



FOR LEASE | +/- 2,750—38,566 SF

900-902 Utility Rd, Sanger, TX

Price: Call for Pricing

Available: 900-101/102: +/- 8,250 SF
900-103/104/105: +/- 2,750—8,250 SF
900-106/107/108: +/- 2,750—8,250 SF
902-100/102: +/- 10,725 SF
902-201: +/- 3,066 SF

Overview:

- Industrial flex available for lease in Sanger with easy access to I-35.
- Various suite sizes available with flexible warehouse / office layouts.
- 12'W X 12'H grade level doors | 14'-16' CH.
- 3-Phase power available.



+/- 2,750—38,566 SF
Square Feet



Utility Rd.
Frontage



Industrial
Type



Flex
Proposed Use

CONTACT:

CHRISTIAN SCOFIELD

940.391.8115

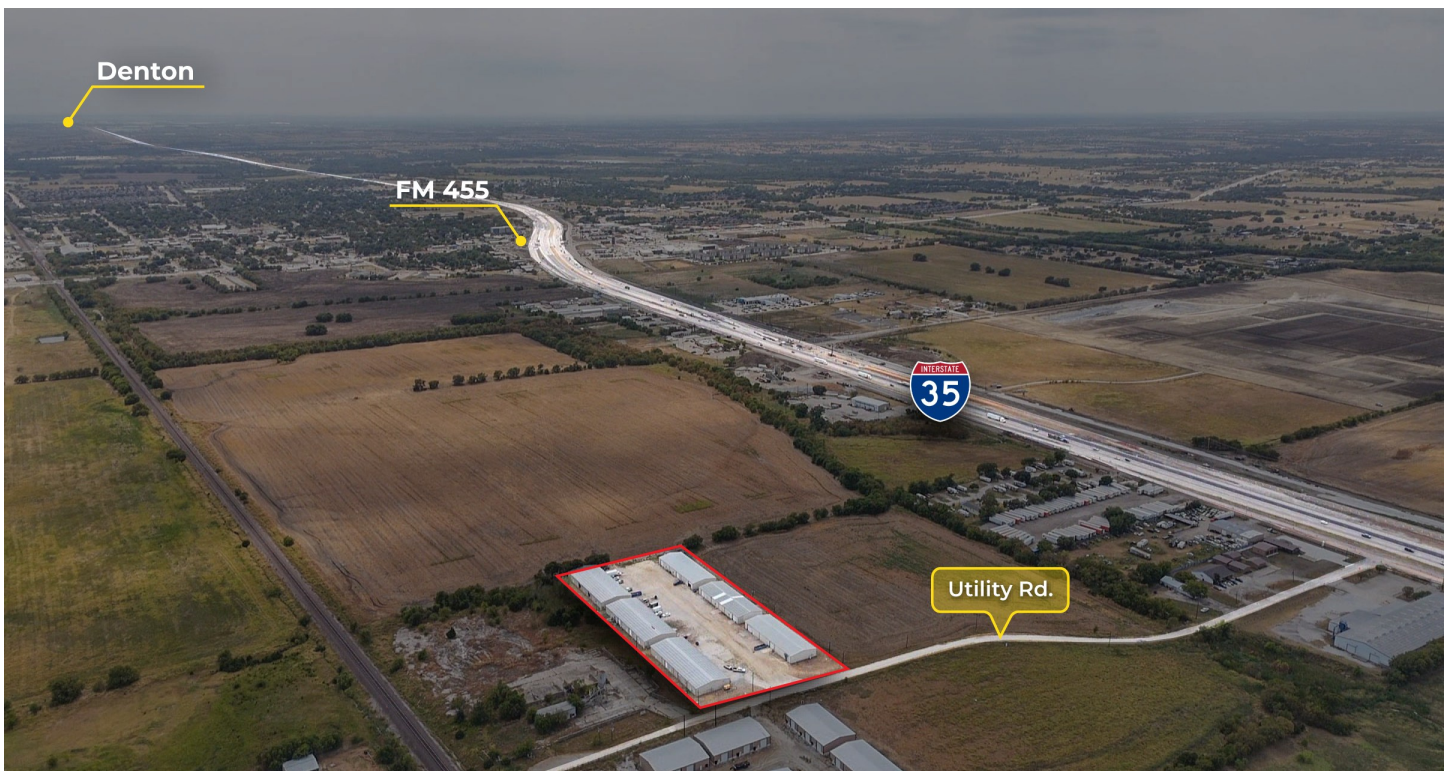
Christian@sbpccommercial.com

1400 Dallas Drive, Denton, TX | sbpccommercial.com | 940.320.1200



SITE

900-902 Utility Rd | Sanger, TX



****Information contained herein was obtained from sources deemed reliable; however, Scott Brown Commercial and/or the owner(s) of the property make no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior to sale or lease or removal from the market for any reason without notice.****

