



1850 N STEMMONS ST SANGER, TX 76266

INDUSTRIAL PROPERTY
OWNER USER



OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

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 5912 N Burdick St,
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PROPERTY OVERVIEW

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FINANCIAL OVERVIEW

Operating Expenses

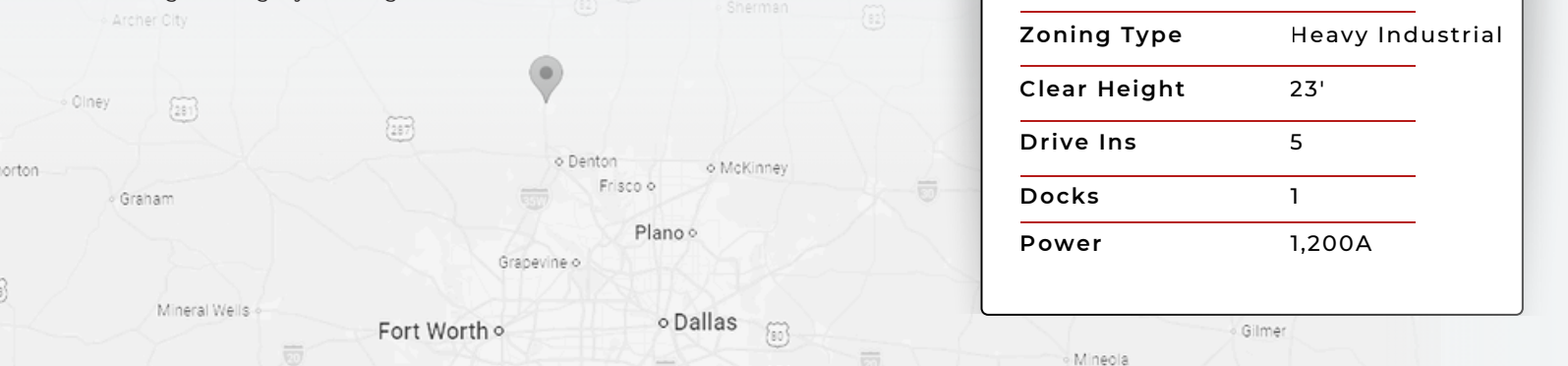
LOCATION OVERVIEW

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EXECUTIVE SUMMARY

1850 N Stemmons is a vacant industrial property totaling 43,179 SF on 4 acres, offering immediate availability for an owner-user or value-add investor. The building features 23' clear height, 1 dock door, and 5 drive-in doors, supporting a range of distribution, service, and light manufacturing uses, along with 22.20% office for a balanced operational layout. Positioned along the North Stemmons (I-35E) corridor, the property provides direct access to a major DFW logistics route with quick connectivity to I-635 and SH-121, and strong proximity to Dallas Love Field and DFW International Airport—making it a highly strategic infill location.



THE OFFERING

Building SF	43,179
Year Built	2002
Lot Size (Acres)	4
Parcel ID	R249226
Zoning Type	Heavy Industrial
Clear Height	23'
Drive Ins	5
Docks	1
Power	1,200A

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Frontage along the I-35E (Stemmons) corridor provides immediate highway access with strong connectivity to I-635, SH-121, and the greater DFW logistics network.



Expansive Space: 4-acre site offers ample room for circulation, parking, or potential outdoor storage to support operational flexibility.



Strategic Features: Vacant possession combined with a 22.20% office buildout creates a move-in-ready opportunity for users needing both warehouse and administrative space.



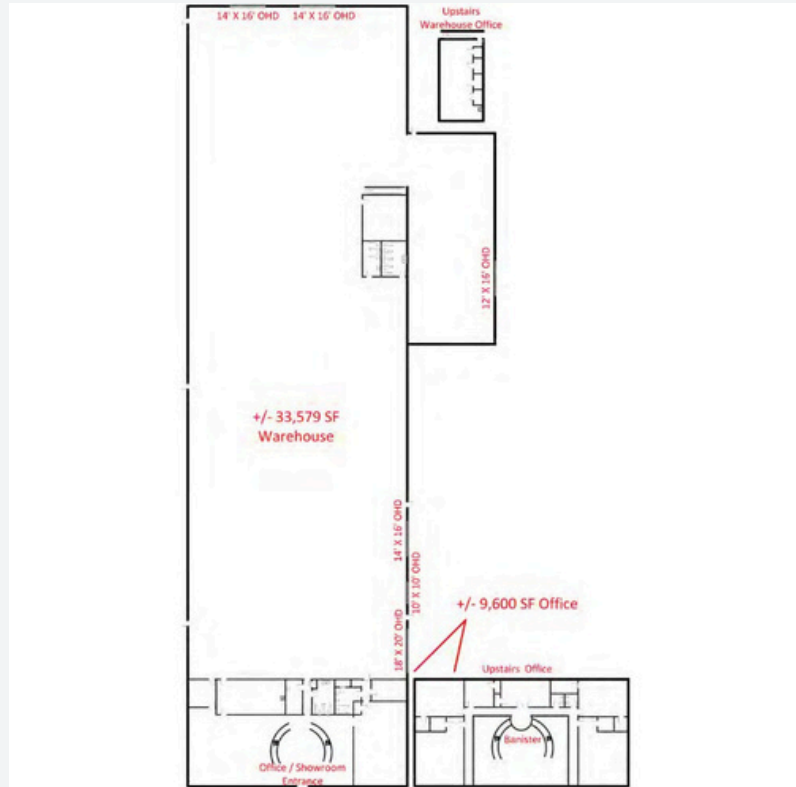
Industrial Infrastructure: 23' clear height, 1 dock door, and 5 drive-in doors deliver functional loading and workflow capabilities suited for a variety of industrial users.



