

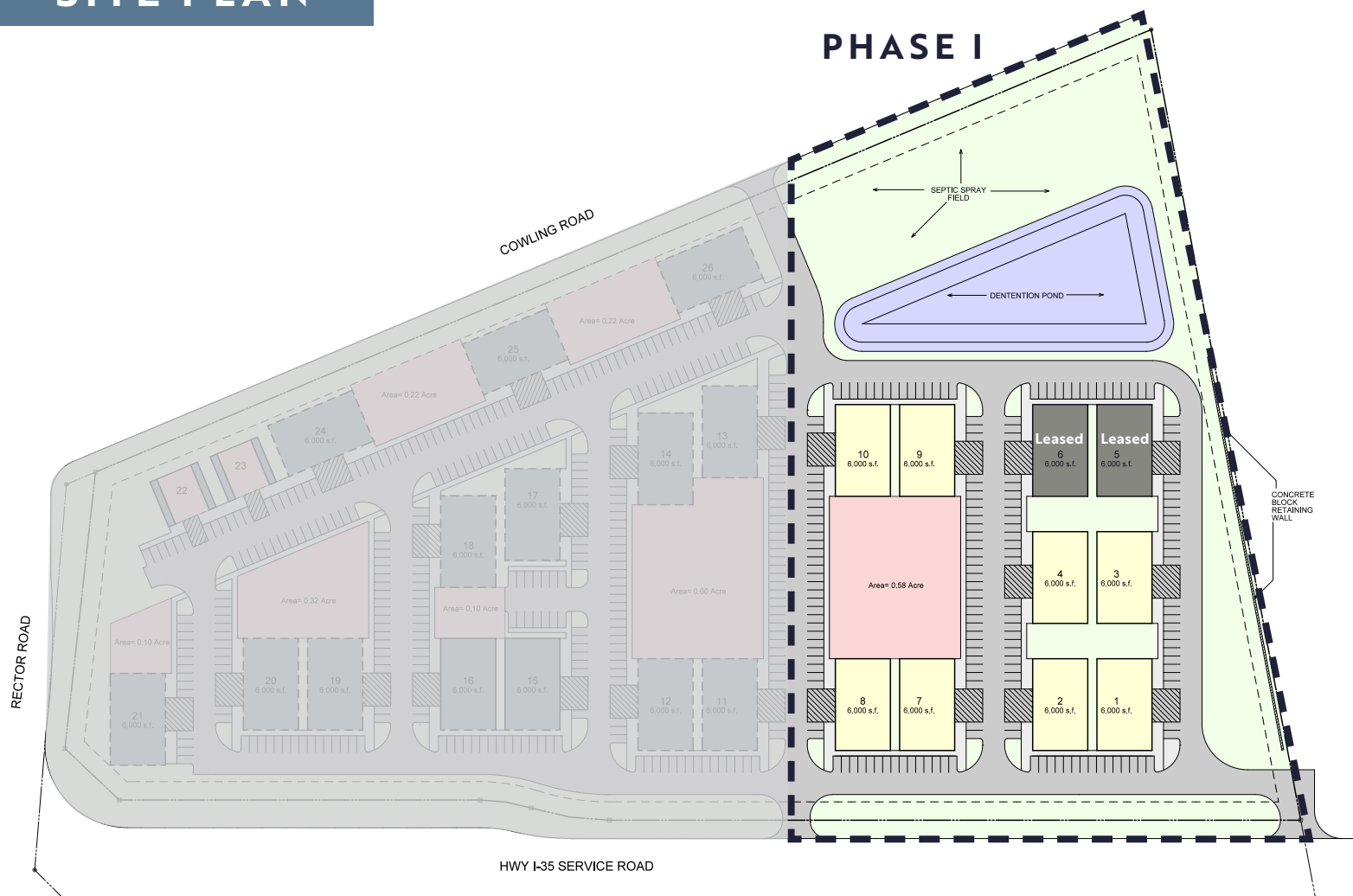
RECTOR ROAD BUSINESS PARK

8950 Rector Road, Sanger, TX 76266

FOR LEASE

PHASE I DELIVERING Q4 2025

SITE PLAN



SITE FEATURES:

- 3,000 SF – 48,000 SF Available in Phase I
- Q4 2025 completion
- Buildings Divisible to 3,000 SF
- 22' Clear height
- 14'x14' Overhead doors with grade level loading
- No zoning, located in the county
- Long term ownership
- Ample parking
- Monument Signage available with Highway Visibility
- Strategically located with frontage on I-35
- Traffic Count: 72,000 VPD