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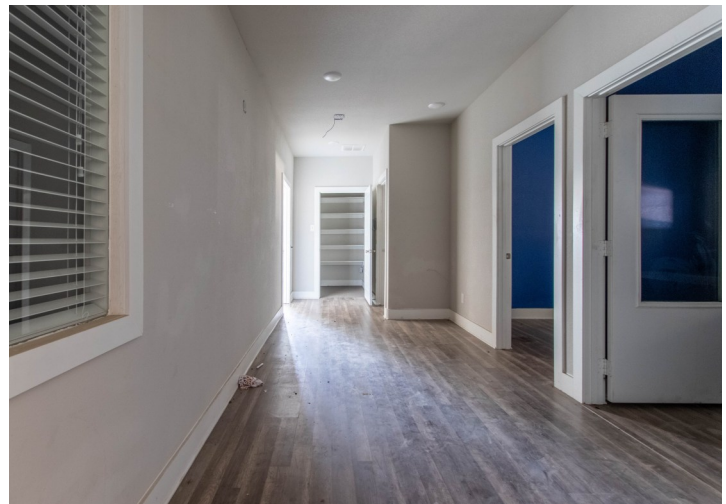
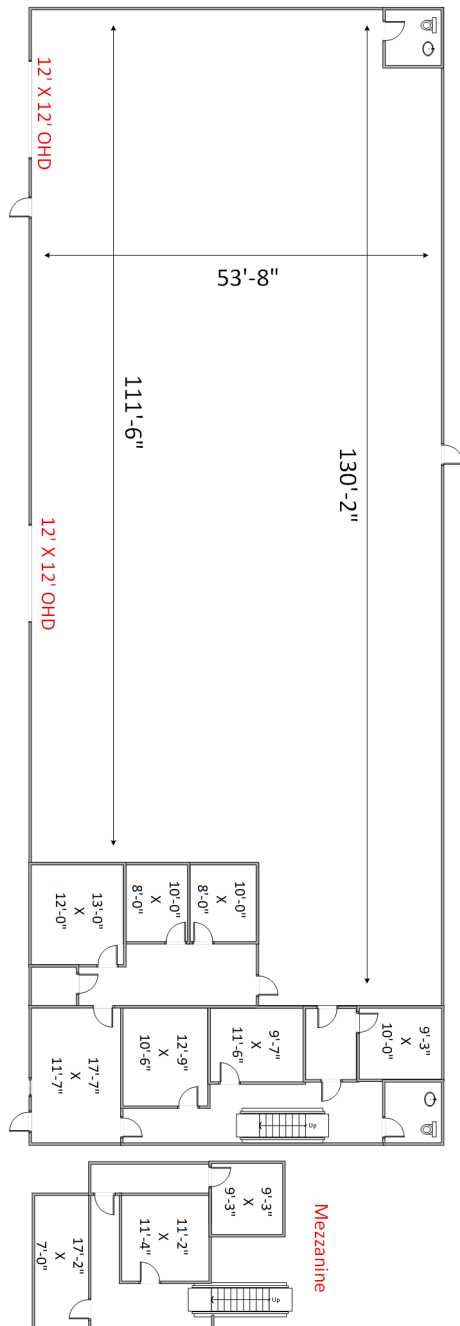
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**SCOTT
BROWN**
COMMERCIAL

