



\$35 BILLION IN TECHNOLOGY INVESTMENTS ARE COMING OUR WAY!

We have two premier Industrial Parks available for the suppliers who support these tech companies.

A Strategic Location for Advanced Manufacturers

To support the \$35 billion investments coming to our region, Denison offers prime land for Advanced Manufacturing, providing everything needed to quickly get up and running at a highly competitive cost.

Power, water, natural gas, fiber and market access combined with Denison's can-do attitude can have your business join some of the world's most successful companies that have already chosen to locate here.

THE #1 STATE IN THE NATION FOR BUSINESS:

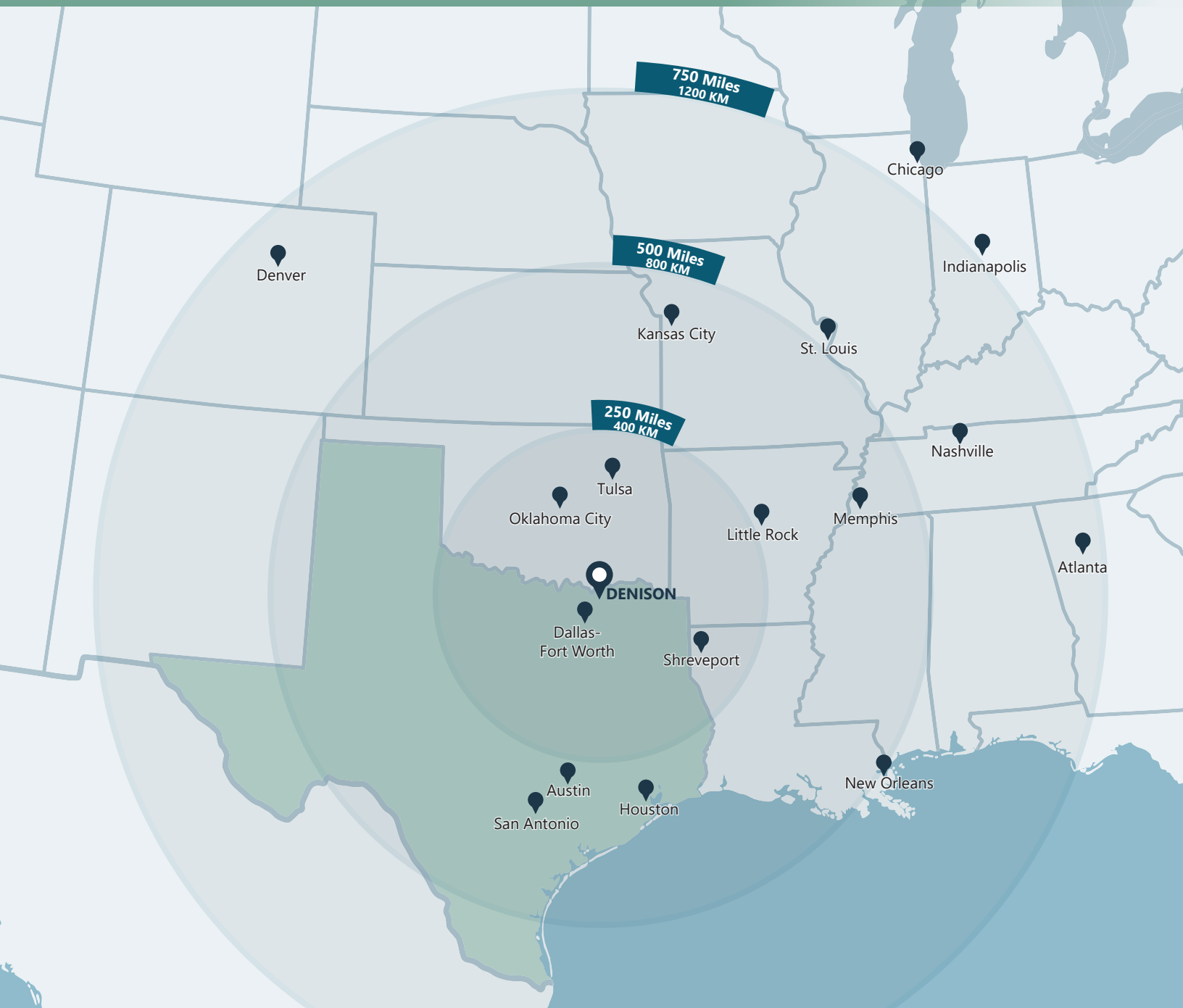
- ✓ State Enterprise Fund
- ✓ Texas Enterprise Zone
- ✓ Tax Abatements
- ✓ Freeport Exemption
- ✓ State Training Grants
- ✓ Reduced Land Costs

