



Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE

## 29.29 ACRES ON IH-35

1301 IH-35 | Sanger, Texas 76266



SITE



68,025 VPD

NOW OPEN



## PROPERTY HIGHLIGHTS

- 29.29 Acres of Interstate 35 frontage located in the Dallas/Fort Worth MSA
- Adjacent to brand new 130 acre grocery anchored mixed use development
- Quickly growing DFW suburb, with 20% projected population growth by 2029
- Property boasts over 1,100 linear feet of interstate frontage, providing excellent visibility to over 65,000 VPD
- Affluent community with annual household incomes in excess of \$100,000
- Planned developments on adjacent tracts to include over 900 new single and multi-family units
- Close proximity to Lake Ray Roberts



SALES PRICE

Contact Broker



SITE SIZE

29.29 AC

Meritage Homes -  
1,056 Lots  
COMING 2027

68,025 VPD



900 Residential  
Units - UNDER  
CONSTRUCTION

GLENN POLK  
SANGER, TEXAS  
AUTO GROUP

Miguelito's

GRANITE  
HUGGERS



SITE

Tom Thumb

NOW OPEN

Logos for: Freddy's, Wash Prosters, Waffle House, Panda Express, UFirstUnited, Waffle House.

Sanger  
High School

Champman Road: 17,622 VPD

Chishom Trail  
Elementary School

Logos for: O'Reilly Auto Parts, Kwik-Kar, Chicken Express, QT, QuikTrip, Jack in the Box, Starbucks, McDonald's, Dunkin', Family Dollar, Anytime Fitness.

Logos for: DQ, Holiday Inn, Dollar General, Sonic Drive-In, Valero, Fuzzy's Taco Shop.

