

**PROPOSAL**

# Lois Rd E

**LOIS RD E**

Sanger, TX 76266



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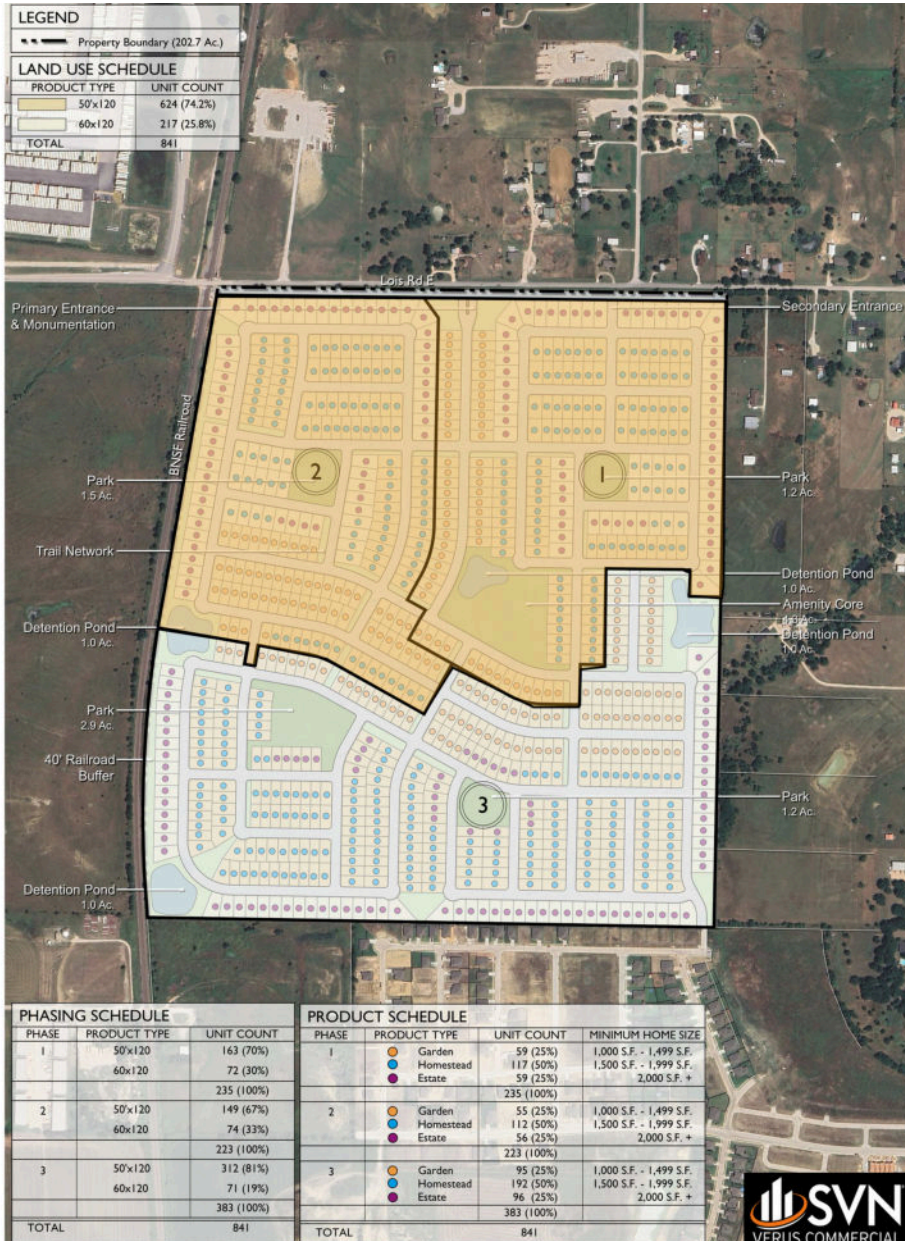
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# THE OAKS



