# COMMERCIAL LAND | FOR SALE

## 29.29 ACRES ON IH-35

1301 IH-35 | Sanger, Texas 76266

## 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**

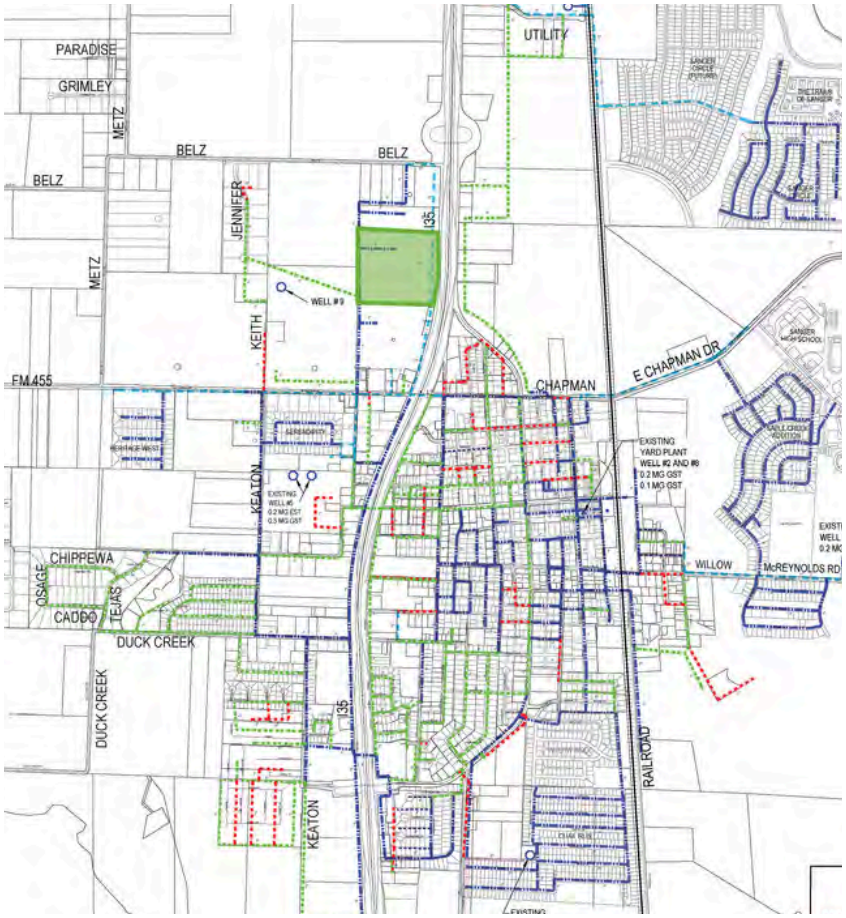
**SITE SIZE**

**29.29 AC**

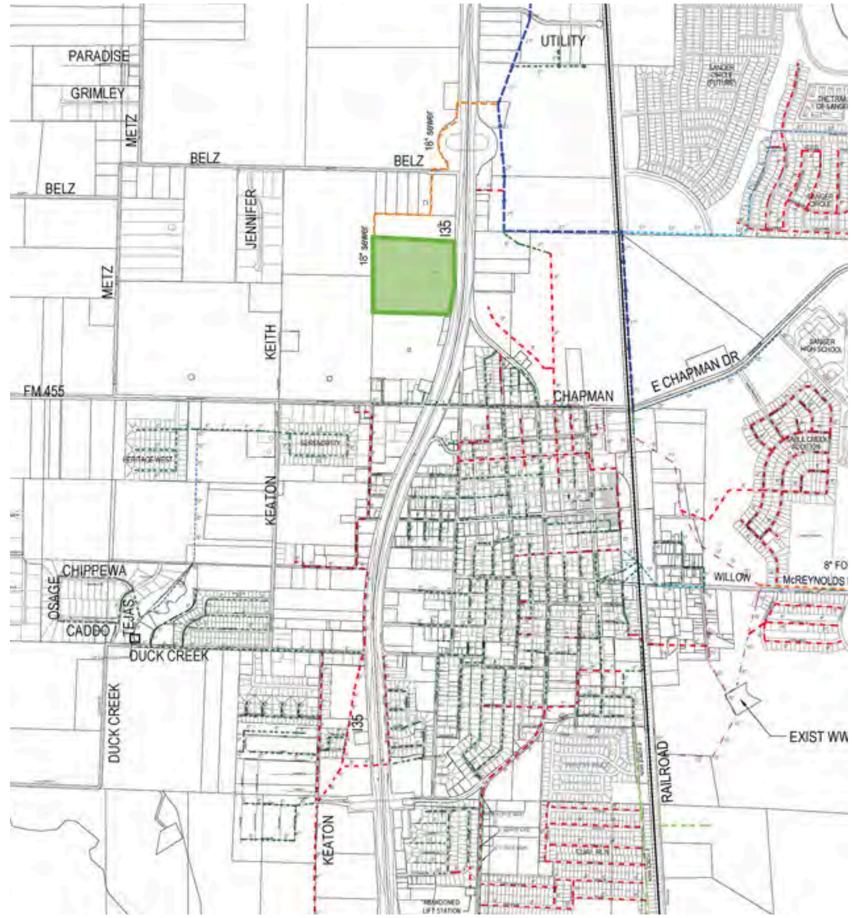

M&M
Top View Roofing
13MFG
Sure Steel, Inc.
Meritage Homes
1,056 Lots
Coming 2027
68,025 VPD
Interstate 35
Glenn Polk
Sanger Texas
Auto Group
Miguelito's
Granite Huggers
Everything Granite
StorageNow USA
900 Residential Units - UNDER CONSTRUCTION
SITE
Tom Thumb
NOW OPEN
Freddy's
Wash Masters Car Wash
Whataburger
Panda Express
FirstUnited
Waffle House
Chapman Road: 17,622 VPD
Chisholm Trail Elementary
O'Reilly Auto Parts
Kwik Kar
Chicken Express
QT
Domino's Pizza
Jack in the box
Starbucks
Family Dollar
Anytime Fitness
DQ
Holiday Inn & Suites
Taco Bell
Sonic
Dollar General
Valero
Fuzzy's Taco Shop
Sanger 6th Grade Campus
Downtown Sanger
Papa Ds
Babe's
The Farmer's Wife Markets
Uptown Rail Brewery
Linda Tutt High School
68,025 VPD
Interstate 35
DR Horton Phase II
850 Lots
Sanger Circle
676 Homes
Future Townhomes
16.8 AC
DR Horton Phase I
300 Lots
Farm To Market Road 455
Sanger High School
Future Middle School
Butterfield Elementary
Sable Creek
410 Lots
Lane Ranch
796 Lots
Santera
2,471 Lots
Delivering 2026
Ranger Creek
150 Homes

