



Avid

REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

Entitled 82,263 NRSF Storage Site

3300 Randell Lake Rd
Denison, TX 75020

CONTACT BROKER FOR MORE INFORMATION:

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214.379.1043



Property Details

LOCATION	3300 Randell Lake Rd, Denison, TX	
AVAILABLE	82,263 net rentable SF on 2.82 acres	
PRICE	Please Call for Pricing	
ZONING	PD (Storage permitted & approved)	
HIGHLIGHTS	<ul style="list-style-type: none"> » 784-unit fully entitled 3.5-story building plans » Graded, shovel ready » Engineering & construction plans complete » Hard corner on 75 with great visibility 	
AREA RETAIL & TRAFFIC DRIVERS	\$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	
TRAFFIC COUNTS	Hwy 75 42,341 CPD 2024	Randell Lake Rd 1,005 CPD 2024

Demographics

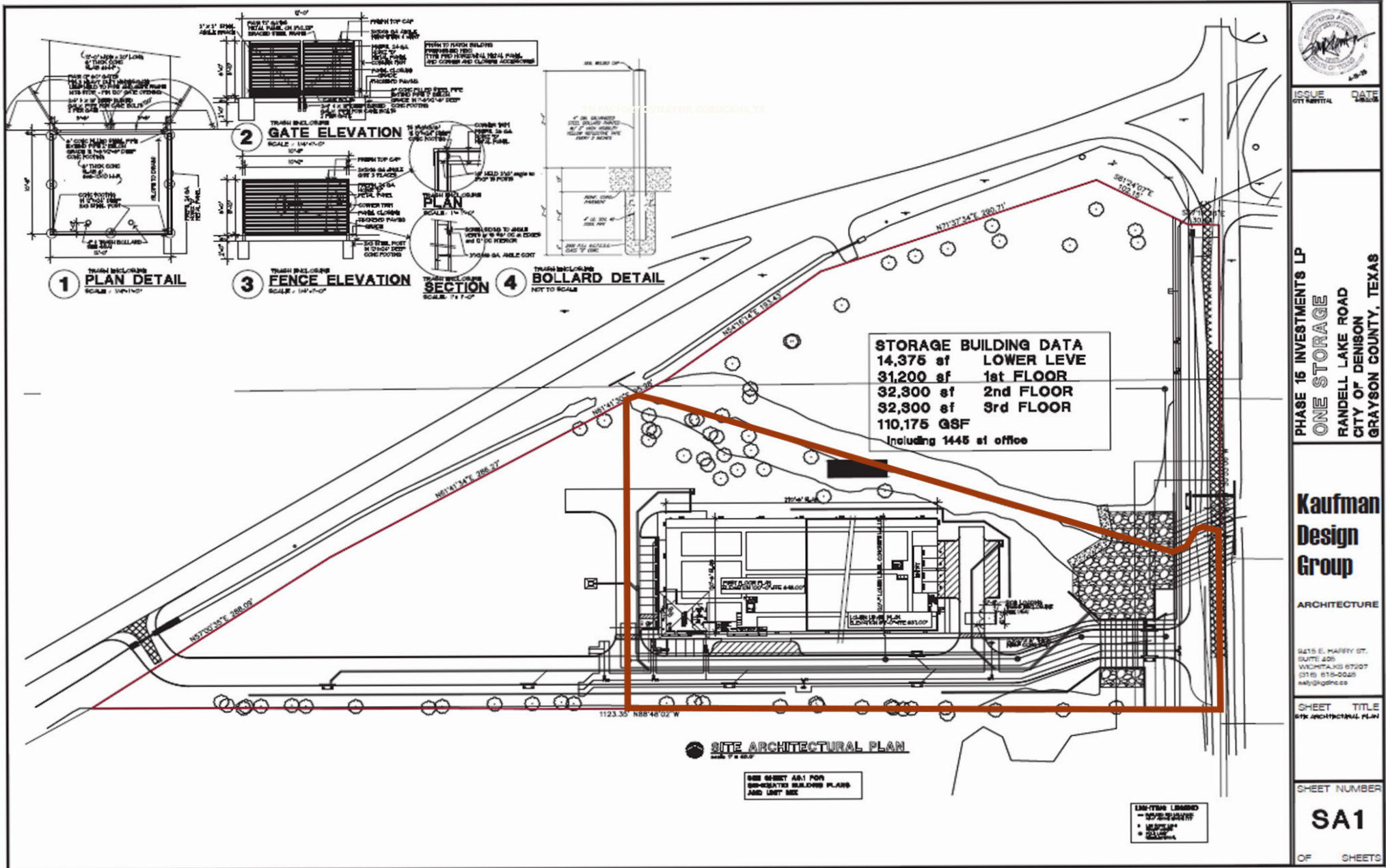
	1 Mile	3 Miles	5 Miles
POPULATION	131	12,754	28,491
EST. POP GROWTH 2025-2030	1.6%	1.3%	1.5%
MEDIAN AGE	45.3	39.9	39.6
NUMBER OF HOUSEHOLDS	54	5,095	11,242
AVG HOUSEHOLD INCOME	\$137,645	\$92,583	\$91,503
MED HOUSEHOLD INCOME	\$92,184	\$63,898	\$68,098