## SANGER ESTATES OVERVIEW

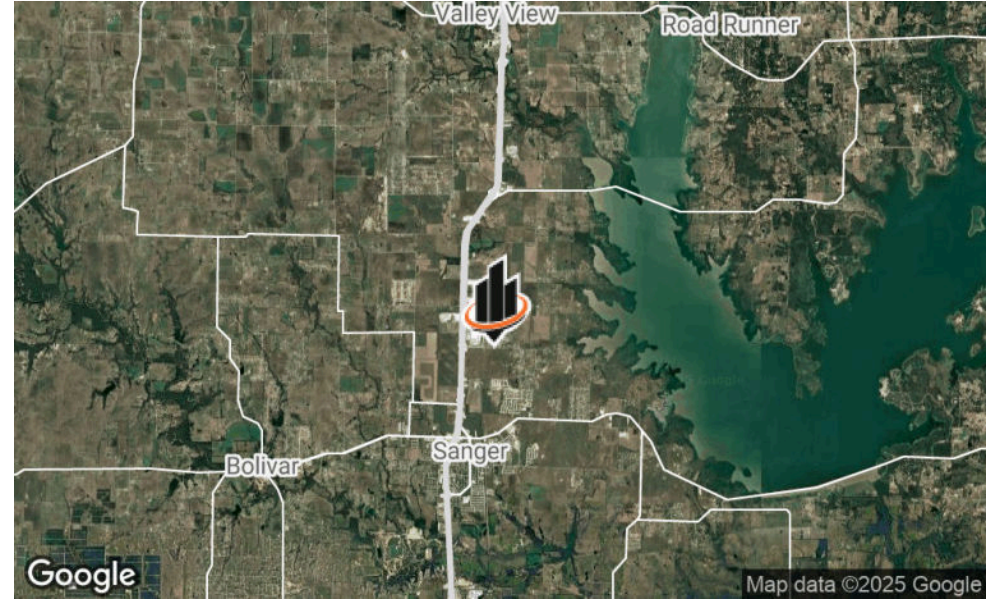
The purpose of this PUD is to create specific standards that will guide the development of a distinct community that includes an elevated quality of life. Sanger Estates will create a livable and unique community that promotes open space, outdoor living, and pedestrian mobility. Together these elements will provide future residents with a complete community that offers ample recreational opportunities.

Sanger Estates will improve the quality of living for our residents and the community while providing attainable housing in an ever-expanding market. Sanger Estates meets the standards of the City of Sanger's Zoning Code Section 16 - SF-8 Single Family Residential District in every capacity save Sanger Estates proposed minimum lot width of 50'.

The proposed 50' lot width creates the opportunity to provide attainable housing for diverse buyers while still providing a minimum 1400 square foot dwelling size. These elements combined with extensive open space and associated amenities will create a complete community that promotes an elevated quality of life for future residents.

PRODUCT SCHEDULE			
PHASE	PRODUCT TYPE	UNIT COUNT	MINIMUM HOME SIZE
1	Garden	59 (25%)	1,000 S.F. - 1,499 S.F.
	Homestead	117 (50%)	1,500 S.F. - 1,999 S.F.
	Estate	59 (25%)	2,000 S.F. +
		235 (100%)	
2	Garden	55 (25%)	1,000 S.F. - 1,499 S.F.
	Homestead	112 (50%)	1,500 S.F. - 1,999 S.F.
	Estate	56 (25%)	2,000 S.F. +
		223 (100%)	
3	Garden	95 (25%)	1,000 S.F. - 1,499 S.F.
	Homestead	192 (50%)	1,500 S.F. - 1,999 S.F.
	Estate	96 (25%)	2,000 S.F. +
		383 (100%)	
<b>TOTAL</b>		<b>841</b>	

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

SVN VERUS Commercial is pleased to present 202 acres of residential land in Sanger, Texas. The offering includes an estimated 843 paper lots approved for Final Plat. Property is located within one mile of many retail sites including McDonald's, Taco Bell, Pizza Hut, Dominos, Sonic, Starbucks, and many more. Property is adjacent to Sanger Circle and was a part of Stephen's Town Crossing Master Planned Community. Buyer to verify all information regarding the property. Seller and their agents do not guarantee any information.