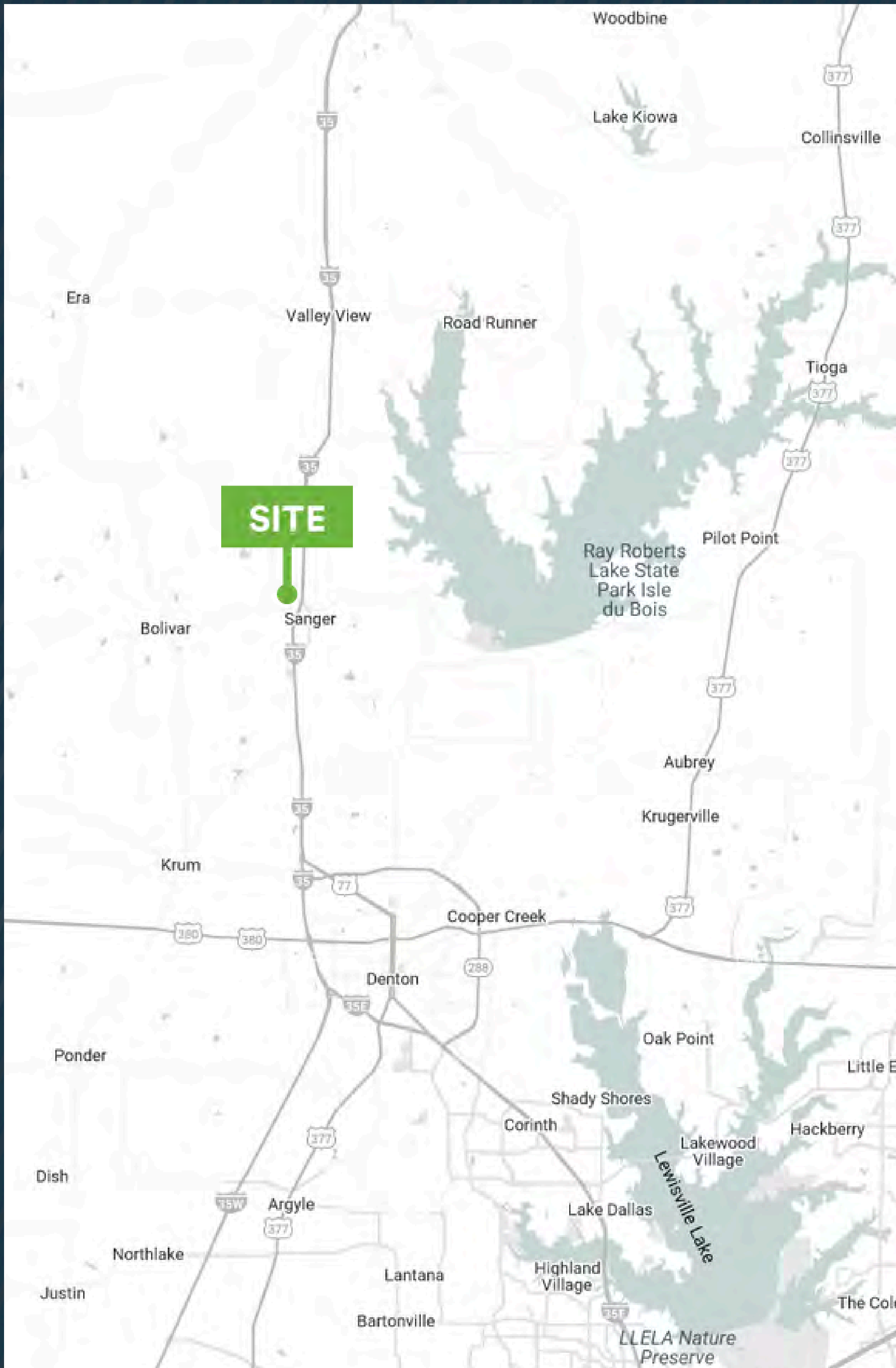
# UTILITY MAP

### *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 | HOUSEHOLD INCOME | CONSUMER SPENDING | GROWTH RATE |
| | 4K | $97.7K | $44M | 4.2% |

| 3 MILE | | | | |
|---|---|---|---|---|
| | ESTIMATED POPULATION | HOUSEHOLD INCOME | CONSUMER SPENDING | GROWTH RATE |
| | 12K | $98.4K | $151M | 4.1% |

| 5 MILE | | | | |
|---|---|---|---|---|
| | ESTIMATED POPULATION | HOUSEHOLD INCOME | CONSUMER SPENDING | GROWTH RATE |
| | 16K | $102K | $206M | 3.9% |

# TEXAS OVERVIEW

**2ND** 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

**2ND** LARGEST LABOR WORKFORCE:
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES
**CALL TEXAS HOME**

**BEST STATE**
FOR BUSINESS

**TOP STATE**
FOR JOB GROWTH

**NO STATE**
INCOME TAX

# INFORMATION ABOUT BROKERAGE SERVICES

TREC
TEXAS REAL ESTATE COMMISSION

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

11-03-2025

EQUAL HOUSING OPPORTUNITY

**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 |

Oldham Goodwin OG

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

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## Waco/Temple

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