

Walmart
Distribution Center



±40 ACRES



LOIS ROAD E

INTERSTATE
35

INTERSTATE
35



Divisible from ±4 - 40 Acres

FOR SALE OR BUILD TO SUIT

I-35 & Lois Rd
Sanger, TX 76266

HUNTLEY LUNA
Senior Vice President
(972) 386 - 1491 Direct
(214) 789 - 8474 Mobile
hluna@henrysmiller.com

NICHOLAS ROBINSON
Vice President
(972) 386 - 1452 Direct
(214) 794- 0204 Mobile
nicholasrobinson@henrysmiller.com

PROPERTY DETAILS

I-35 & Lois Rd
Sanger, TX 76266



Location: Adjacent Walmart Distribution Center

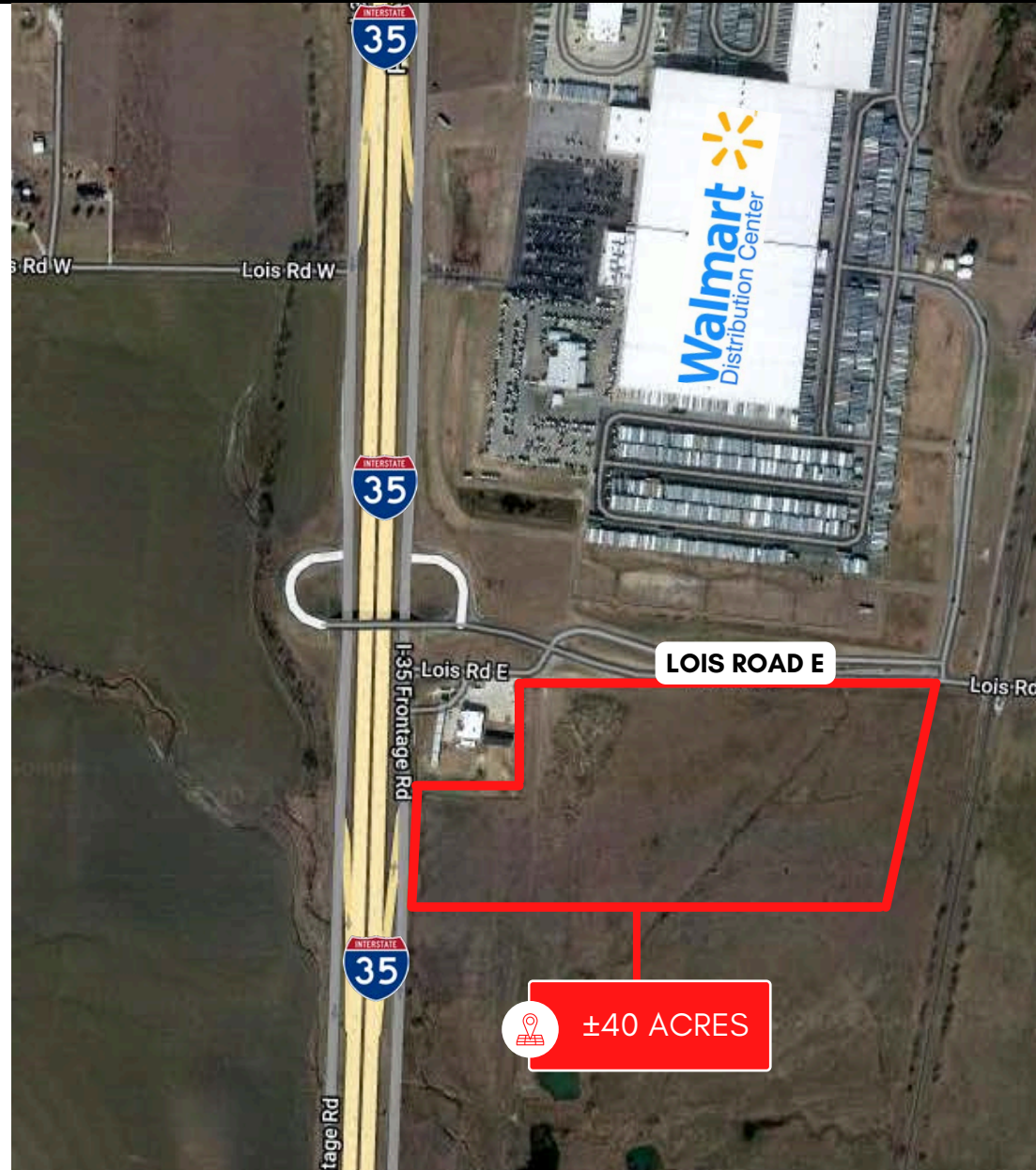
Frontage: Highway I-35 Frontage

Zoning: Industrial

Utilities:

- Electrical
- Sewer
- Water

Price: Contact Broker for Pricing



AERIAL IMAGE

I-35 & Lois Rd
Sanger, TX 76266



±40 ACRES

LOIS ROAD E

35

AERIAL IMAGE

I-35 & Lois Rd
Sanger, TX 76266



Walmart
Distribution Center

R+L CARRIERS



LOIS ROAD E

±40 ACRES

NEIGHBORING TENANTS

I-35 & Lois Rd
Sanger, TX 76266



R+L CARRIERS

Walmart
Distribution Center

LOIS ROAD E



±40 ACRES

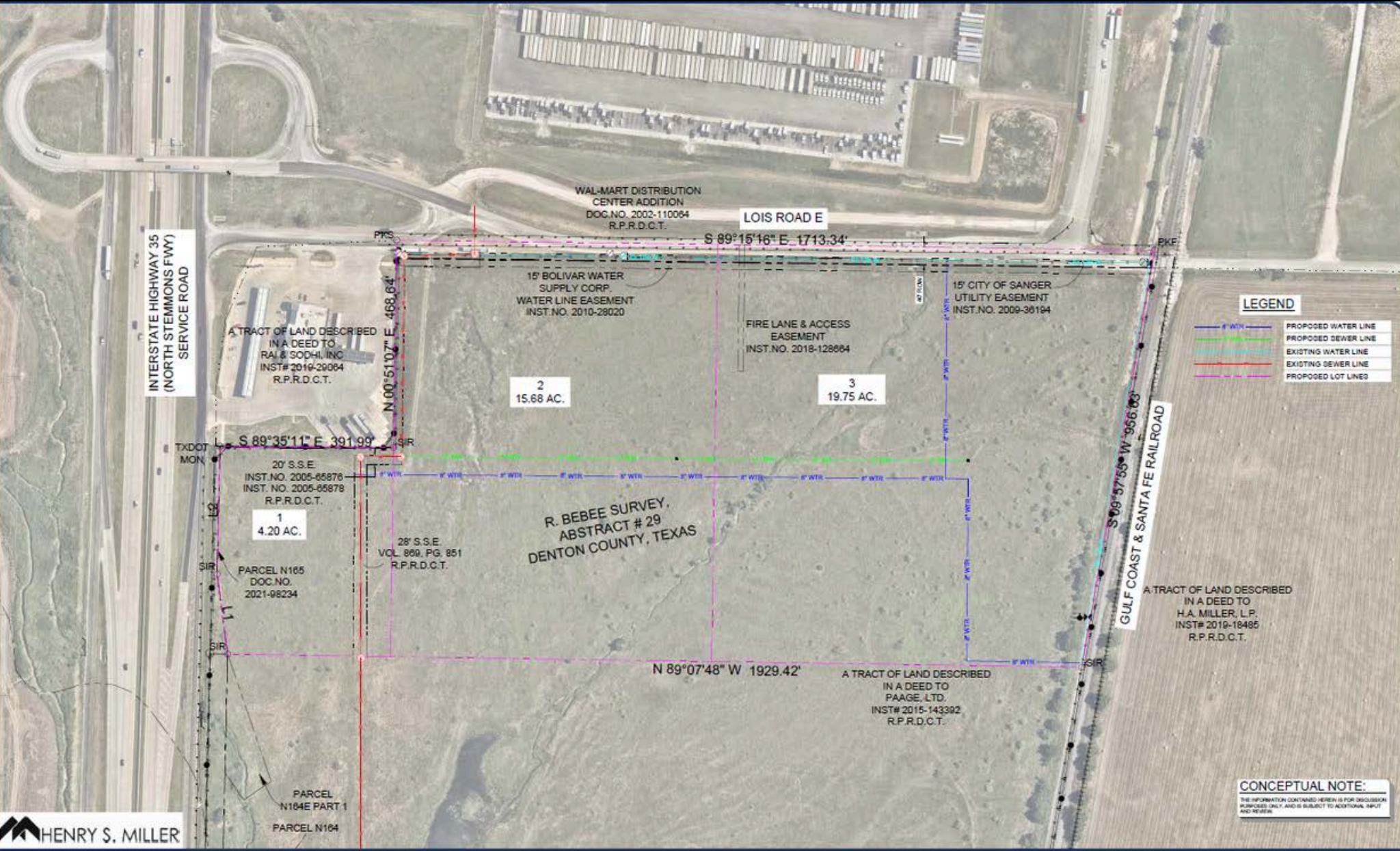
AERIAL IMAGES

I-35 & Lois Rd
Sanger, TX 76266



MULTI-SITE LAYOUT 1

I-35 & Lois Rd