See Denison's
Business
Advantage



NORTH TEXAS LOCATION

DENISON, TEXAS



81 MILES <u>Dallas, TX</u>	220 MILES <u>Shreveport, LA</u>	312 MILES <u>Houston, TX</u>	522 MILES <u>New Orleans, LA</u>
165 MILES <u>Oklahoma City, OK</u>	293 MILES <u>Austin, TX</u>	432 MILES <u>Memphis, TN</u>	555 MILES <u>St. Louis, MO</u>
183 MILES <u>Tulsa, OK</u>	299 MILES <u>Little Rock, AR</u>	433 MILES <u>Kansas City, MO</u>	643 MILES <u>Nashville, TN</u>

REGIONAL MAP



Key Distances (in miles)

McKinney, TX	43
Plano, TX	56
Denton, TX	64
Dallas, TX	73
DFW International Airport	79
Fort Worth, TX	86
Oklahoma City, OK	165



DENISON'S ADVANCED MANUFACTURING PARKS



**FOUNDATION
BUSINESS PARK**



**NORTH TEXAS
LOGISTICS PARK**

Denison's industrial parks offer over 200 acres of available property for multiple shell buildings and build-to-suit options ranging from 20,000–1,000,000 square feet, all within 15 minutes of the North Texas Regional Airport.

Foreign Trade Zone (FTZ)

FTZ eligibility can be obtained on an expedited basis.

Affordable Power Capacity

Both parks are within Oncor's transmission line network, perfect for companies needing large amounts of dedicated power (5 Megawatts immediately available).

Robust Fiber Network

Fiber providers include AT&T, Sparklight and Zayo.

Available Natural Gas

Atmos Energy serves the region with competitively priced natural gas.

Abundant Water and Waste Water Capacity

The City of Denison is fortunate to have Lake Texoma that provides abundant water resources to accommodate future industrial growth.

Convenient Freeway Access

NTLP is on U.S. Hwy. 75, the busiest north-south trucking route in Texas.

Airport Access

North Texas Regional Airport, approximately 15 minutes to the west, offers 9,000 ft. x 150 ft. lighted runways, a first-class Fixed-Base Operator and ILS, AWOS (VOR/DME & RNAV/ GPS) instrument landing.

Educational and Workforce Assets

Three higher education institutions (Grayson College, Austin College & Southeastern Oklahoma State University) and an exemplary public school system provide workforce and professional training. Denison ISD and Grayson College have joined forces for a dual credit program that creates a pipeline for trained advanced manufacturing employees and electrical engineering technicians.



**North Texas Logistics
Park**

Scan QR Code to
View Online



PROPERTY FEATURES

Building Use/Zoning: Light Industrial



**NORTH TEXAS
LOGISTICS PARK**

Only 79 Miles Northeast of Dallas-Fort Worth International Airport

Land Size

±160 acres developable

Location

One hour northeast from Dallas-Fort Worth Metroplex. Quick access to 15 major cities in North Texas. Less than 15 miles from 9,000 ft. runway at North Texas Regional Airport.



Only 79 miles from Dallas-Fort Worth International Airport.

Highway Access

Immediate frontage access to US-75 and US-69 with quick access to east-west route at Highway 82.

Water & Sewer Service

Water delivered via 10" line at 144 PSI.

21" Sewer line.

Supplied by City of Denison

Red River Basin Water Rights

4,000 acre-feet of water per year.

Maximum rate of 4.51 cfs (2,030 gpm)

Electrical Service

5 Megawatts immediately available.

Supplied by Oncor.

Natural Gas Service

3" poly line with 35-pound operating pressure. Can be upgraded to 6" line.

Supplied by Atmos Energy.