1,700 SF + 600 SF Mezzanine



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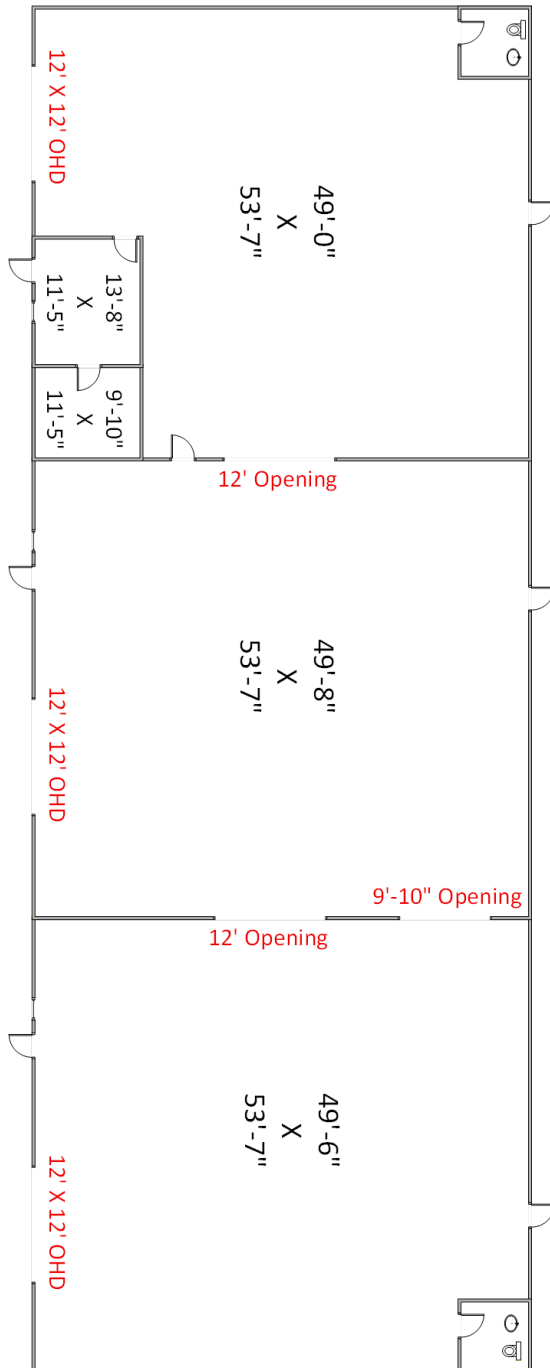
FLOOR PLAN



Bldg 900

Suite 103/104/105: 8,250 SF

+/- 300 SF Office



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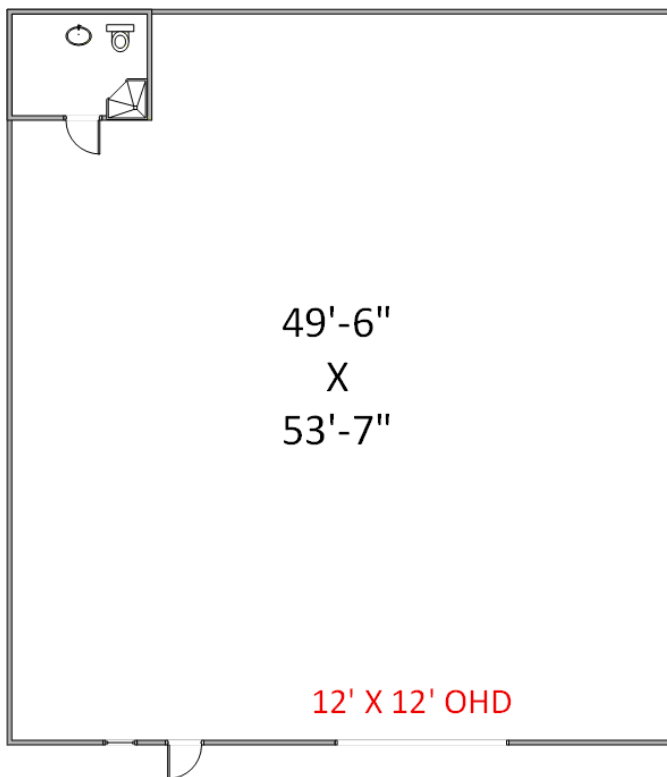
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FLOOR PLAN



Bldg 900

Suite 107: 2,750 SF



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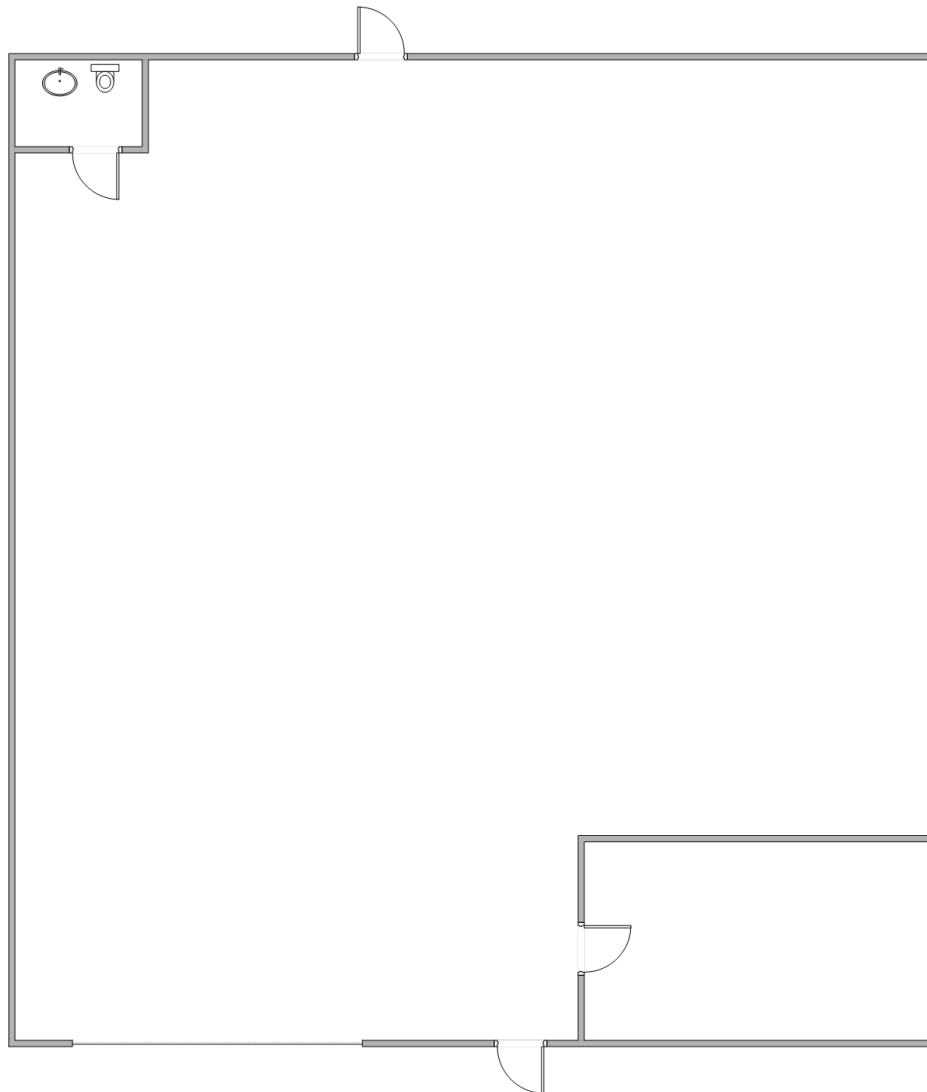
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FLOOR PLAN



