

180 E Chapman Dr, Sanger, TX



±10,575 SF Flex Space for Sale
3.974 Acres w/ Outdoor Storage
Fourteen 12'x14' Grade Level Doors
ADA Compliant w/ Existing Firewalls
Half Mile From Interstate 35

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Non-Endorsement & Disclaimer Notice

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Property Overview

M&D CRE is pleased to present the opportunity to acquire a 10,575-square-foot flex property in the fast-growing community of Sanger, Texas.



Listed By:
Zach Strickland | 682.229.9100



Property Summary

M&D CRE is pleased to present the opportunity to acquire a 10,575-square-foot flex property in the fast-growing community of Sanger, Texas. The building features a retail-warehouse configuration with a front storefront offering a reception area, private office, kitchenette, and ADA-compliant restroom, connected to a spacious warehouse designed for operational versatility.

The warehouse includes a single-bay section with two 14-foot electric grade-level doors, a 3,000-square-foot mezzanine, shop restrooms, and a main area with twelve 12'x14' manual doors, a smaller rear roll-up door, gas heating units, and dual firewalls. Ceiling heights range from 15 ft. (wall) to 22 ft. (center), with a rear awning and wash bay drainage capability for added functionality.

Situated on 3.974 acres (Less than ±0.20 acres in floodplain), the fenced site provides ample paved and gravel areas for secure outdoor storage. Zoned Light Industrial, the property is ideal for owner-users in automotive, boat/RV, or equipment sales and service, contracting, or light manufacturing.

Located just half a mile from Interstate 35, the site offers convenient access to major transportation routes and nearby retail, making it a strong operational and investment opportunity in the expanding North Texas market.

Size	±10,575 SF
Acres	3.974 Acres
Zoning	Industrial
Storefront	±2,000 SF
Warehouse	±7,500 SF
Rear Awning	±1,000 SF
Drive-Ins	15 Overhead Doors
Parcel ID	R731164, R731163