Sanger, TX 76266



INTERSTATE HIGHWAY 35
(NORTH STEMMONS FWY)
SERVICE ROAD

WAL-MART DISTRIBUTION
CENTER ADDITION
DOC.NO. 2002-110064
R.P.R.D.C.T.

LOIS ROAD E

A TRACT OF LAND DESCRIBED
IN A DEED TO
RAI & SODHI, INC
INST# 2019-20064
R.P.R.D.C.T.

15' BOLIVAR WATER
SUPPLY CORP.
WATER LINE EASEMENT
INST.NO. 2010-28020

FIRE LANE & ACCESS
EASEMENT
INST.NO. 2018-128864

15' CITY OF SANGER
UTILITY EASEMENT
INST.NO. 2009-30194

2
15.68 AC.

3
19.75 AC.

20' S.S.E
INST.NO. 2005-85878
INST. NO. 2005-85878
R.P.R.D.C.T.

1
4.20 AC.

28' S.S.E.
VOL. 880, PG. 851
R.P.R.D.C.T.

R. BEBEE SURVEY,
ABSTRACT # 29
DENTON COUNTY, TEXAS

GULF COAST & SANTA FE RAILROAD

A TRACT OF LAND DESCRIBED
IN A DEED TO
H.A. MILLER, L.P.
INST# 2019-18485
R.P.R.D.C.T.

N 89°07'48" W 1929.42'

A TRACT OF LAND DESCRIBED
IN A DEED TO
PAAGE, LTD.
INST# 2015-143392
R.P.R.D.C.T.

LEGEND

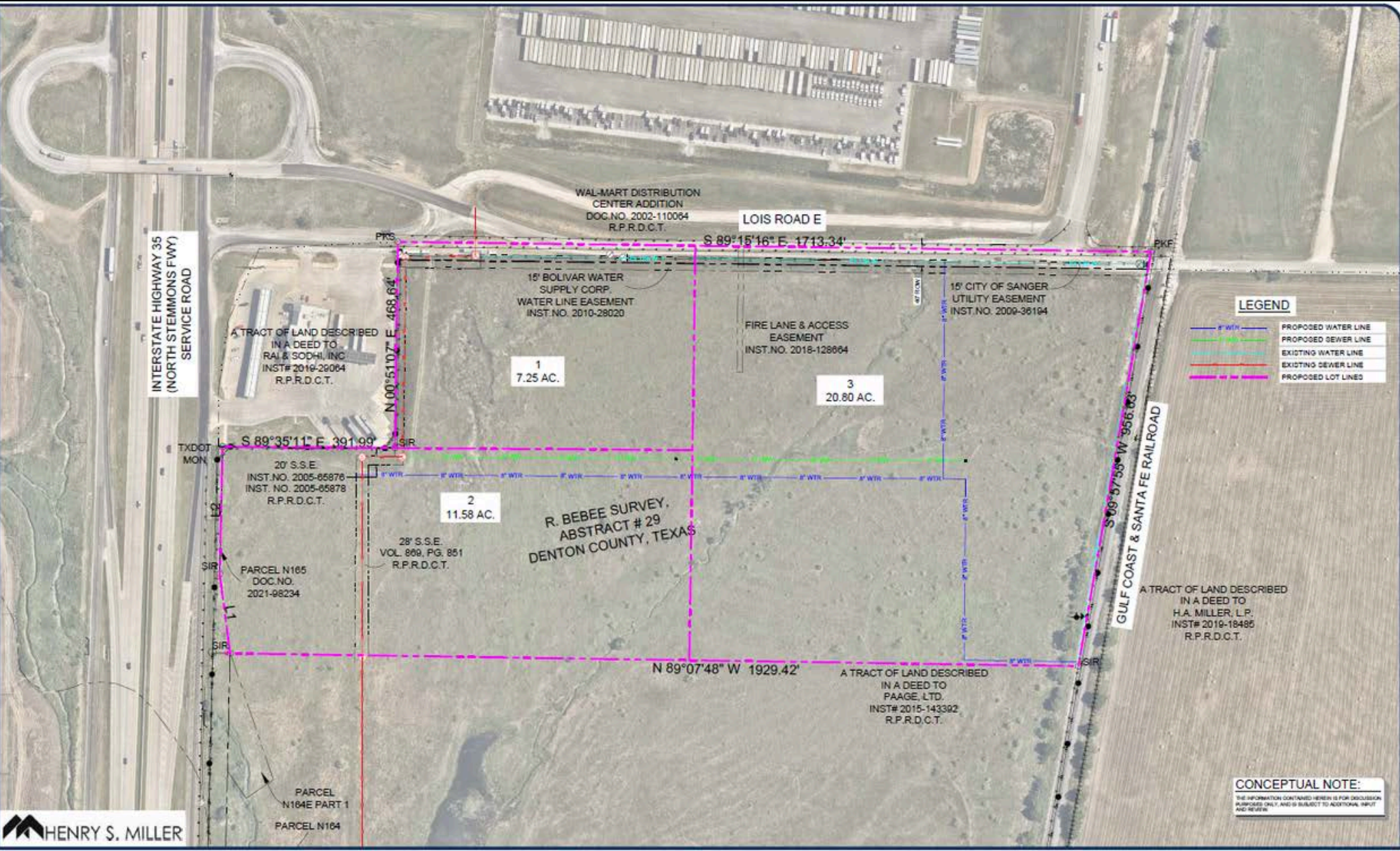
- 8" WTR PROPOSED WATER LINE
- 8" WTR PROPOSED SEWER LINE
- 8" WTR EXISTING WATER LINE
- 8" WTR EXISTING SEWER LINE
- 8" WTR PROPOSED LOT LINE