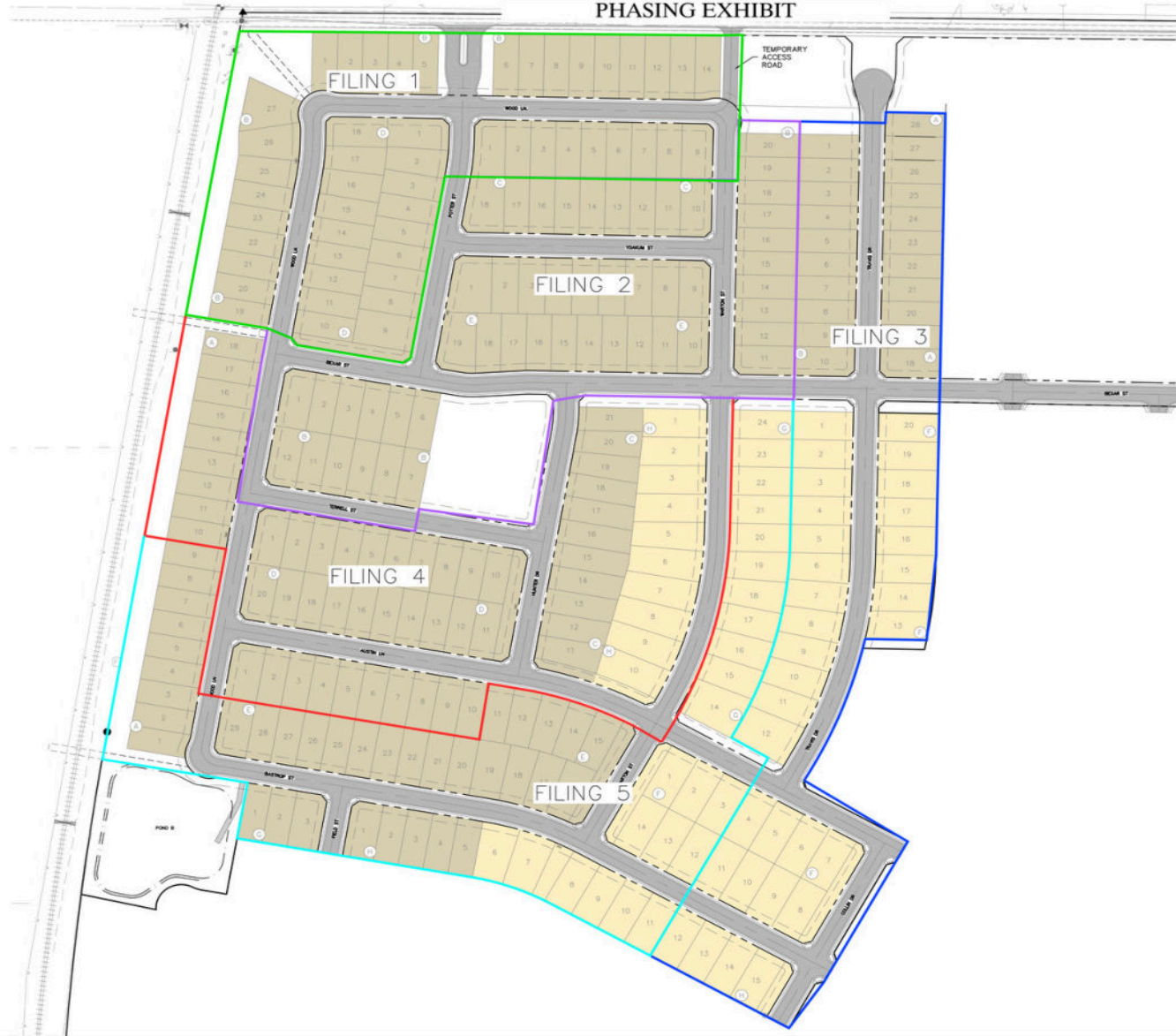
<b>SALE PRICE (PAPER LOTS):</b>	\$20,000 (Per Lot)
<b>LOT COUNT:</b>	843
<b>ACRES:</b>	202

### PROPERTY HIGHLIGHTS

- ±202 acres of residential land approved for Final Plat, offering a large-scale, development-ready opportunity.
- ±843 total paper lots, priced at \$20,000 per paper lot. Finished lots are currently unpriced.
- Adjacent to Sanger Circle and part of the former Stephen's Town Crossing Master Planned Community, placing the development in one of Sanger's most active and planned growth corridors.
- Prime Lois Road East frontage in fast-growing Sanger, TX—minutes from I-35, Denton, and major North Texas employment and retail hubs.
- Bulk pricing and structured takedown options available upon request.