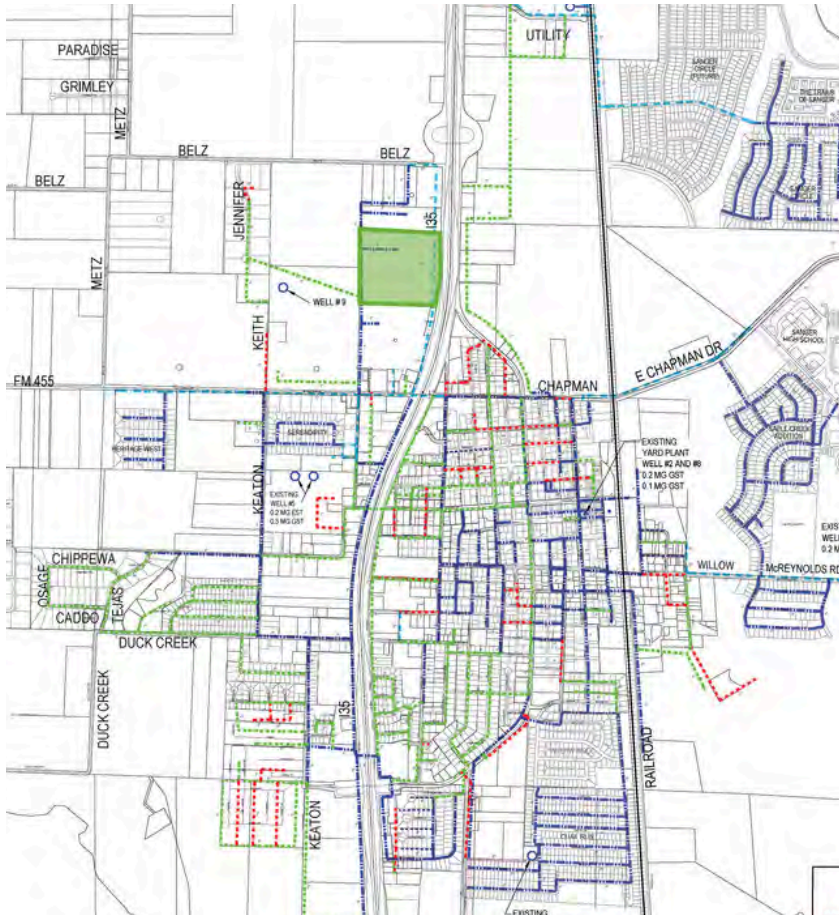
Sanger  
Middle School

68,025 VPD

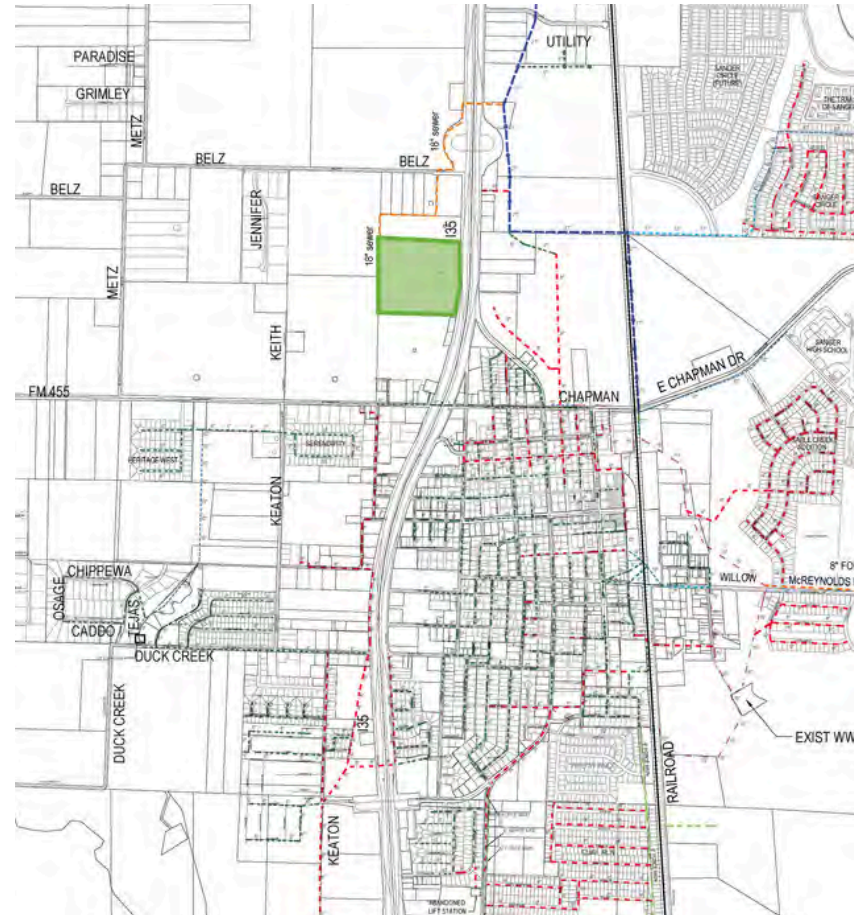


# UTILITY MAP

## WATER MAP



## WASTEWATER MAP





## PROPERTY INFORMATION

Size 29.29 AC

Legal Description A1241 A Tierwester, Tr 47, 29.2892 Acres, Old Dcad Sht 5, Tr 7 Denton County

ID Number Denton CAD 84585

Access Interstate 35 Frontage Road

Frontage 1,100' of Interstate 35 Frontage

Zoning 12 Acres of highway frontage zoned B-2 (commercial) with the remaining 17 acres zoned Agriculture

Utilities 8" & 12" water line to the site, and 18" sewer along the western boundary

Traffic Counts ~65,000 VPD along Interstate 35



## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

4K

HOUSEHOLD  
INCOME

\$97.7K

CONSUMER  
SPENDING

\$44M

GROWTH  
RATE

4.2%

3 MILE

ESTIMATED  
POPULATION

12K

HOUSEHOLD  
INCOME

\$98.4K

CONSUMER  
SPENDING

\$151M

GROWTH  
RATE

4.1%

5 MILE

ESTIMATED  
POPULATION

16K

HOUSEHOLD  
INCOME

\$102K

CONSUMER  
SPENDING

\$206M

GROWTH  
RATE

3.9%

# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



## Fort Worth

TOP CITY FOR SALES  
GROWTH IN 2018

## Dallas

TOP MSA FOR POPULATION  
GROWTH IN 2020

## Bryan/College Station

#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

## Houston

4TH LARGEST POPULATION IN  
THE U.S.

## Austin

NAMED BEST CITY TO START A  
BUSINESS IN 2020

## San Antonio

2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW** (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
  - Must not, unless specifically authorized in writing to do so by the party, disclose:
    - that the owner will accept a price less than the written asking price;
    - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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