CONCEPTUAL NOTE:

THE INFORMATION CONTAINED HEREIN IS FOR DISCUSSION
PURPOSES ONLY AND IS SUBJECT TO ADDITIONAL SURVEY
AND REVIEW.

MULTI-SITE LAYOUT 2

I-35 & Lois Rd
Sanger, TX 76266

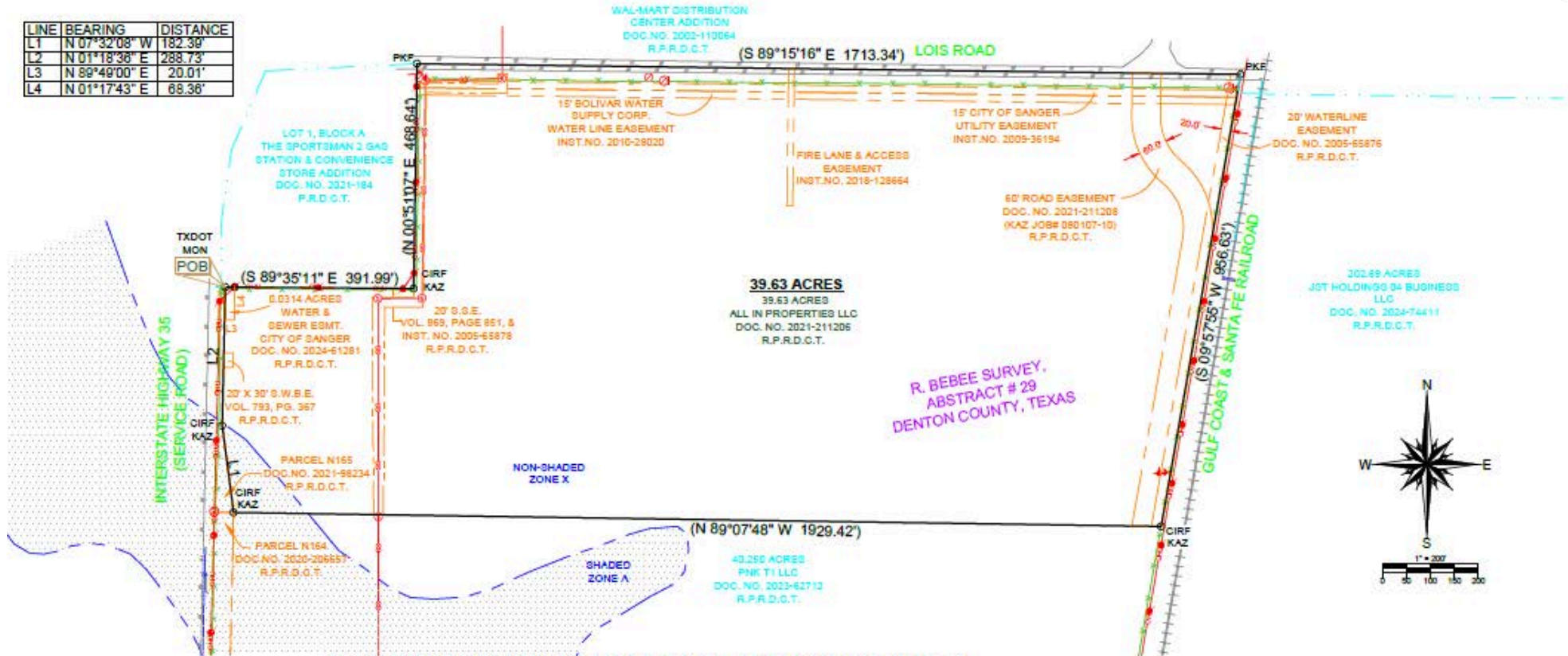


SITE SURVEY

I-35 & Lois Rd
Sanger, TX 76266



LINE	BEARING	DISTANCE
L1	N 07°32'08" W	182.39'
L2	N 01°18'38" E	288.73'
L3	N 89°49'00" E	20.01'
L4	N 01°17'43" E	68.36'



FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE CITY OF SANGER, COMMUNITY NUMBER 480786 EFFECTIVE DATE 4-19-2011 AND THAT MAP INDICATES AS SCALED, THAT A PORTION OF THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN," AND A PORTION IS WITHIN "SHADED ZONE A" DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (100-YEAR); WITH NO BASE FLOOD ELEVATIONS DETERMINED" AS SHOWN ON PANEL 070 G OF SAID MAP.

NOTE: SCHEDULE B ITEMS ARE THOSE LISTED IN THE TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY UNDER GF NO. 514000109 WITH AN EFFECTIVE DATE OF MARCH 9, 2026, AND ISSUED ON MARCH 17, 2026

SURVEYORS CERTIFICATION

CERTIFIED TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; THE AMERICAN NATIONAL BANK OF TEXAS; HSM EQUITY PARTNERS, INC., A TEXAS CORPORATION AND ITS SUCCESSORS AND/OR ASSIGNS; ALL IN PROPERTIES, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY; HSM SANGER LP, A TEXAS LIMITED PARTNERSHIP.

THIS SURVEY CORRECTLY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON 3-23-2026, AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY. THERE ARE NO APPARENT ENCROACHMENTS, INTRUSIONS OR PROTRUSIONS EXCEPT AS SHOWN HEREON.



LEGEND

	POWER POLE
	FIRE HYDRANT
	WATER VALVE
	SEWER MANHOLE
	TELEPHONE RISER
	BURIED CABLE MARKER
	SANITARY SEWER EASEMENT
	FOUND IRON ROD
	SET IRON ROD W/CAPPED
	METAL FENCE CORNER POST
	CONTROLLING MONUMENT
	FLAT OR DEED CALL
	POINT OF BEGINNING
	WIRE FENCE
	SANITARY SEWER
	ASPHALT

