



## 1001 W. Elm Street

Denison, Texas 75020

### PROPERTY HIGHLIGHTS

- 28 Unit Apartment Complex
- 1 Bed / 1 Bath (20)
- 2 Bed / 1 Bath (8)
- Courtyard
- Ample Parking
- Onsite Laundry Facility
- Rent Roll and Financials Upon Request



YEAR BUILT / RENOVATED **1964**

ZONED **Multifamily 1**

*In Conjunction With Samuel Robert Swanson III  
Texas Broker License# 211085*

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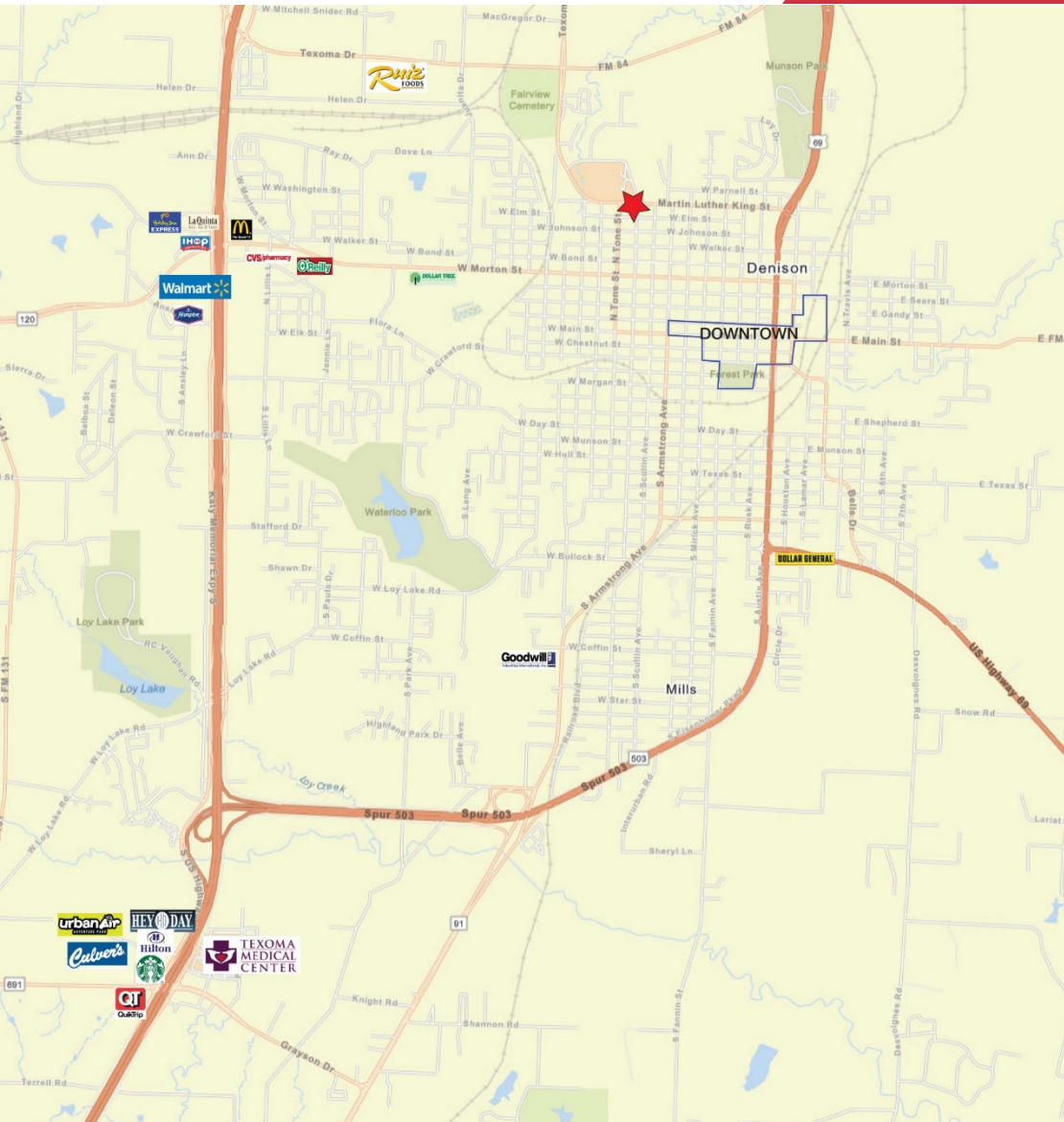
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*Moving Forward. Kicking Back.*

Just south of the Red River, residents enjoy a high quality of life with gently rolling and wooded terrain sits Denison, Texas. From the shopping to healthcare, recreational activities to manufacturing, dining and accommodations both luxurious and affordable, relaxing lakefront views to strolling historical downtown, Denison defies small-town stereotypes.

