



Oldham  
Goodwin

# COMMERCIAL LAND | FOR SALE

## 29.29 ACRES ON IH-35

1301 IH-35 | Sanger, Texas 76266





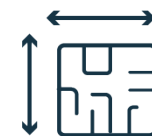
## PROPERTY HIGHLIGHTS

- 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



68,025 VPD  
35

900 Residential Units Planned

**SITE**

Miguelito's  
GRANITE HUGGERS  
SPECIALIZING IN GRANITE

GLENN POLK  
SANGER, TEXAS  
AUTO GROUP



COMING SOON

Tom Thumb  
Waffle House  
U First United  
What a Burger  
Panda Express  
Freddy's  
Wash Masters

Sanger High School

Chapman Road: 17,622 VPD

Chishom Trail Elementary School

O'Reilly Auto Parts  
Kwik Kar  
Chicken Express  
QT QuikTrip  
Jack in the Box  
Starbucks  
McDonald's  
Family Dollar  
Anytime Fitness

Sanger Middle School

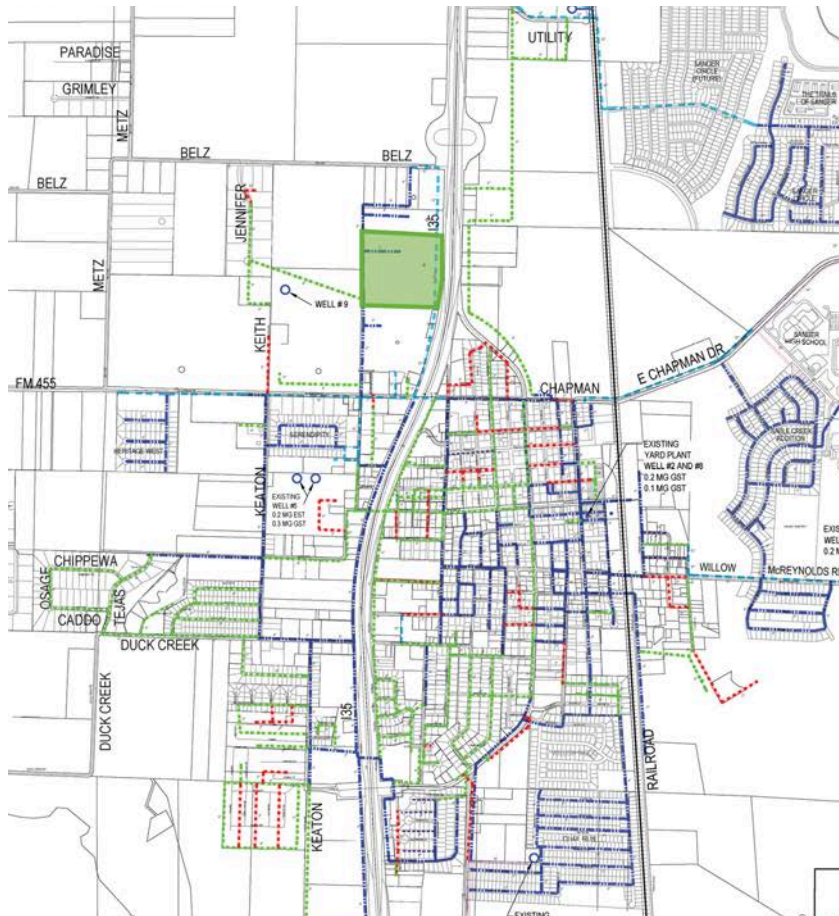
DQ  
Holiday Inn  
Dollar General  
Sonic Drive-In  
Valero  
Fuzzy's