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Floor Plan

Open Storefront

Private Office

Two Restrooms

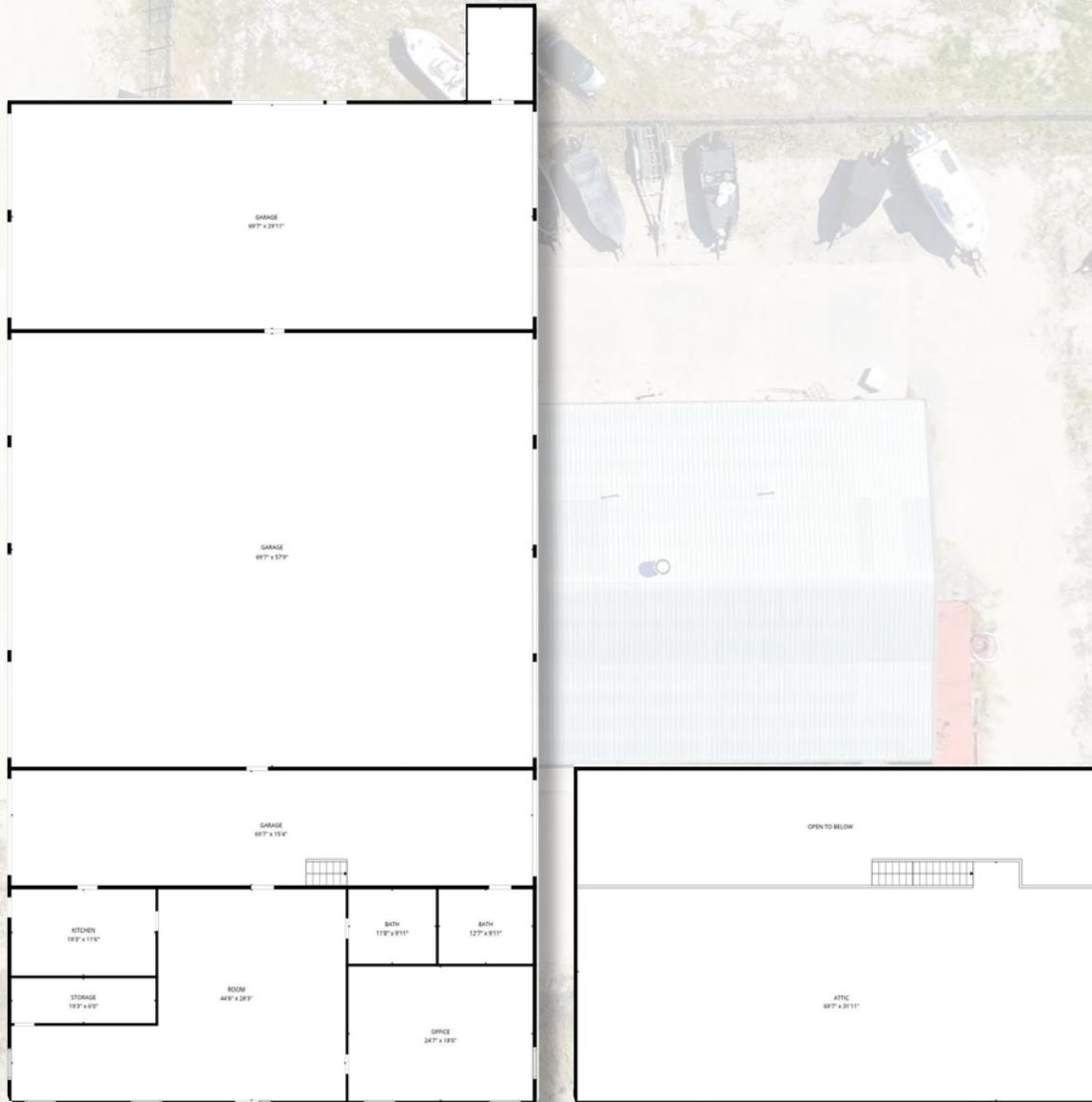
Storage Loft

Gas Heating Throughout

Fifteen Overhead Doors

ADA Compliant Retail Space

Two Existing Firewalls



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Downtown Sanger
0.5 Mile from Site

Linda Tutt Learning Center



















Coming Soon






Chapman Road / FM 455

Listed By:
Zach Strickland | 682.229.9100





Listed By:
Zach Strickland | 682.229.9100





Lake Ray Roberts

Sanger High School

Stephens Town Crossing North
Mixed-Use Project
283 Single-Family Lots, Multifamily &
Retail Shopping Center

Sable Creek Commons
Retail Strip Center including Jiffy
Lube, Tractor Supply

Chapman Road/FM 455

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Location Overview

Sanger, Texas is a fast-growing I-35 corridor city with major industrial development and strong investment potential.

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Sanger, TX — Positioned for Progress. Built for Business.

Sanger, TX Overview

Sanger, Texas is a rapidly growing community strategically located along the I-35 corridor in northern Denton County, just minutes from Denton and the DFW Metroplex. With a population expected to nearly double by 2040, Sanger offers a young, educated workforce, a cost of living below the national average, and strong infrastructure including proximity to major highways, high traffic counts, and available utilities. The city is actively investing in industrial and commercial development, including over 5 million square feet of industrial space under construction, and boasts a retail trade area of over 30,000 people. These fundamentals, combined with business-friendly policies and regional growth momentum, make Sanger an attractive destination for commercial real estate investment.

