



# LAND FOR SALE

For Sale:  
NWQ Hwy 75 & FM 120  
Denison, Texas 75020

# Metrics

NWQ Hwy 75& FM 120  
Denison, TX

## Location

NWQ Hwy 75 & FM 120

## Size

- Lot 1: 0.997 Acres (Divisible)
- Lot 2: 23.04 Acres
- Lot 3: 2.54 Acres
- Lot 4: 3.66 Acres
- Lot 5: 2.092 Acres (Divisible)

## Traffic Counts

Hwy 75	FM 120
42,630 VPD	16,129 VPD



## Area Attractions



# Property Highlights

NWQ Hwy 75 & FM 120  
Denison, TX

1. Properties are located at the busy intersection of Hwy 75 & FM 120 which has 57,551 vpd
2. Located close to Lake Texoma
3. Great visibility along Hwy 75 with 1 acre of frontage



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,406	22,208	35,238
EST. DAYTIME POPULATION 16+	2,325	13,153	21,606
EST. AVG. HH INCOME	\$98,073	\$95,270	\$93,689

# Aerial

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# VENTURE

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