Bldg 900

Suite 108: 2,250 SF



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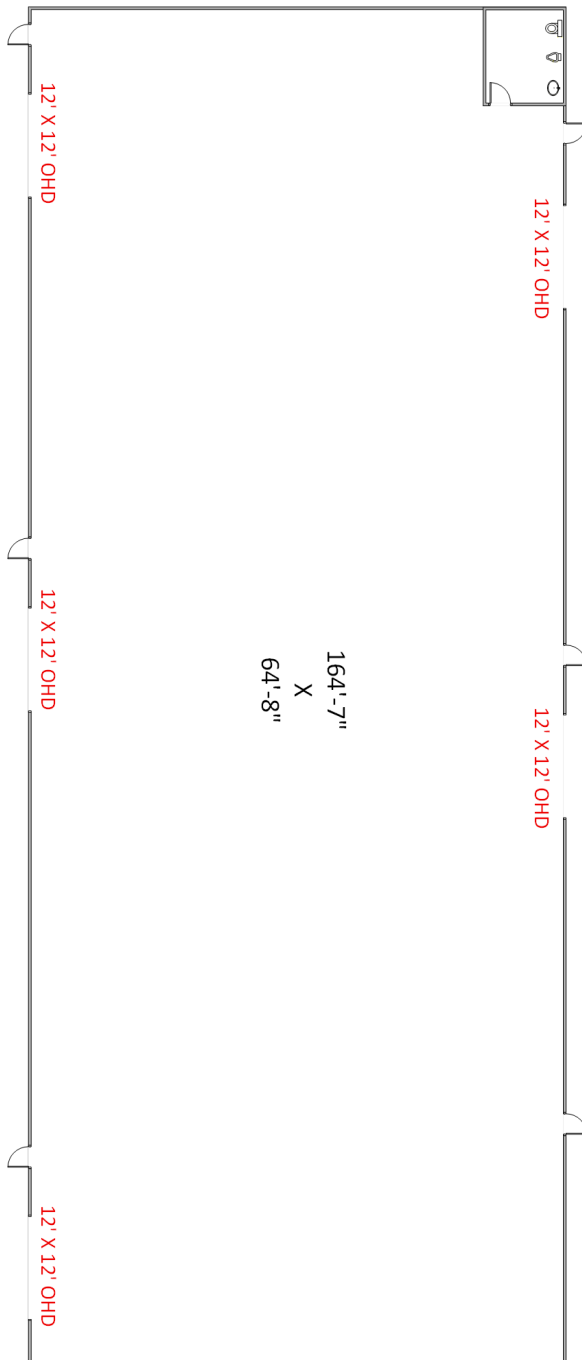
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FLOOR PLAN



Bldg 902

Suite 100/102: 10,725 SF



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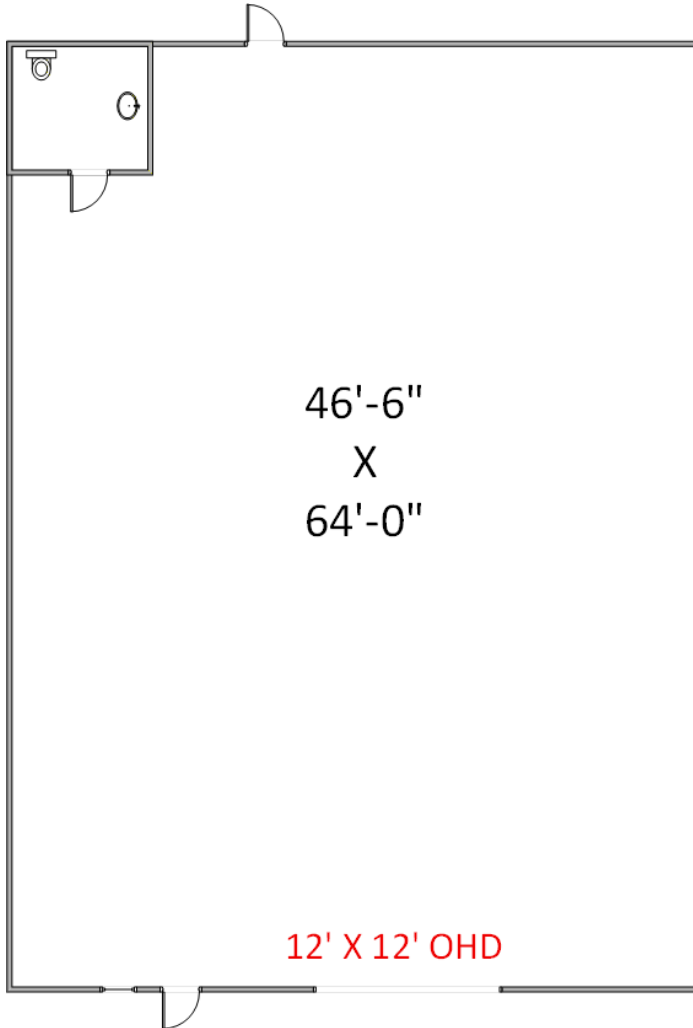
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FLOOR PLAN