# PHASING EXHIBIT

## LOIS ROAD ESTATES PHASING EXHIBIT

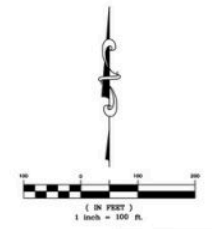


LEGEND

	50' LOT
	60' LOT

BOUNDARY	LOT COUNT	
	50' LOTS	60' LOTS
FILING 1 (GREEN)	50	0
FILING 2 (PURPLE)	50	0
FILING 3 (BLUE)	21	32
FILING 4 (RED)	50	10
FILING 5 (CYAN)	36	23

NOTE: FILING MAY NOT BE BUILT IN ORDER, DEPENDING ON MARKET DEMAND AND SALES OF LOTS.



PROJECT NO: 24507256  
DATE: 06/11/2025

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# AMENITY CENTER CONCEPT



## LOIS ROAD ESTATES | AMENITY CENTER CONCEPT

06/30/2025



**NORRIS DESIGN** **KALTERCAPITAL**  
PEOPLE • PLACEMAKING

OVERALL PLAN | PHASE 01



LOIS ROAD ESTATES | SANGER, TX | CONCEPTUAL DESIGN

05/12/2025

\*DESIGN INTENT ONLY, SUBJECT TO CHANGE



**NORRIS  
DESIGN**  
PEOPLE + PLACEMAKING

# PRIMARY ENTRY | SITE PLAN

## PRIMARY ENTRY | SITE PLAN



KEY MAP: NTS

### LEGEND

- 1 ENTRY MONUMENT SIGNAGE
- 2 SLOPED BERM
- 3 ANNUAL COLOR PLANTING BED
- 4 NATIVE SHADE TREE
- 5 NATIVE ORNAMENTAL TREE
- 6 LOW EVERGREEN SHRUBS