A recent boom in construction of single family homes and apartment style housing provides for affordable housing. Upgrades to roads and utilities help the city manage growth where city parks have been expanded and programs enhanced.

The continuous growth of the Texoma Medical Center has been a contributing factor for the growth of Denison. Now, employing over 3,500 employees.

The Denison/ Sherman area is one for the fast growing communities in North Texas. People who come tend to stay a life time.

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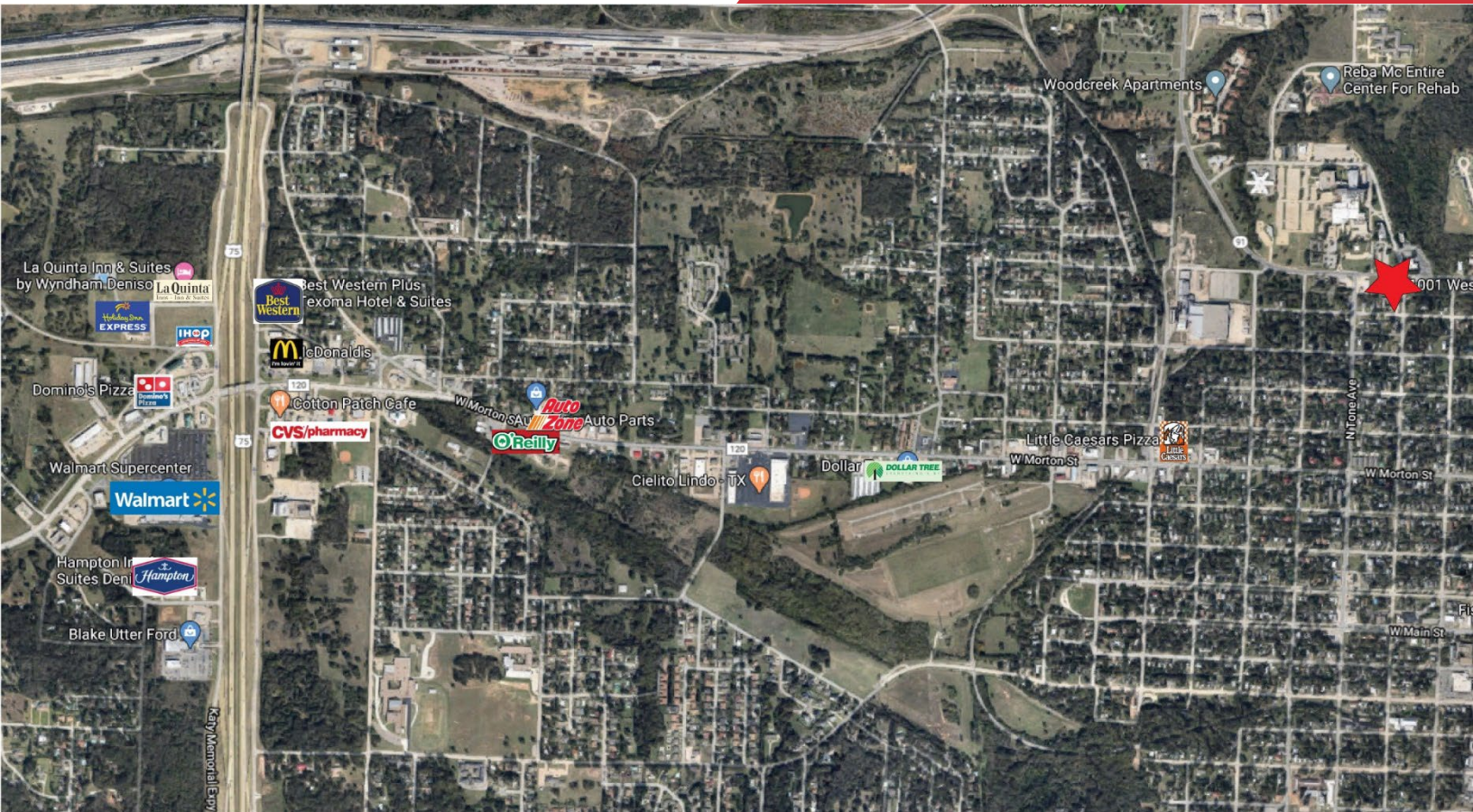
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Population	1 Mile: 6,697	3 Miles: 24,109	5 Miles: 29,813
Average Household Income	1 Mile: \$53,820	3 Miles: \$59,958	5 Miles: \$64,389
Total Households	1 Mile: 2,574	3 Miles: 8,973	5 Miles: 10,823

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