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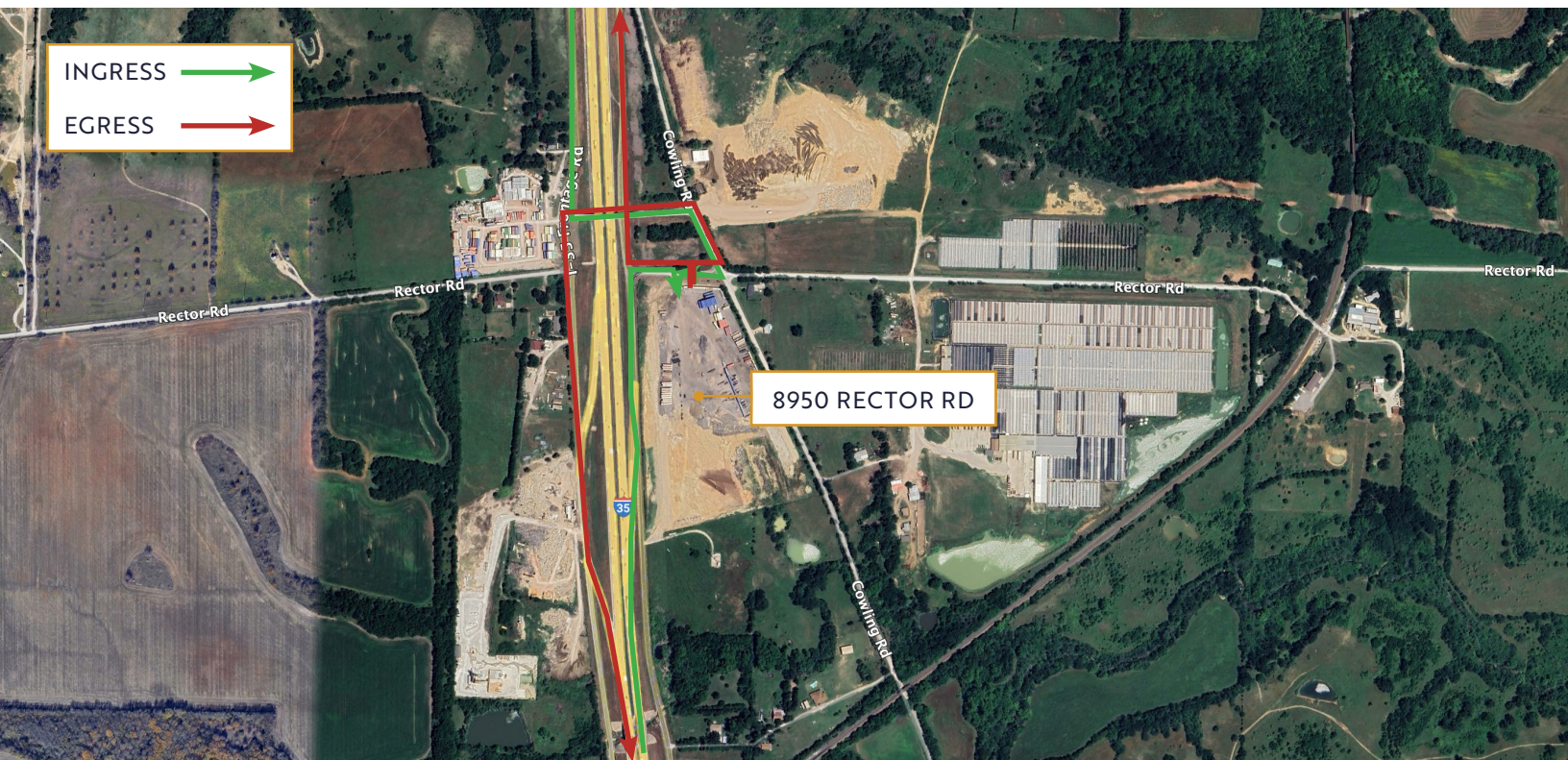
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PHASE 1 DELIVERING Q4 2025



LOCATION HIGHLIGHTS

- 3.2 miles to Sanger Town Center
- 9.4 miles to Denton Square
- 10.2 miles to Denton Enterprise Airport
- 36.4 miles from DFW Airport
- Direct access to I-35
- Minutes from U.S. 380



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