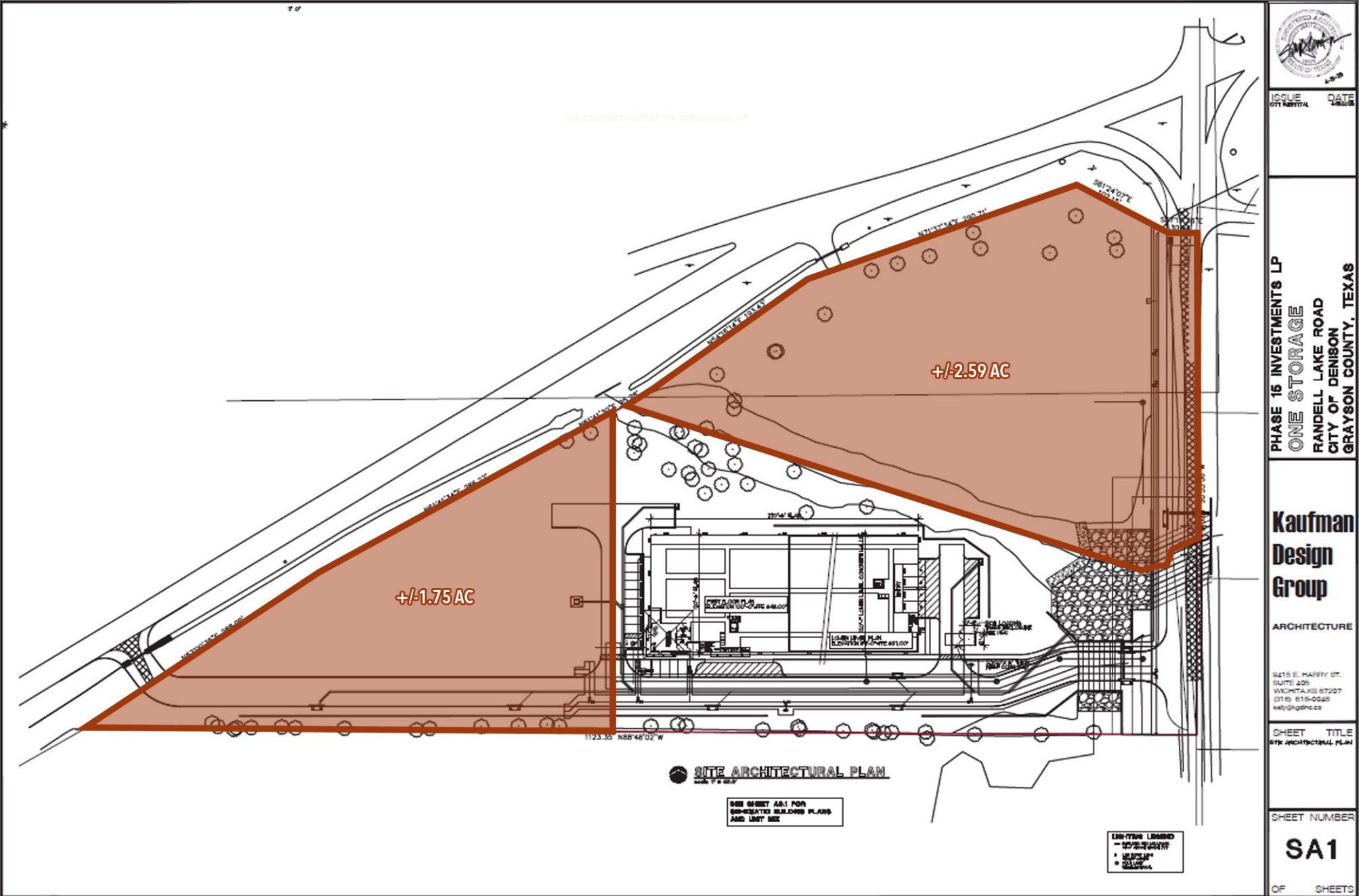
# Wide Aerial



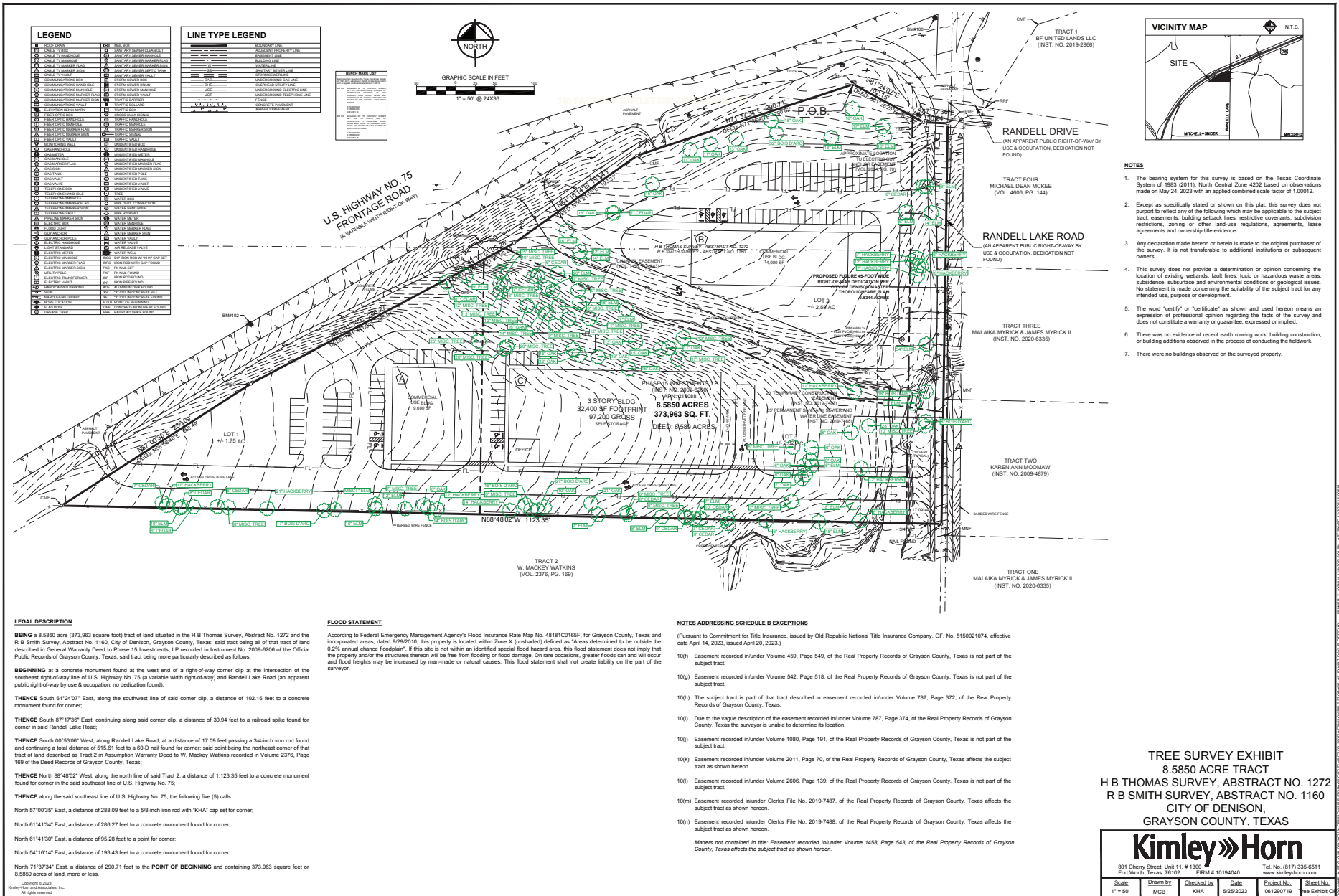
# Zoom Aerial



# Site Plan



# Tree Survey



- NOTES**
- The bearing system for this survey is based on the Texas Coordinate System of 1983 (2011), North Central Zone 4202 based on observations made on May 24, 2023 with an applied combined scale factor of 1.00012.
  - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision restrictions, zoning or other land-use regulations, agreements, lease agreements and ownership title evidence.
  - Any declaration made hereon or herein is made to the original purchaser of the survey, it is not transferable to additional institutions or subsequent owners.
  - This survey does not provide a determination or opinion concerning the location of existing wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
  - The word "certify" or "certificates" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
  - There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
  - There were no buildings observed on the surveyed property.