Zoom Aerial



Site Plan



ISSUE CITY INITIAL DATE

PHASE 16 INVESTMENTS LP
ONE STORAGE
 RANDELL LAKE ROAD
 CITY OF DENISON
 GRAYSON COUNTY, TEXAS

Kaufman Design Group

ARCHITECTURE

9415 E. HAINES ST.
 SUITE 400
 WICHITA, KS 67207
 (316) 619-0040
 info@kdginc.com

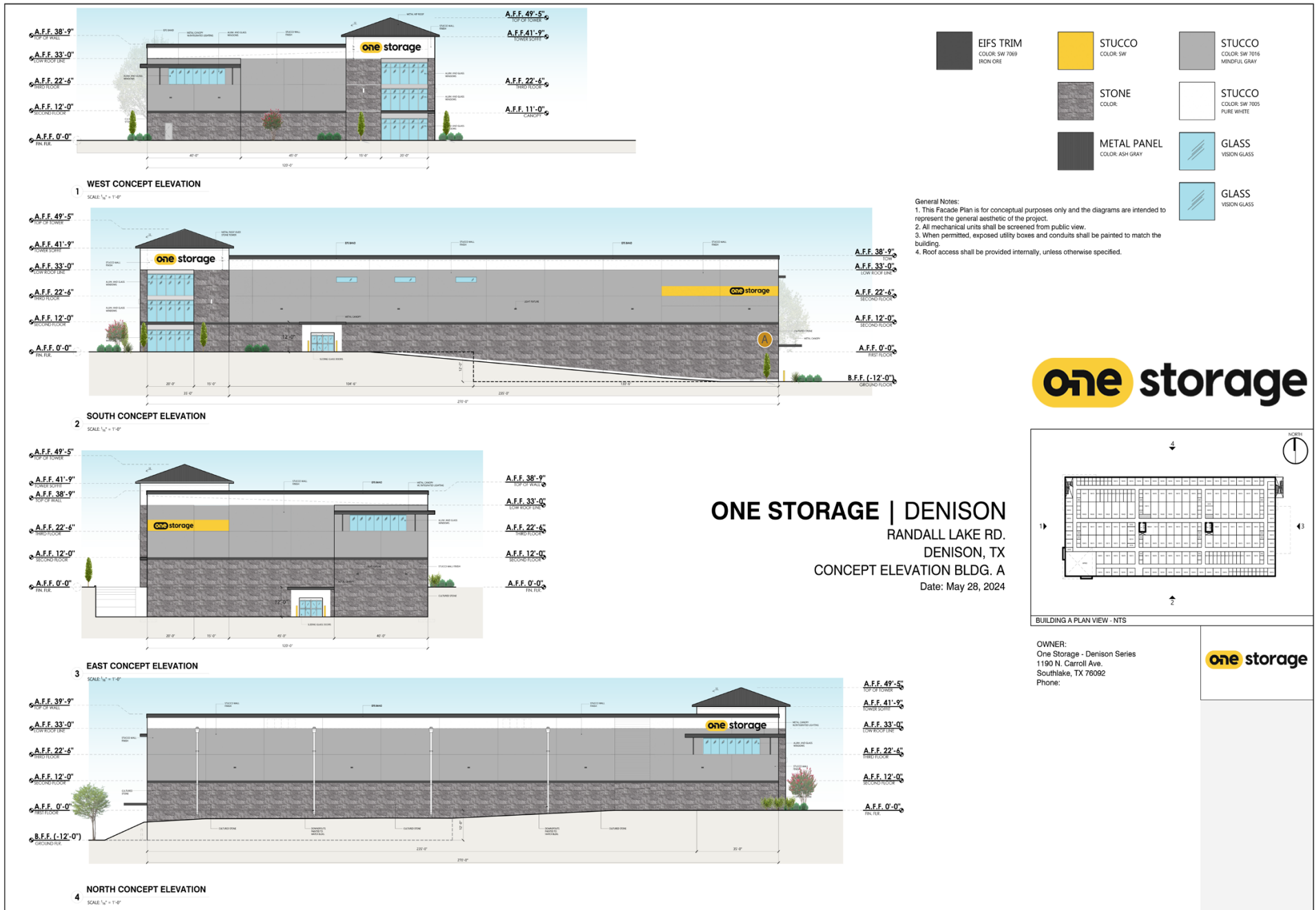
SHEET TITLE
 SITE ARCHITECTURAL PLAN

SHEET NUMBER

SA1

OF SHEETS

Approved Elevations



Related News



The Margaritaville Resort at Preston Harbor is a planned \$100M resort on Lake Texoma, part of a \$7B development in Denison

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Downtown Denison is seeing continued activity with new businesses opening and longtime businesses expanding

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A \$3.5B semiconductor plant in nearby Sherman is expanding, bringing major industrial investment to the region

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Downtown Denison is undergoing ongoing redevelopment and construction along Main Street

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Lake Texoma is one of the largest reservoirs in the U.S. and a major recreation and tourism hub on the Texas–Oklahoma border

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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.

Avid Real Estate Advisors, LLC	#9008251		214.379.1040
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No	E-mail	_____ Phone
Ryan Jordan	#622105	rjordan@avidrea.com	214.379.1043
_____ Designated broker of Firm	_____ License No	E-mail	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No	E-mail	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No	E-mail	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov