

431 W Main Street, Denison, Texas 75020

MLS#: 21135204 Active
Property Type: Commercial Sale

431 W Main Street Denison, TX 75020
SubType: Retail

LP: \$859,900
OLP: \$859,900



Low LP:		\$/Gr SqFt:	\$143.32
Subdivision:	Otp Denison	Lake Name:	Texoma
County:	Grayson	Plan Dvlpm:	
Country:	United States	MultiPrcl:	No
Parcel ID:	143107	MUD Dst:	No
Lot:	17,18	Block:	49
Legal:	OTP DENISON, BLOCK 49, LOT 17 & 18, 50 X 120 (C),		
Unexmpt Tx:	\$12,008	PID:	No
Spcl Tax Auth:	No		

Bldg SF:	6,000/Public Records	Gross SqFt:	6,000
Yr Built:	1959/Public Records/Preowned	Zoning:	Commercial
Apprsr:		Mult Zone:	No
Lot SqFt:	5,998/Public Records	# Units:	8
Lot Dim:		Acres:	0.138
Adult Community:		#Stories:	1
Will Subdiv:			

General Information

Business Name:		Min Lse Rt (SF/MO):	0.61	Max Lse Rt (SF/MO):	
Gross Income:	\$44,100	Leasable SqFt:	6,000	Avg Monthly Lease:	\$3,675
Net Income:	\$0	Leasable Space:	8	Spaces Leased:	8
Annual Expenses:	\$0	Lease Expire Date:		Occupancy Rate:	100

Features

Building Use:	Beauty/Barber, Historical District, Retail	Ceiling Height:	11 to 14 Feet
Alarm/Security:	Unknown	Flooring:	Carpet, Ceramic Tile, Luxury Vinyl Plank
Inclusions:	Land & Improvements	Heating:	Central, Natural Gas
Lot Size/Acre:	Less Than .5 Acre (not Zero)	Cooling:	Ceiling Fan(s), Central Air, Electric
Topography:			
Soil:			
Rd Front Desc:	City Street, Curbs/Gutters, Sidewalk	Owner Pays:	All Utilities, Common Area Maintenance, Insurance, Taxes
Tenant Pays:	Insurance	Tot Ann Exp Inc:	Accounting, Maintenance, Trash, Utilities, Water/Sewer
Foundation:	Slab		
Construction:	Brick, Wood	Lease Desc:	
Roof:	Flat, Synthetic	Special Notes:	Aerial Photo
Walls:	Brick, Cement Block	Possession:	Closing/Funding, Lease Outstanding
Freight Doors:	No Dock		
Street/Utilities:	City Sewer, City Water, Concrete, Curbs, Master Gas Meter, Master Water Meter, Natural Gas Available		
Showing:	24 Hour Notice		
Parking/Garage:	Alley Access, Concrete, On Site, On Street		

Remarks

Property Description: First time on the market in over 30 years, this prominent brick building lies in the heart of downtown Denison at the northeast corner of W. Main Street and N. Fannin Avenue. At 100% occupancy, it is currently home to Guymon Brothers Trading Co., Stones of the Heart, A Timeless Journey vintage boutique, and Joy's Hairstyling & Paradise Nail Salon. The building features eight leasable units, each offering its own distinct character and charm. All tenants are on month-to-month leases and have expressed a desire to remain. Ownership has been diligent in maintaining the property, with recent improvements including all-new ductwork, a new 5-ton American Standard furnace and AC condenser installed this spring, and a newer TPO roof. Positioned on one of Main Street's most heavily trafficked blocks, the building sits directly across from the iconic Rialto Theater and next door to the upcoming Denison location of 903 Brewers, known for its craft beer and signature burger offerings. Denison is riding strong momentum, recently earning the nationally recognized 2025 Great American Main Street Award. Downtown continues to draw visitors from across the region with its wineries, antique stores, eclectic dining, and boutique shopping. Main Street property values have increased by 200% over a 15-year period, underscoring the significance of this location. Established in 1872 in anticipation of the Missouri-Kansas-Texas (Katy) Railroad, Denison has long served as a regional hub. Its Denison Main Street Program has since attracted more than \$80 million in investment. The City of Denison is currently enhancing the streetscape with brick paver roadways to restore historic character. Buyers are encouraged to inquire with the City of Denison regarding available DDA or DDF grants to help bring your business vision to life. Opportunities to own a fully occupied, corner-lot Main Street building in downtown Denison are exceedingly rare—this offering places you at the center of it all.

Public Driving Directions: Traveling north on Hwy 75, take Exit 68 or nearby exit for downtown Denison. Follow signs toward downtown-Main Street. Head east on Main Street. 431 W. Main St. will be on your left-hand side. Black and white for sale sign in foyer.

Private Rmks: I am working on obtaining the annual net income and gross expenses from the seller's accountant. Most of the tenants are currently paying below market value rent and have occupied the building for many years.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No
Seller Concessions:Yes

Agent/Office Information

CDOM: 48 **DOM:** 48 **LD:** 12/19/2025 **XD:** 09/19/2026

List Type: Exclusive Right To Sell

List Off: [Texas Life Real Estate \(TLRE00TO\) 903-818-6079](#)

LO Addr: 1203 S Lang Ave Denison, Texas 75020

List Agt: [Megan Christensen \(0682136\) 903-818-6079](#)

LA Email: texomarealty@gmail.com

LA Website: megan.findnorthtexasproperties.com

Off Web: <http://www.texasliferealestate.com>

Pref Title Co: Red River Title-Shawn

LO Fax: **Brk Lic:** 0682136

LO Email: texomarealty@gmail.com

LA Cell: 903-818-6079 **LA Fax:**

LA Othr: **LA/LA2 Texting:** Yes/Yes

LO Sprvs: **Megan Christensen (0682136) 903-818-6079**

Location: 421 N Crockett St, Sherman, TX 903-868-4446

Showing Information

Call: Showing Service **Appt:** (800) 257-1242 **Owner Name:** Estate of Charles E. Watson

Keybox #: **Keybox Type:** None **Seller Type:** Standard/Individual

Show Instr: Please call Broker Bay to schedule your showing. Minimum 24-hour notice required please. Listing agent to meet.

Show Allowed: Yes

Show Srvc: BrokerBay

Occupancy: Tenant

Showing: 24 Hour Notice

Surveillance Devices Present: Audio, Video

Consent for Visitors to Record:Audio, Video

Open House:

Prepared By: Megan Christensen Texas Life Real Estate on 02/05/2026 11:45