



Gateway Village

NWC US-75 & Grayson Dr
Denison, Texas 75020

development overview

- 255,000 SF Master Planned Retail Center across from Texoma Medical Center (the regions largest hospital) and just south of THF Park ($\pm 250,000$ visitors annually)
 - Retail, Restaurant & Entertainment Space Available
- Join HeyDay Entertainment, Urban Air, Hilton Garden Inn, Starbucks, Culvers, CJ's Coffee Cafe, Craft Pies and more
- New TXDOT Project:
 - Hwy 75 will flyover Spur 503 where access roads will parallel 75
 - Approved and funded
 - Projecting 2024 completion





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demographics

	3 mile	5 miles	7 miles
2022 Population	14,352	50,088	74,774
Daytime Population	19,032	57,713	80,081
Avg Household Income	\$89,445	\$78,157	\$78,822

traffic counts

US-75: 75,574 VPD (TXDOT 2021)



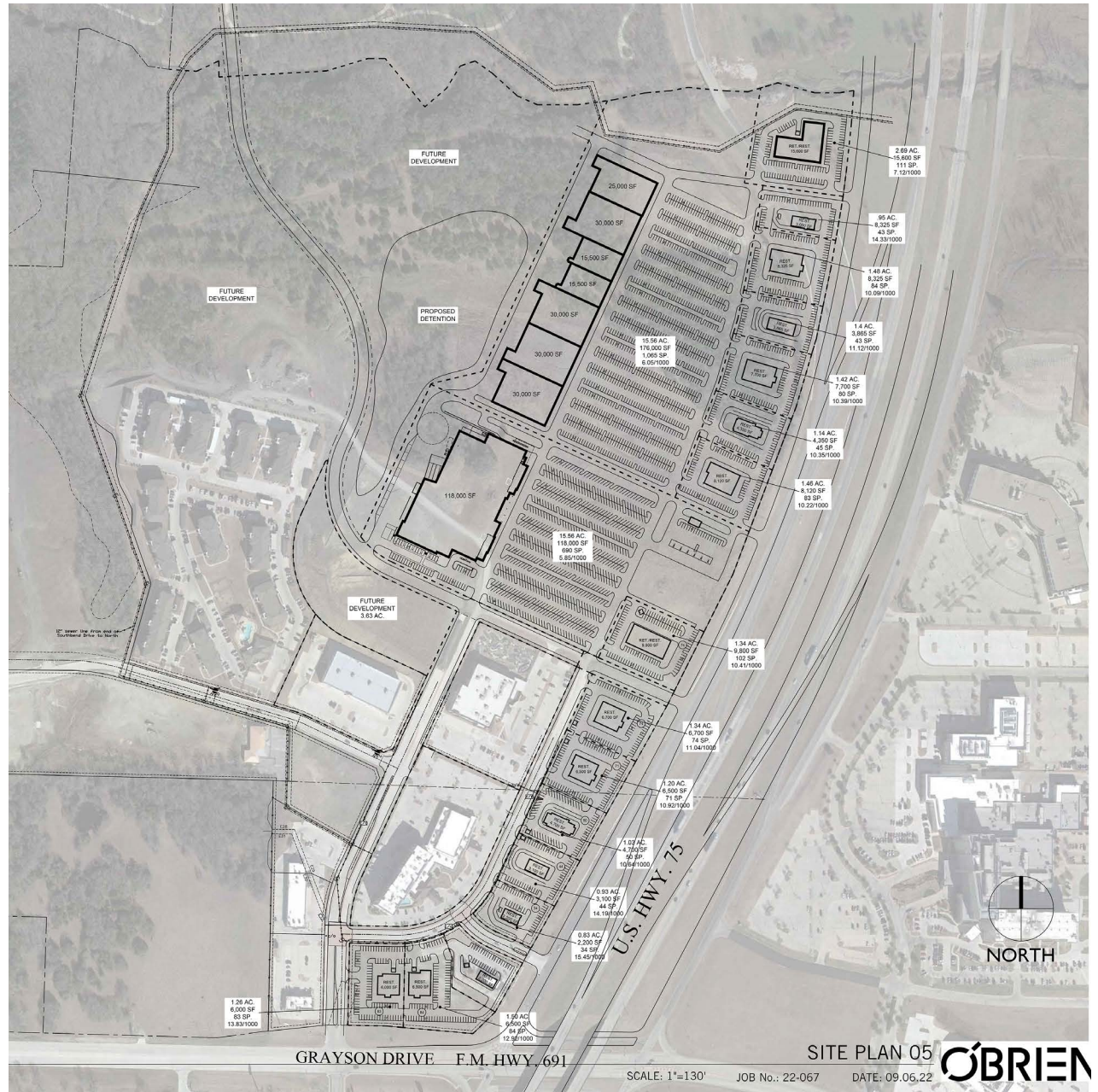


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LINCOLN
PROPERTY
COMPANY

RETAIL

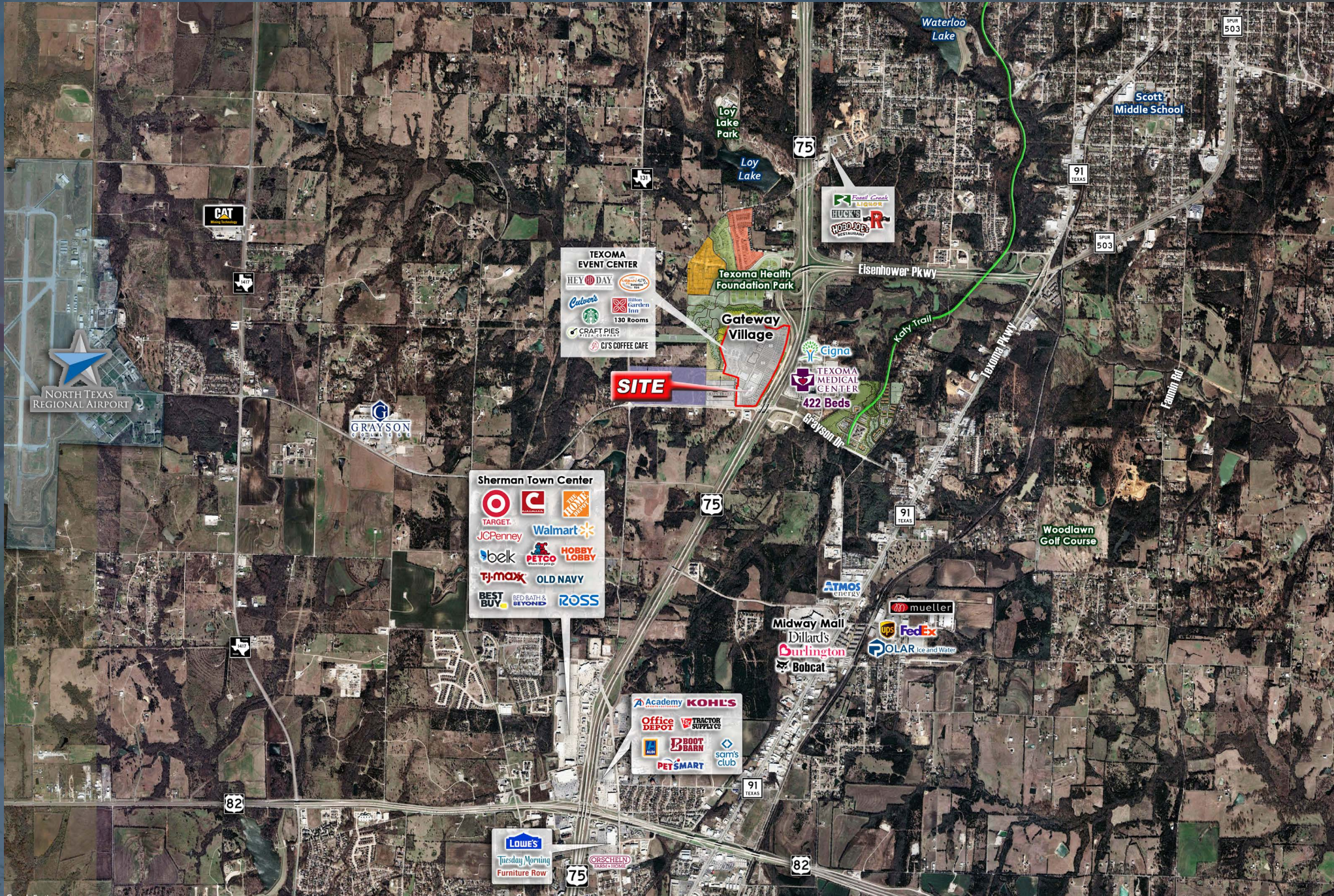




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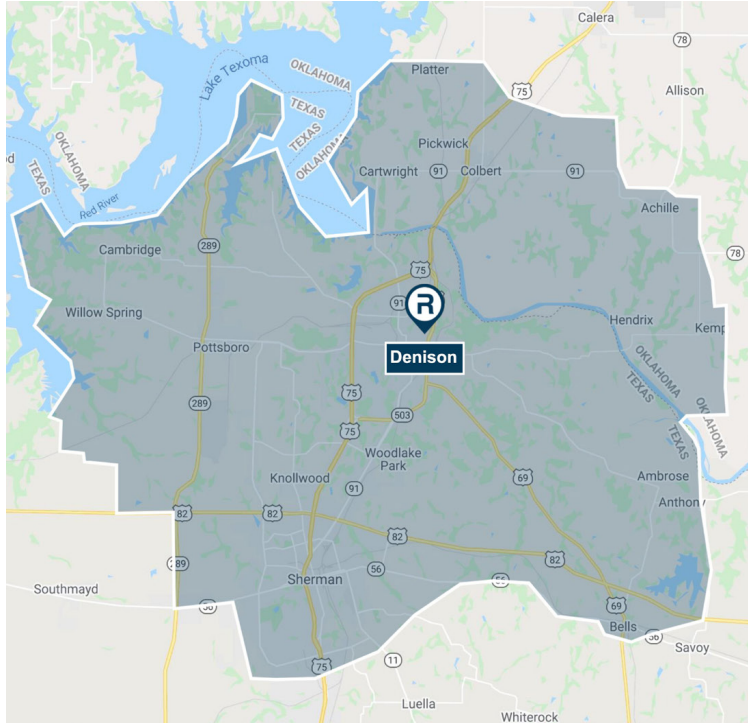


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Tony Kaai, CEcD

The Denison Development Alliance
President

Population

2010	86,698
2022	98,095
2027	102,779

Educational Attainment (%)

Graduate or Professional Degree	7.35%
Bachelors Degree	13.21%
Associate Degree	9.64%
Some College	27.02%
High School Graduate (GED)	31.44%
Some High School, No Degree	6.55%
Less than 9th Grade	4.80%

Income

Average HH	\$77,151
Median HH	\$55,042
Per Capita	\$31,232

Age

0 - 9 Years	13.12%
10 - 17 Years	10.73%
18 - 24 Years	8.88%
25 - 34 Years	11.96%
35 - 44 Years	12.37%
45 - 54 Years	11.14%
55 - 64 Years	12.78%
65 and Older	19.01%
Median Age	39.26
Average Age	40.07

Race Distribution (%)

White	75.35%
Black/African American	7.90%
American Indian/Alaskan	2.31%
Asian	1.94%
Native Hawaiian/Islander	0.07%
Other Race	7.98%
Two or More Races	4.45%
Hispanic	17.09%

GATEWAY VILLAGE - DENISON, TEXAS

LINCOLN PROPERTY COMPANY RETAIL

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