LOIS ROAD ESTATES | SANGER, TX | CONCEPTUAL DESIGN

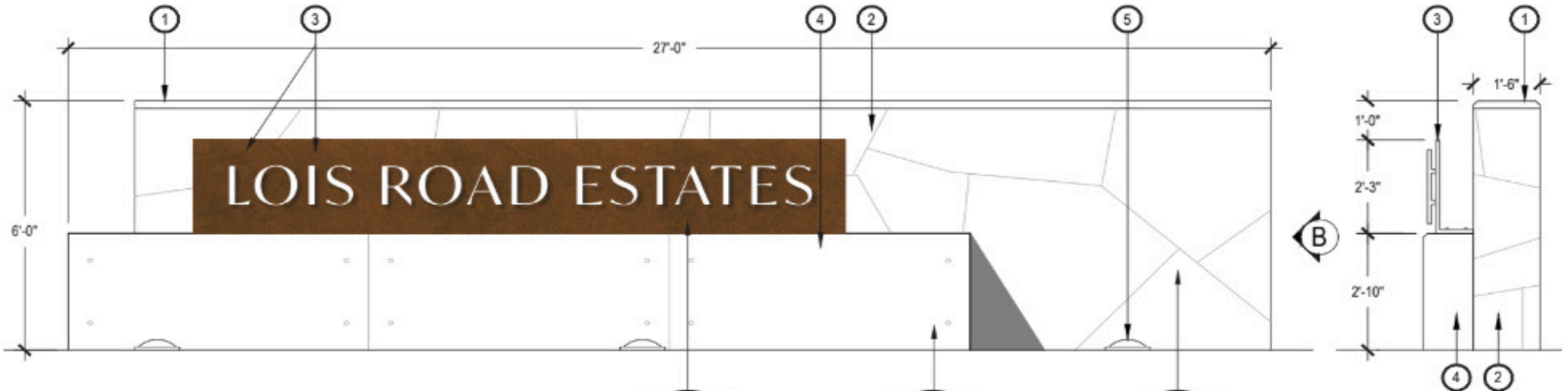
05/12/2025

\*DESIGN INTENT ONLY, SUBJECT TO CHANGE



**NORRIS**  
DESIGN  
PEOPLE + PLACES + IDEAS

ENTRY MONUMENT SIGNAGE | DESIGN + MATERIALS



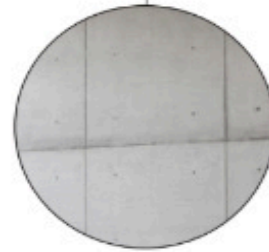
FRONT ELEVATION FILING #1

ELEVATION B

LEGEND

- 1 CAST STONE CAP; COLOR SHALL BE WARM GRAY
- 2 FLAGSTONE VENEER
- 3 ALUMINUM PANEL WITH CORTEN STEEL FINISH; WHITE PIN-MOUNTED LETTERING
- 4 ARCHITECTURAL CONCRETE WITH TIE HOLE FINISH
- 5 MONUMENT SIGNAGE UPLIGHT

FONT: IVYMODE - REGULAR



**AERIAL PHOTOS**



## SANGER CITY INFO



### LOCATION DESCRIPTION

Experience the inviting community of Sanger, TX—where the charm of a small town is complemented by its strategic location along I-35, just north of Denton. Sanger offers a tranquil setting with a strong sense of heritage, featuring a historic downtown district that showcases a curated selection of local shops, eateries, and professional services. The city’s proximity to Lake Ray Roberts and its scenic surroundings enhance its appeal as both a residential haven and a destination for outdoor recreation. With a balanced mix of rural character and growing development, Sanger continues to attract families, businesses, and visitors seeking a well-connected yet peaceful environment.

### LOCATION DETAILS


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<b>COUNTY</b>	Denton
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### LOCATION BENEFITS

- Sanger is recognized as a boom town in Texas, with strong population and business expansion trends.
- With a lower cost of living and development compared to neighboring cities, Sanger presents a compelling opportunity for investors and businesses seeking long-term value.
- The city benefits from its proximity to Denton’s higher education institutions, offering access to a skilled workforce and educational partnerships.
- Sanger offers a strong quality of life with local parks, recreational facilities, and close access to Lake Ray Roberts, promoting outdoor activity and tourism.
- The historic downtown district is walkable and features a variety of local businesses and services, contributing to a close-knit, community-focused atmosphere.



**SECTION 1**  
Nearby  
Destinations

## DENTON SQUARE



### PROPERTY DESCRIPTION

**Denton Square** serves as the vibrant heart of Denton, Texas, blending historical charm with a lively cultural scene. At its center stands the iconic Denton County Courthouse-on-the-Square, a Romanesque Revival masterpiece completed in 1897, now housing a museum that delves into the county's rich history. Encircling the courthouse are a variety of local businesses, including independent shops, eateries, and music venues, contributing to the area's dynamic atmosphere . Notable establishments like Recycled Books, Records, & CDs, and Beth Marie's Old Fashioned Ice Cream add to the Square's unique character . The Square also hosts numerous community events and festivals, such as the Denton Arts and Jazz Festival, reflecting the city's commitment to arts and culture . With its blend of historic architecture, local businesses, and cultural activities, Denton Square remains a central gathering place that embodies the spirit of the community.