68,025 VPD  
35

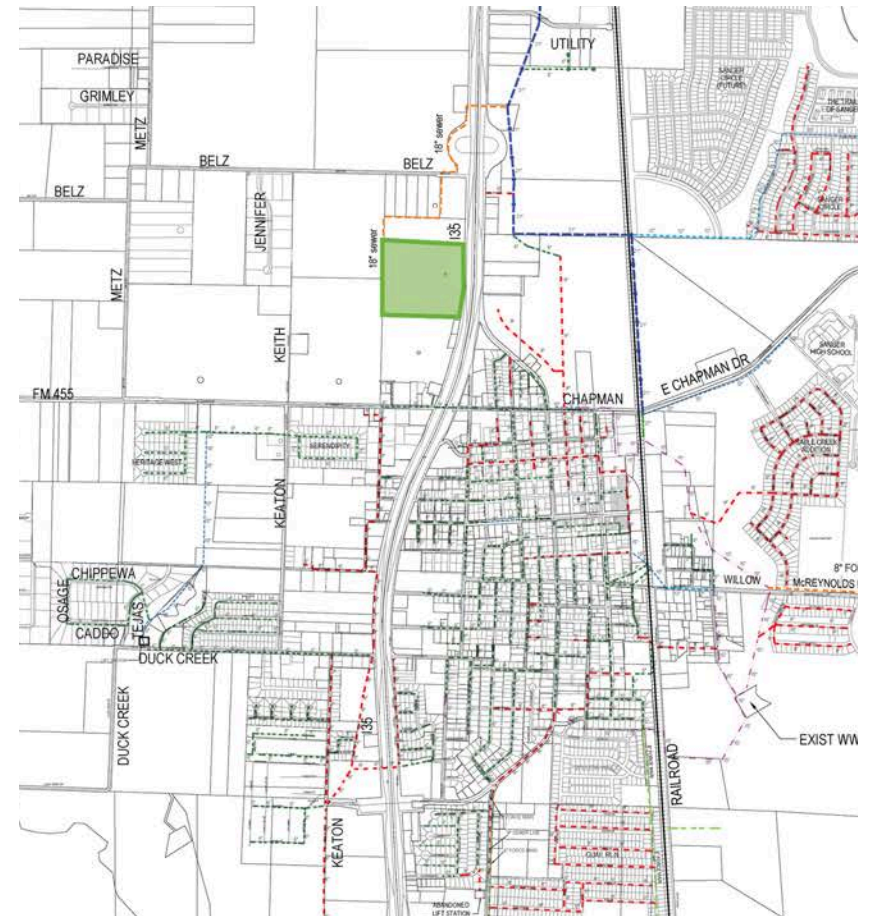


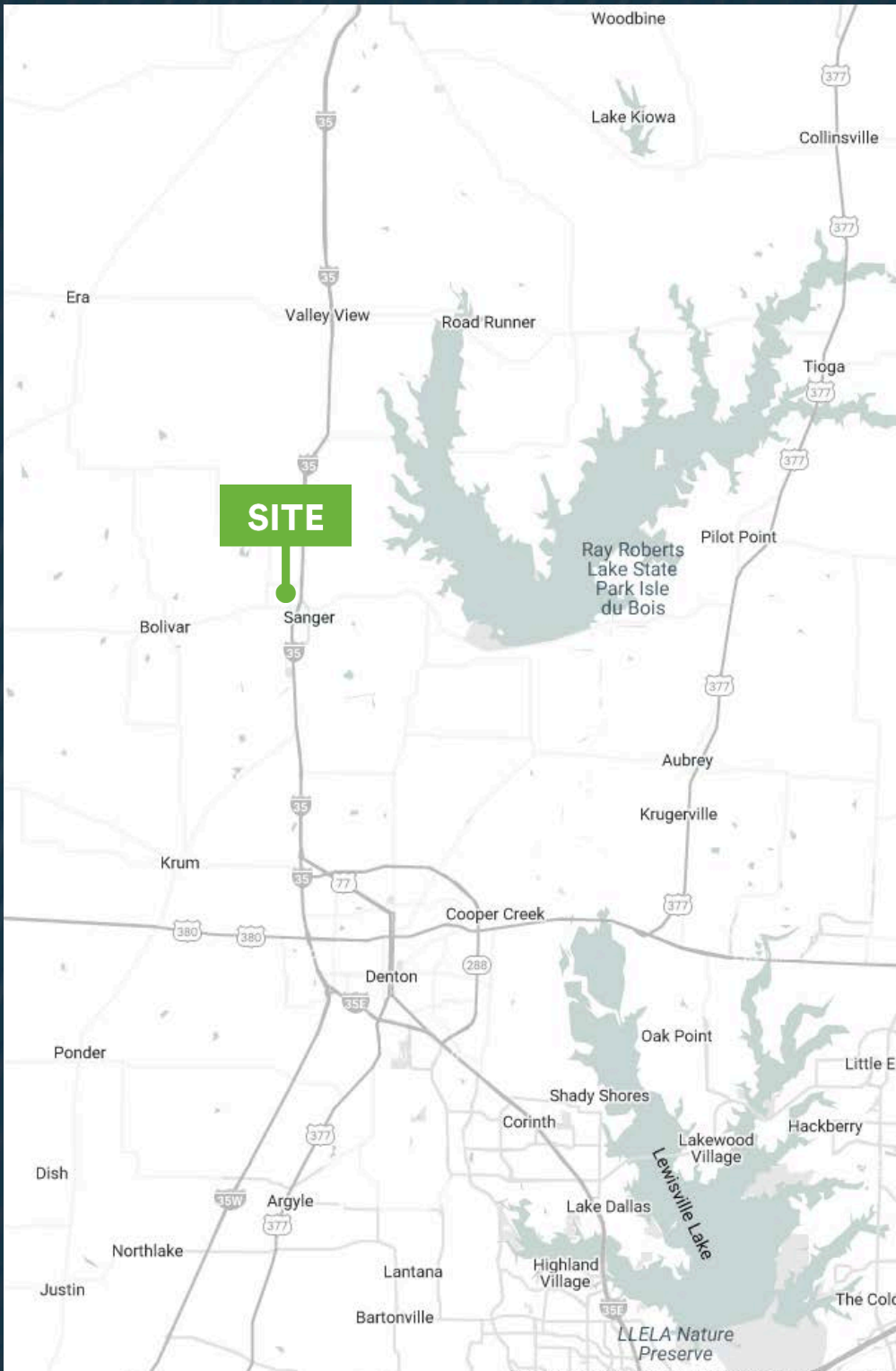
## UTILITY MAP

## ***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%

**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

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

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**BEST STATE**  
FOR BUSINESS