Zoning Advantage: Flexible industrial zoning allows for a wide range of uses including distribution, light manufacturing, service operations, and potential IOS functionality.



FLOOR PLAN



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
OPERATING EXPENSES						
PROPERTY TAX	\$51,487	\$52,516	\$53,567	\$54,638	\$55,731	\$56,845
INSURANCE	\$15,113	\$15,415	\$15,723	\$16,038	\$16,358	\$16,686
TOTAL OPERATING EXPENSES	\$66,599	\$67,931	\$69,290	\$70,676	\$72,089	\$73,531

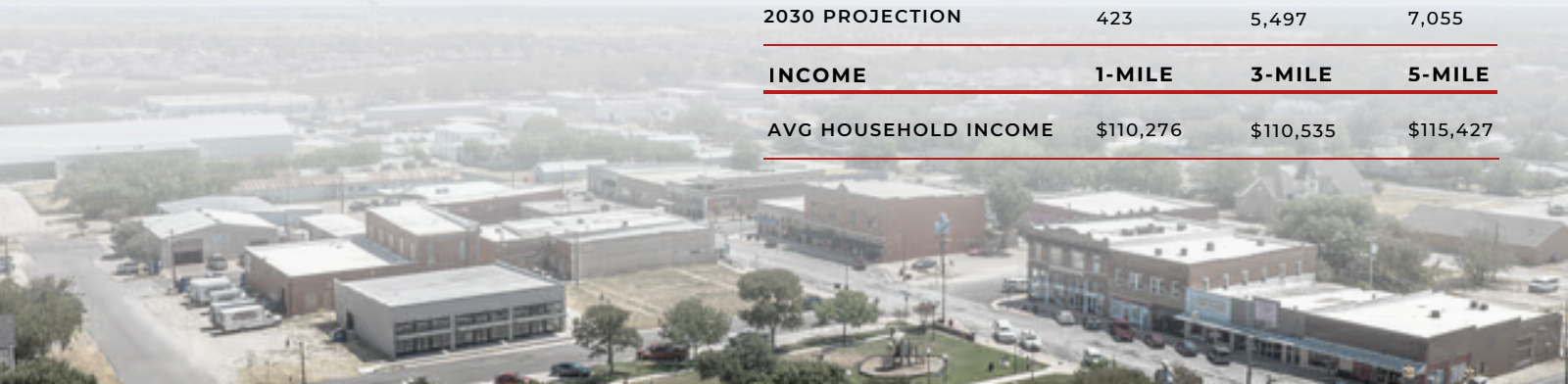
PHOTOS



ABOUT SANGER, TX

Sanger is an emerging industrial node in Denton County, benefiting from its position along the high-traffic Interstate 35 corridor connecting Dallas–Fort Worth to Oklahoma and the central U.S. The area offers a cost-effective alternative to core DFW markets, with lower land and occupancy costs while still maintaining strong access to the region’s labor pool and distribution networks. Proximity to Denton and the broader Dallas–Fort Worth Metroplex supports tenant demand, particularly for logistics, service, and light manufacturing users seeking scalability without core-market pricing. With continued northward industrial expansion, available land, and business-friendly conditions, Sanger is well-positioned for future growth as a strategic secondary industrial hub.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	740	10,930	14,388
2025 POPULATION	969	13,315	17,335
2030 PROJECTION	1,108	15,077	19,532
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	280	3,947	5,146
2025 HOUSEHOLDS	369	4,842	6,243
2030 PROJECTION	423	5,497	7,055
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$110,276	\$110,535	\$115,427



MAP

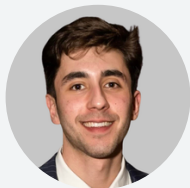


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