# DENTON SQUARE PHOTOS



# DENTON MAP



## LAKE RAY ROBERTS



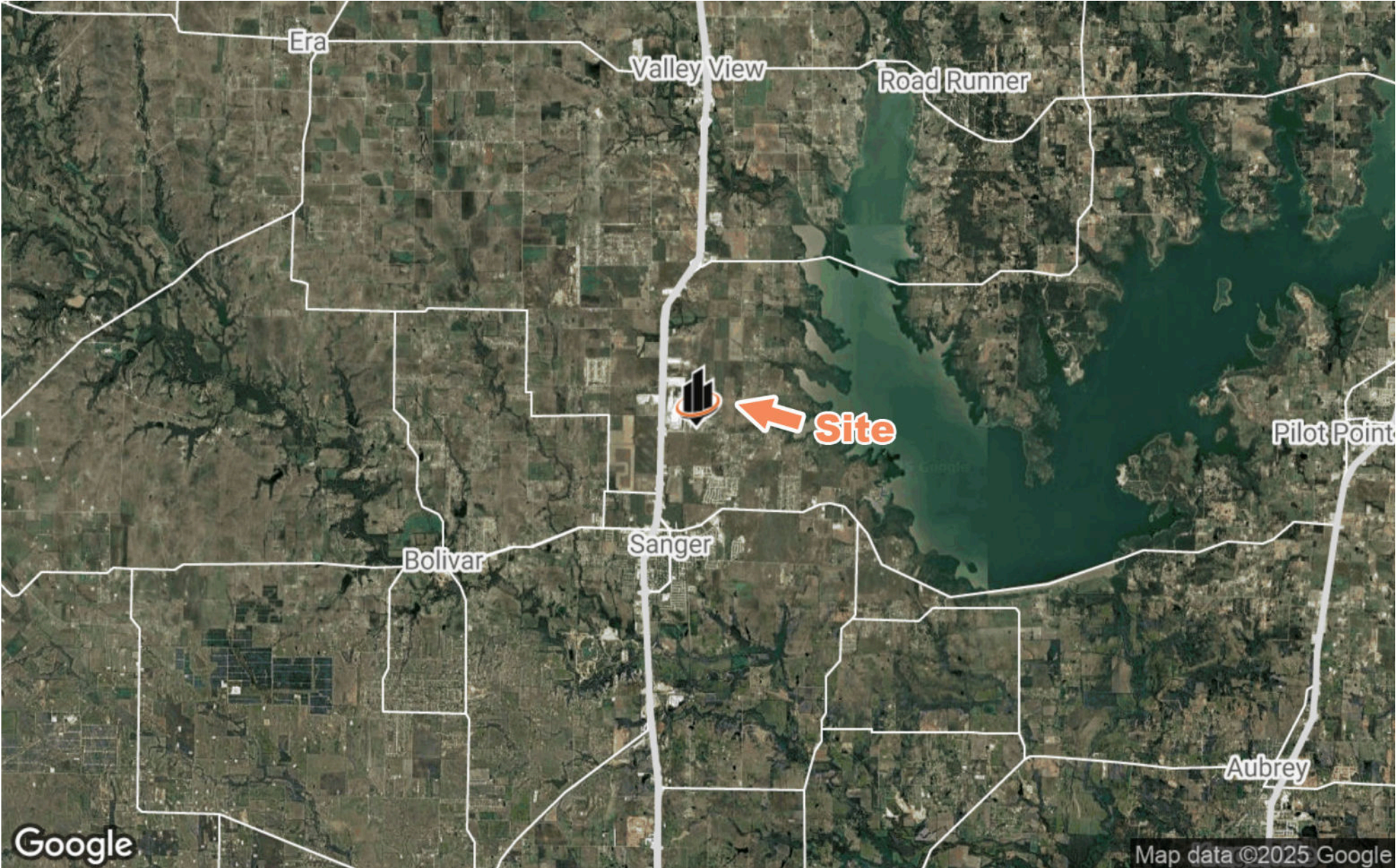
### PROPERTY DESCRIPTION

**Lake Ray Roberts**, Located just minutes east of Sanger, is one of North Texas's premier recreational destinations, spanning over 29,000 acres and offering a wide range of outdoor amenities including boating, fishing, hiking, swimming, and camping. The lake is surrounded by Ray Roberts Lake State Park, which features miles of scenic trails, equestrian paths, well-maintained campgrounds, and picnic areas, making it a year-round draw for families, retirees, and outdoor enthusiasts. Its natural beauty and accessibility significantly enhance the quality of life in Sanger, positioning the city as an appealing alternative to more densely populated areas. The lake's proximity adds strong lifestyle value for potential homebuyers, contributing to Sanger's growth as a desirable residential market. For builders, Lake Ray Roberts represents a compelling amenity that supports long-term housing demand and aligns with the preferences of today's suburban buyers seeking space, affordability, and convenient access to both recreation and the Dallas-Fort Worth metroplex.