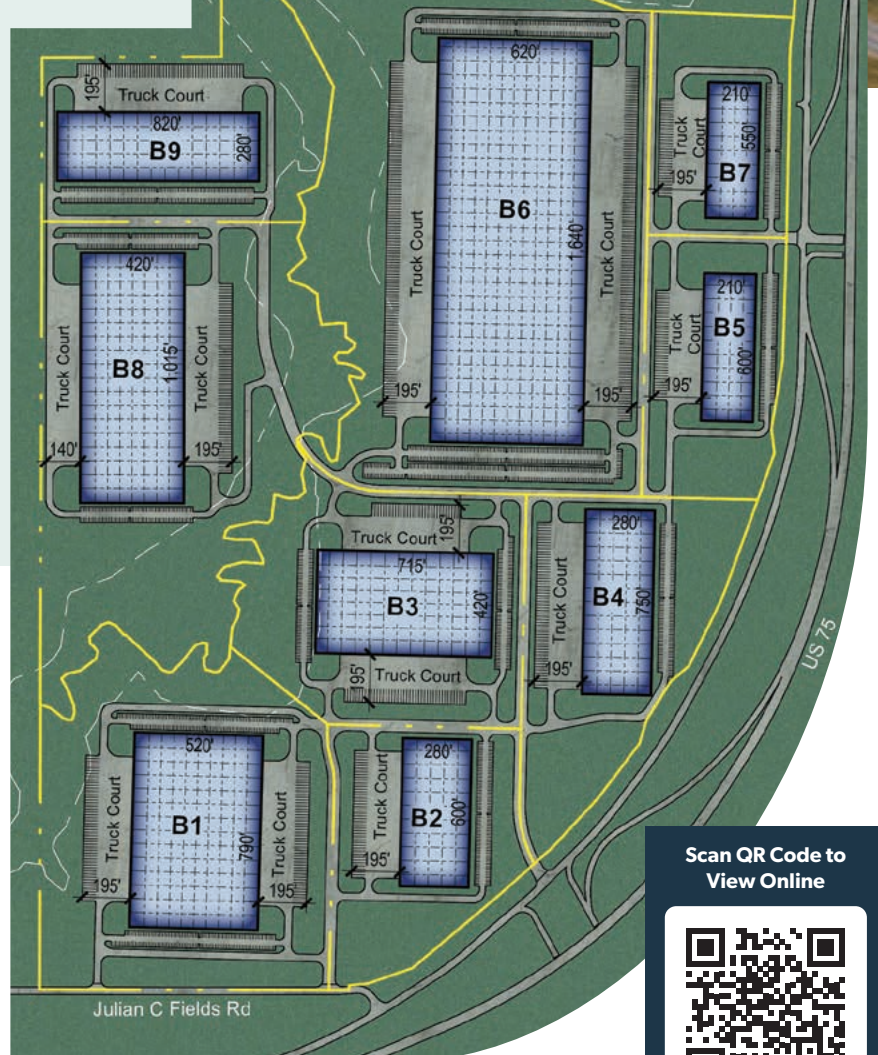
Fiber Optics

Supplied by Sparklight, AT&T and Zayo.

DUE DILIGENCE COMPLETED:

- ALTA Survey
- Archaeological/Historical Survey
- Geotechnical Assessment
- Phase II ESA
- Endangered Species

Conceptual Plan



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**NORTH TEXAS
LOGISTICS PARK**

PROPERTY FEATURES

Building Use/Zoning: Light Industrial



**FOUNDATION
BUSINESS PARK**



Land Size

±50 acres

Location & Highway Access

Easily accessed via US Hwy 75, FM 84, & State Hwy 91, on the Texas-Oklahoma border. <10 miles from North Texas Regional Airport and only 79 miles from Dallas-Fort Worth International Airport.

Water & Sewer Service

City of Denison: Water delivered via 8" line. 8" Sewer line.