**LEGAL DESCRIPTION**

**BEGIN** in 8,585 acre (373,963 square foot) tract of land situated in the H B Thomas Survey, Abstract No. 1272 and the R B Smith Survey, Abstract No. 1160, City of Denison, Grayson County, Texas, said tract being all of that tract of land described in General Warranty Deed to Phase 15 Investments, LP recorded in Instrument No. 2009-6206 of the Official Public Records of Grayson County, Texas; said tract being more particularly described as follows:

**BEGINNING** at a concrete monument found at the west end of a right-of-way corner clip at the intersection of the southeast right-of-way line of U.S. Highway No. 75 (a variable width right-of-way) and Randell Lake Road (an apparent public right-of-way by use & occupation, no dedication found);

**THENCE** South 01°24'07" East, along the southwest line of said corner clip, a distance of 102.15 feet to a concrete monument found for corner;

**THENCE** South 87°17'36" East, continuing along said corner clip, a distance of 30.94 feet to a railroad spike found for corner in said Randell Lake Road;

**THENCE** South 00°50'00" West, along Randell Lake Road, at a distance of 17.09 feet passing a 3/4 inch iron rod found and continuing a total distance of 616.61 feet to a 10.0 inch oak found for corner; said point being the northeast corner of that tract of land described as Tract 2 in Assumption Warranty Deed to W. Mackey Watkins recorded in Volume 2376, Page 169 of the Deed Records of Grayson County, Texas;

**THENCE** North 88°48'02" West, along the north line of said Tract 2, a distance of 1,123.35 feet to a concrete monument found for corner in the said southeast line of U.S. Highway No. 75;

**THENCE** along the said southeast line of U.S. Highway No. 75, the following five (5) calls:

North 57°00'35" East, a distance of 288.09 feet to a 5/8-inch iron rod with "KHA" cap set for corner;

North 61°41'34" East, a distance of 288.27 feet to a concrete monument found for corner;

North 61°41'30" East, a distance of 95.28 feet to a point for corner;

North 54°16'14" East, a distance of 193.43 feet to a concrete monument found for corner;

North 71°37'34" East, a distance of 290.71 feet to the **POINT OF BEGINNING** and containing 373,963 square foot or 8,585 acres of land, more or less.

**FLOOD STATEMENT**

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48181C0165F, for Grayson County, Texas and incorporated areas, dated 9/29/2010, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

- NOTES ADDRESSING SCHEDULE B EXCEPTIONS**
- (Pursuant to Commitment for Title Insurance, issued by Old Republic National Title Insurance Company, GF, No. 5150021074, effective date April 14, 2023, issued April 20, 2023.)
- 10(f) Easement recorded in/under Volume 459, Page 549, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
  - 10(g) Easement recorded in/under Volume 542, Page 518, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
  - 10(h) The subject tract is part of that tract described in easement recorded in/under Volume 787, Page 372, of the Real Property Records of Grayson County, Texas.
  - 10(i) Due to the vague description of the easement recorded in/under Volume 787, Page 374, of the Real Property Records of Grayson County, Texas the surveyor is unable to determine its location.
  - 10(j) Easement recorded in/under Volume 1080, Page 191, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
  - 10(k) Easement recorded in/under Volume 2011, Page 70, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
  - 10(l) Easement recorded in/under Volume 2006, Page 139, of the Real Property Records of Grayson County, Texas is not part of the subject tract.
  - 10(m) Easement recorded in/under Clerk's File No. 2019-7487, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
  - 10(n) Easement recorded in/under Clerk's File No. 2019-7488, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.
- Matters not contained in title Easement recorded in/under Volume 1458, Page 543, of the Real Property Records of Grayson County, Texas affects the subject tract as shown hereon.

**TREE SURVEY EXHIBIT**  
**8,585 ACRE TRACT**  
**H B THOMAS SURVEY, ABSTRACT NO. 1272**  
**R B SMITH SURVEY, ABSTRACT NO. 1160**  
**CITY OF DENISON,**  
**GRAYSON COUNTY, TEXAS**

**Kimley»Horn**

801 Cherry Street, Unit 11 # 1300 Fort Worth, Texas 76102  
 Tel. No. (817) 335-6511  
 www.kimley-horn.com

Scale: 1" = 50'  
 Drawn by: MCB  
 Checked by: KHA  
 Date: 5/29/2023  
 Project No.: 061290719  
 Sheet No.: see Exhibit C

# Related News



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# Information About Brokerage Services

11-2-2015



Texas Law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH-INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Avid Real Estate Advisors, LLC</b>	<b>#9008251</b>		<b>214.379.1040</b>
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No	E-mail	_____ Phone
<b>Ryan Jordan</b>	<b>#622105</b>	<b>rjordan@avidrea.com</b>	<b>214.379.1043</b>
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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)