LAKE RAY ROBERTS PHOTOS



LOCATION MAP



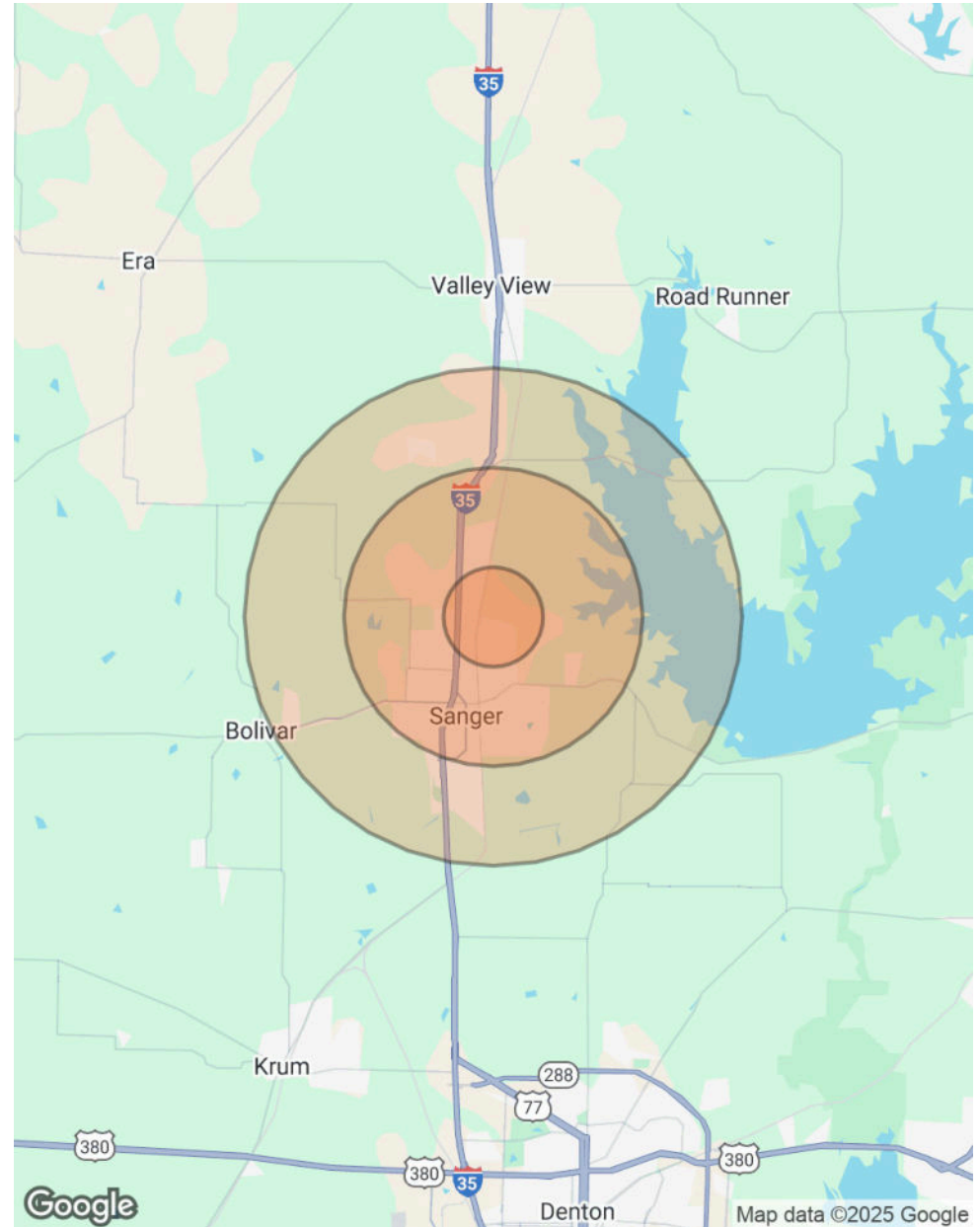
# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	659	9,680	15,894
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	38
AVERAGE AGE (FEMALE)	39	39	39

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	246	3,496	5,726
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$110,118	\$107,522	\$110,894
AVERAGE HOUSE VALUE	\$487,198	\$414,388	\$411,480



## LISTING CONTACTS



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VERUS COMMERCIAL