Electrical Service

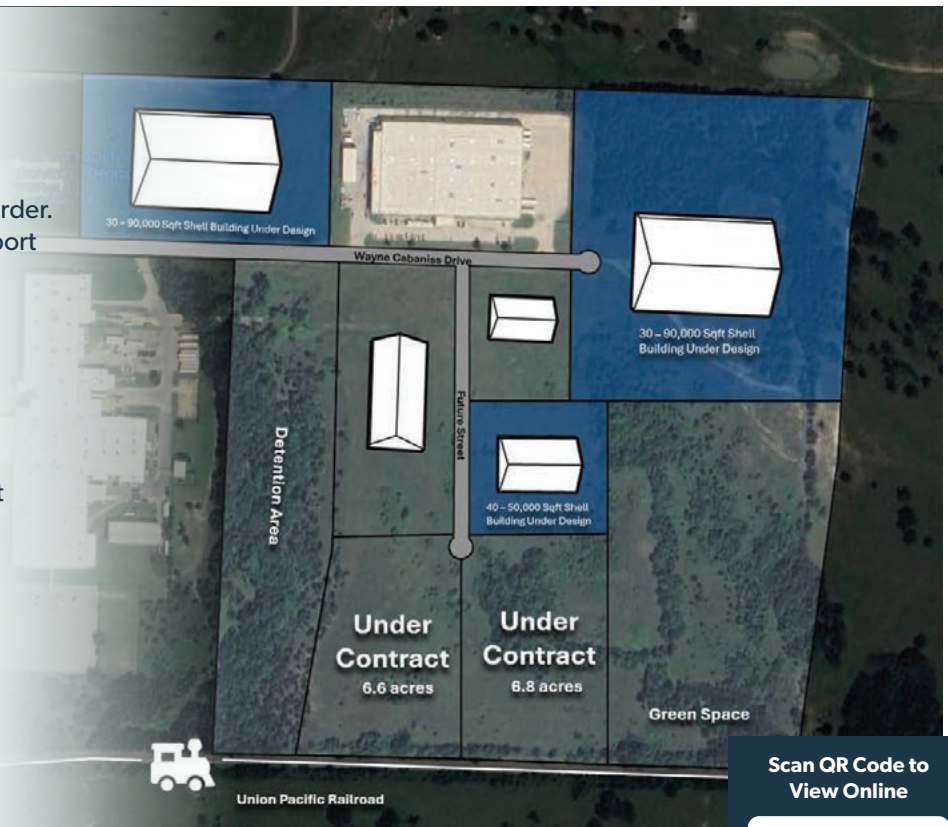
3-phase distribution line along SH 91 that serves Florestone Products. Supplied by Oncor.

Natural Gas Service

4" poly line with 35-pound operating pressure. Supplied by Atmos Energy.

Fiber Optics

Supplied by Sparklight, AT&T and Zayo.



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**FOUNDATION
BUSINESS PARK**

CORPORATE NEIGHBORS



A Strategic Location for Advanced Manufacturers

In November 2021, **Dallas-based Texas Instruments** announced a **\$30 billion investment** to build as many as four new semiconductor wafer fabrication plants in neighboring Sherman; construction is already underway.

Shortly thereafter, **GlobiTech** announced a **\$5 billion silicon wafer plant expansion** in Sherman. Denison is ideally positioned to accommodate tech suppliers and tech development.

MAJOR MANUFACTURING EMPLOYERS in Grayson County



All registered trademarks are the property of their respective owners.

See Denison's
Business
Advantage

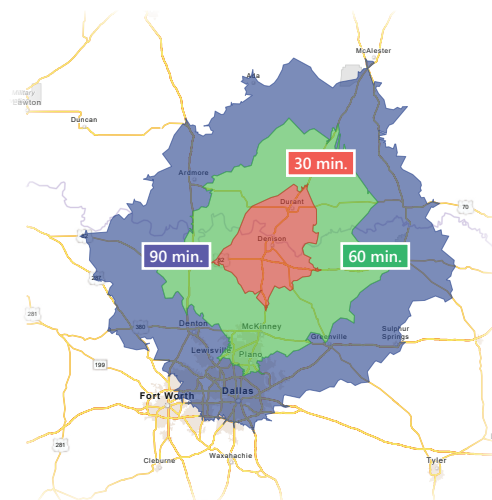


LABOR HIGHLIGHTS



Number of Employees per Industry¹

NAICS INDUSTRY	30 MIN.	60 MIN.	90 MIN.	GRAYSON CO.
Manufacturing	8,815	74,578	290,510	8,506
Wholesale Trade	1,811	18,454	80,899	1,421
Transportation & Warehousing	3,811	32,976	206,825	3,458
Subtotal	14,437	126,008	578,234	13,385
Total	82,757	860,726	3,419,649	73,185



As of 2020, the region's population increased by 10.2% since 2010², growing by 19,664.



160k+

Population within
30-minute drive time³



82.5k+

Labor Population within
30-minute drive time¹



\$66.5k

Average Earnings per Worker
in Grayson County³



53,325

Total Households in Grayson County
(67.1% Owner-Occupied)³



5,260

Total Businesses in
Grayson County⁴



3.4%

Unemployment Rate within
Grayson County¹

¹Civilian Labor Force Profile, Esri Forecasts 2025. ²Census.gov 2020 Population QuickFacts. ³U.S. Census Bureau ACS 5-Year Estimates, 2023. ⁴Esri Business Summary, 2025.

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness.
You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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