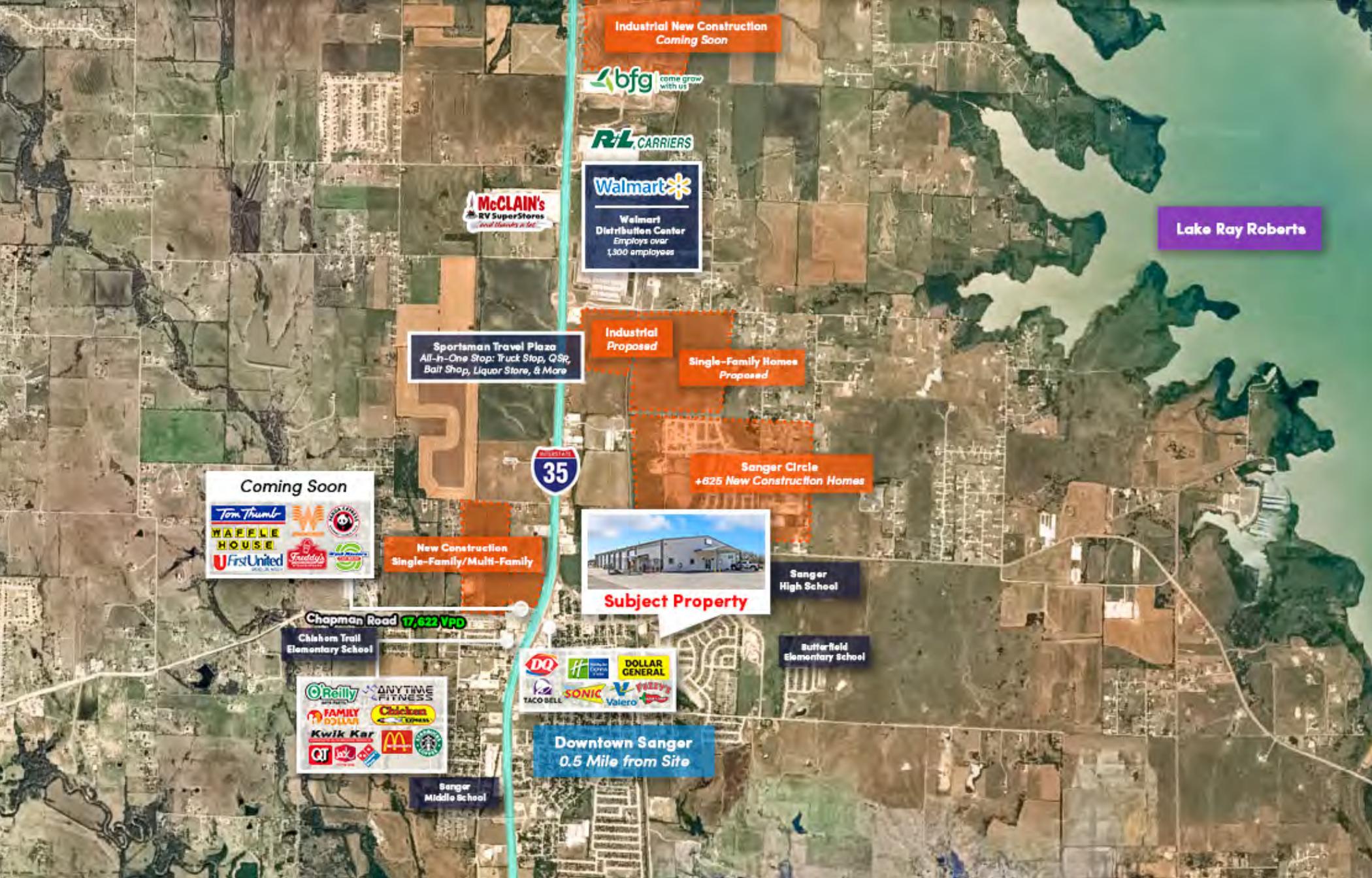
14,828
2025 Total
Population
(5 Mile)

15,932
2030 Projected
Population
(5 Mile)

\$123,571
2025 Average
HH Income
(5 Mile)

7,868
2025 Employed
Population
(5 Mile)





Industrial New Construction
Coming Soon



Walmart
Walmart
Distribution Center
Employs over
1,300 employees



Lake Ray Roberts

Sportsman Travel Plaza
All-in-One Stop: Truck Stop, QSR,
Bait Shop, Liquor Store, & More