PAGE: 1 OF 2

TX FIRM REGISTRATION # 10105003

4321 I-35 SUITE 575
GAINESVILLE, TX, 76240
(940)382-3448

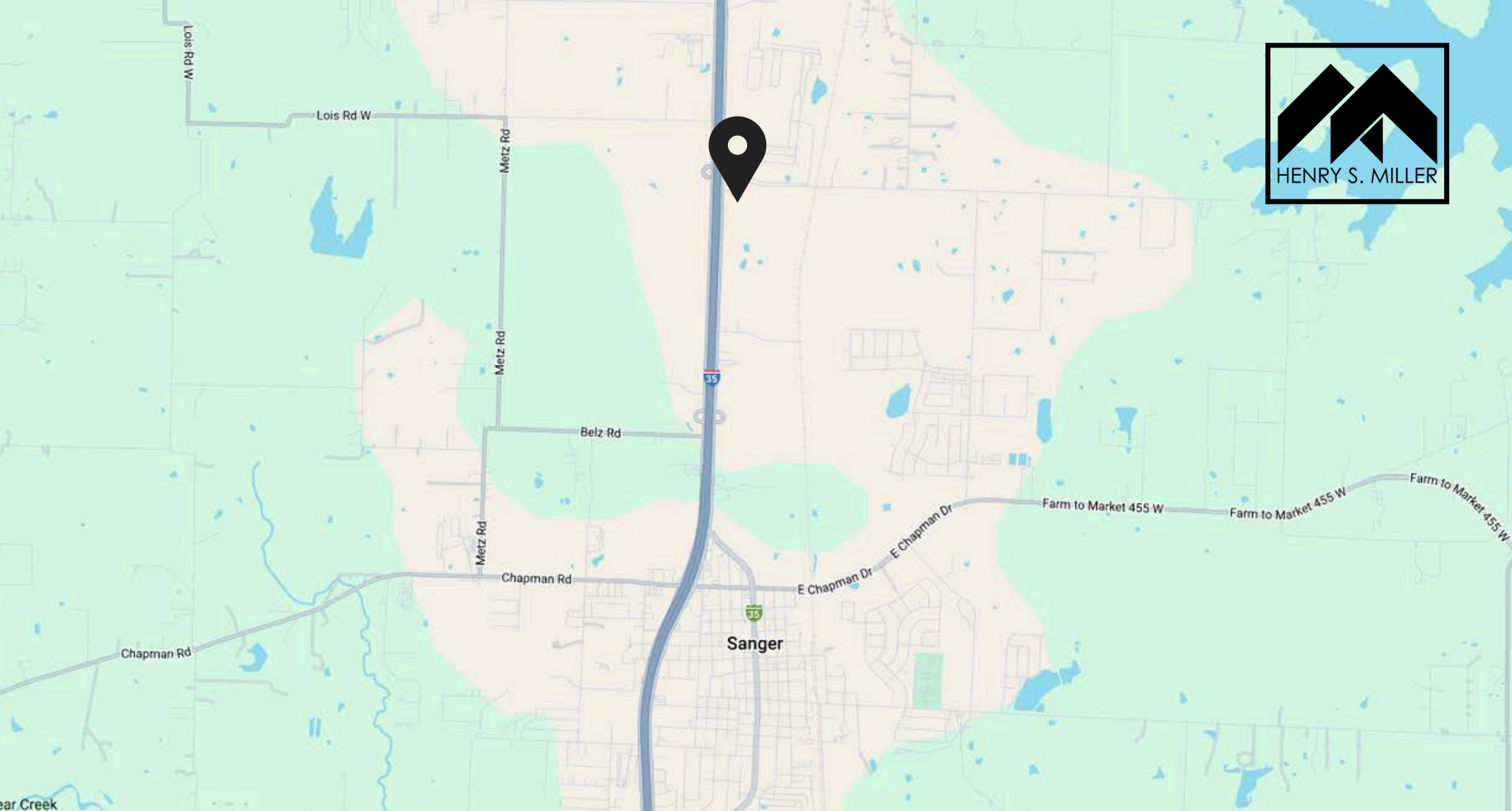
JOB NUMBER: 080107-12

DRAWN BY: TEP

DATE: 3-25-2026

R.P.L.S.

KENNETH A. ZOLLINGER



CONTACT US



HUNTLEY LUNA
Senior Vice President
(972) 386 - 1491 Direct
(214) 789 - 8474 Mobile
hluna@henrysmiller.com

NICHOLAS ROBINSON
Vice President
(972) 386 - 1452 Direct
(214) 794- 0204 Mobile
nicholasrobinson@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Rd
Suite 900
Dallas, TX 75254
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Henry S. Miller Brokerage, LLC <small>Licensed Broker (Broker Firm Name or Primary Assumed Business Name)</small>	591891 <small>License No.</small>	sdonosky@henrysmiller.com <small>Email</small>	972-419-4000 <small>Phone</small>
David Stephen Donosky <small>Designated Broker of Firm</small>	591891 <small>License No.</small>	sdonosky@henrysmiller.com <small>Email</small>	972-419-4000 <small>Phone</small>
Dan Spika <small>Licensed Supervisor of Sales Agent/ Associate</small>	341105 <small>License No.</small>	dspika@henrysmiller.com <small>Email</small>	972-386-1478 <small>Phone</small>
Huntley Luna <small>Sales Agent/Associate's Name</small>	549461 <small>License No.</small>	hluna@henrysmiller.com <small>Email</small>	972-386-1491 <small>Phone</small>
Buyer/Tenant/Seller/Landlord Initials		Date	