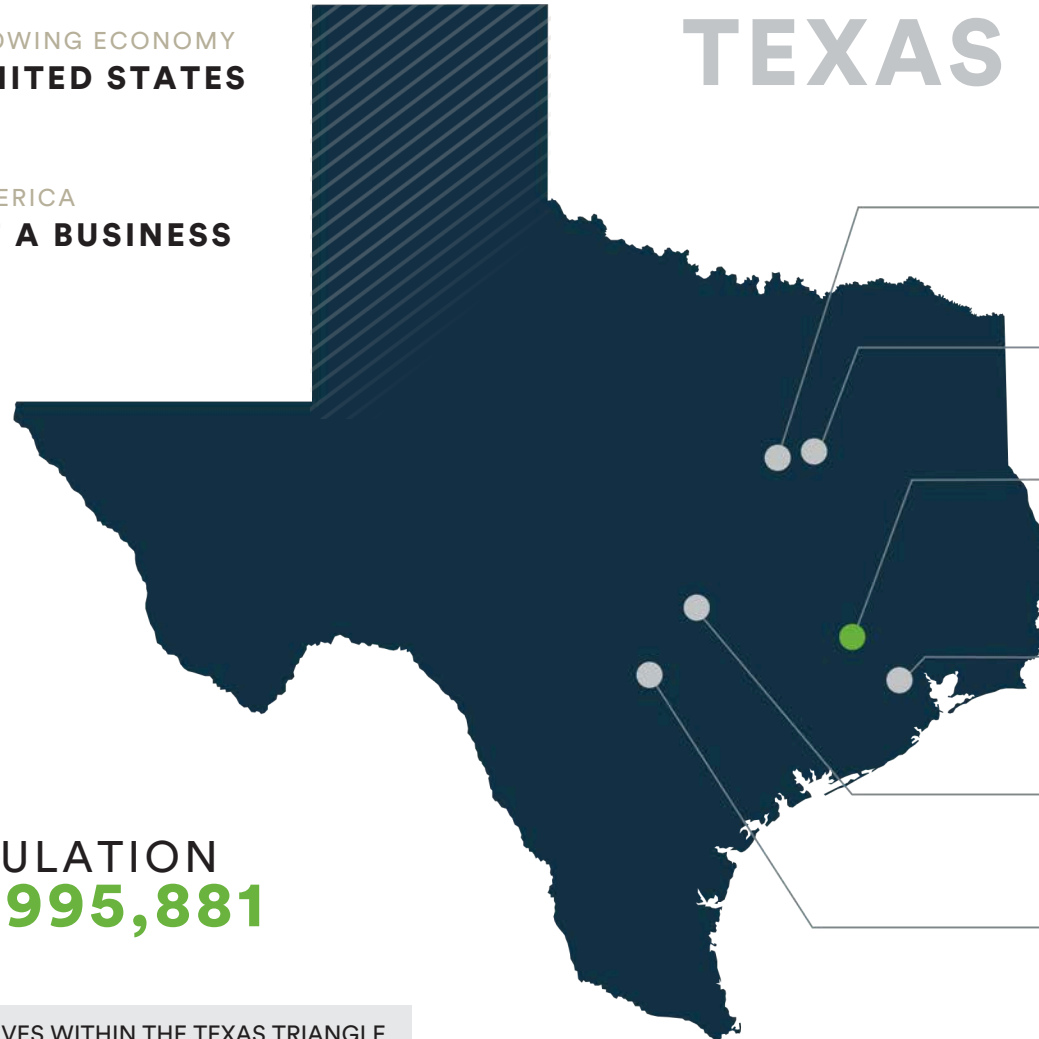


**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

# TEXAS OVERVIEW



## 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

# 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.*

## 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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



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



**Tyler Bradfield**

Vice President | Retail Services

**D:** 979.977.7656 **C:** 210.508.0181

Tyler.Bradfield@OldhamGoodwin.com

**Bryan**

3000 Briarcrest Drive, Suite 500

Bryan, Texas 77802

O: 979.268.2000

**Fort Worth**

2220 Ellis Avenue

Fort Worth, Texas 76164

O: 817.512.2000

**Houston**

14811 St. Mary's Lane Suite 130

Houston, Texas 77079

O: 281.256.2300

**San Antonio**

1901 NW Military Highway, Suite 201

San Antonio, Texas 78213

O: 210.404.4600

**Waco/Temple**

18 South Main Street, Suite 500

Temple, Texas 76501

O: 254.255.1111



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