Industrial
Proposed

Single-Family Homes
Proposed



Sanger Circle
+625 New Construction Homes

Coming Soon

New Construction
Single-Family/Multi-Family

Subject Property

Sanger
High School

Chapman Road 17,622 VPD

Chisholm Trail
Elementary School

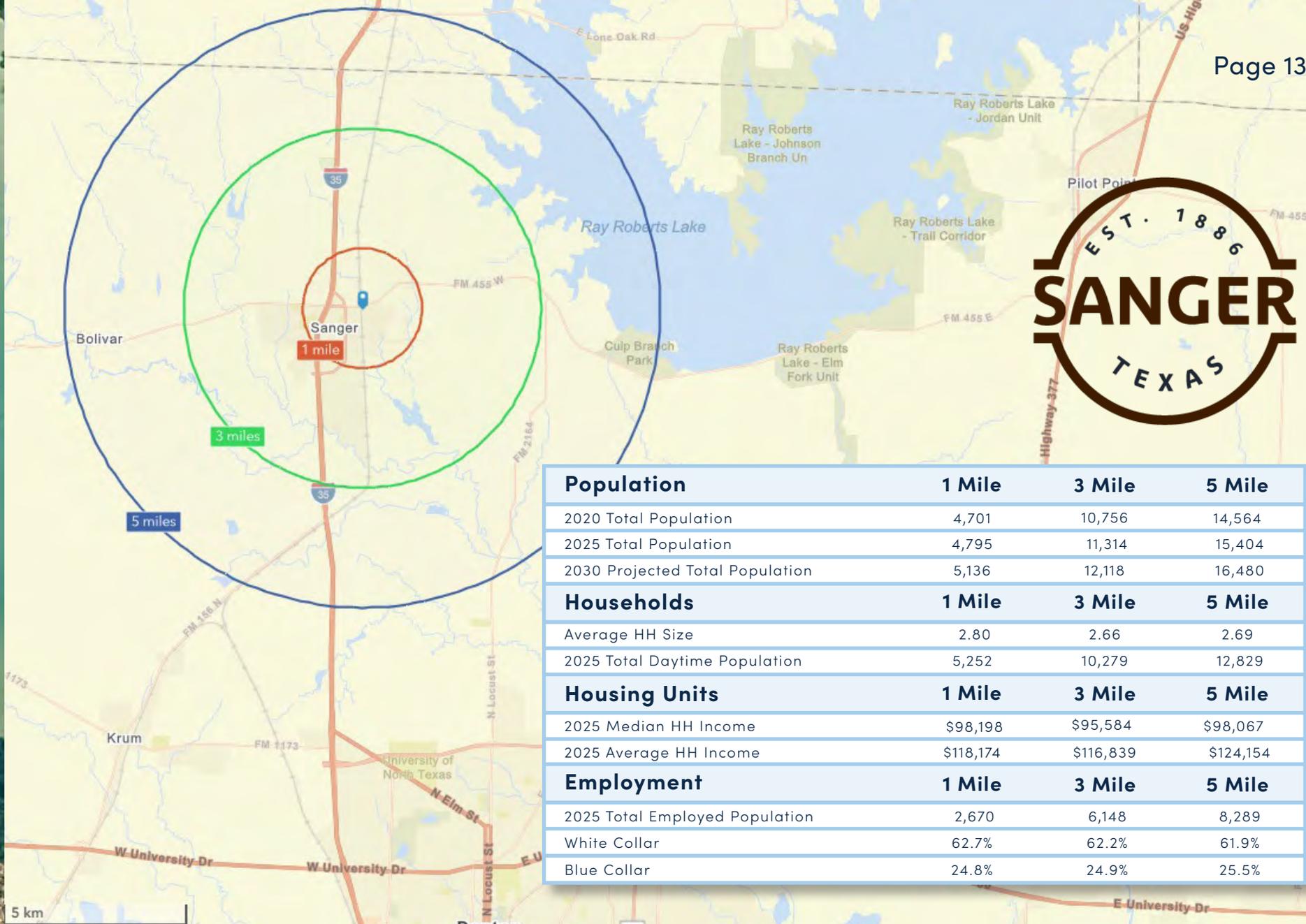
Butterfield
Elementary School

Downtown Sanger
0.5 Mile from Site

Sanger
Middle School

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Population	1 Mile	3 Mile	5 Mile
2020 Total Population	4,701	10,756	14,564
2025 Total Population	4,795	11,314	15,404
2030 Projected Total Population	5,136	12,118	16,480
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.80	2.66	2.69
2025 Total Daytime Population	5,252	10,279	12,829
Housing Units	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$98,198	\$95,584	\$98,067
2025 Average HH Income	\$118,174	\$116,839	\$124,154
Employment	1 Mile	3 Mile	5 Mile
2025 Total Employed Population	2,670	6,148	8,289
White Collar	62.7%	62.2%	61.9%
Blue Collar	24.8%	24.9%	25.5%

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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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Sales Agent/Associate's Name	License No.	Email	Phone
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			Date