

PROPERTY SUMMARY



PROPERTY:	I-35 Service Rd Pad Site		
LOCATION:	TBD I-35 Service Rd, Sanger, TX 76266		
POTENTIAL USE:	Drive Through / Retail / Automotive / Commercial Zoning - Highway Corridor (B-2)		
AVAILABILITY:	+/- 0.7254 Acres +/- 31,598 SF		
UTILITIES:	All existing to the site		
TAXES:	Tax Parcel ID # 76157 & 76158		
PRICE:	Call for Pricing		
VISIBILITY:	I-35 North		
COMMENTS:	Pad Site available in an up and coming development area. Property is just north of the new future exit ramp for FM 455. High Traffic Count, High Visibility. Surrounded by lots of growth and lots of new development. Property allows for a wide range of commercial uses Vehicle Repair/Service, Drive-Through Facility, Retail Sales; Great Development Site.		
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