Bldg 902

Suite 201: 3,066 SF



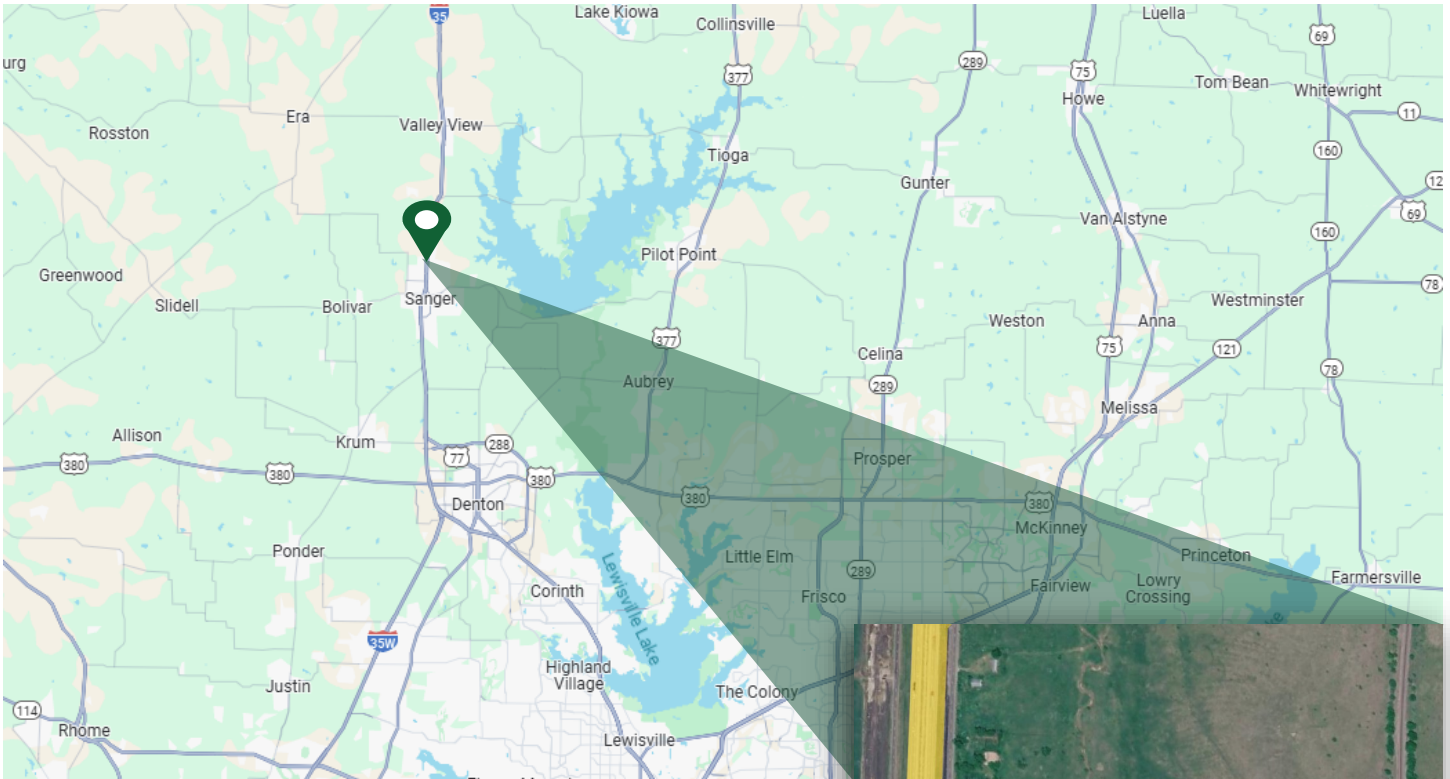
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MAPS

900-902 Utility Rd | Sanger, TX



DRIVE TIME (To city center)

I-35 E	1 Minute
FM 455	5 Minutes
Valley View	7 Minutes
HWY 380	12 Minutes
I-35 W	14 Minutes
Krum	14 Minutes
Loop 288	14 Minutes
HWY 377	16 Minutes
Pilot Point	22 Minutes



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Information About Brokerage Services

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

2-10-2025



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.

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 or subagent 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ron Bullock	286566	Ron@sbpcommercial.com	940-320-1200
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christian Scofield	0697458	christian@sbpcommercial.com	940-391-8115
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date