



15,400 VPD



Bi-Directional Center Turn Lane



Ackers St.



BRYAN HAGGARD
LAND GROUP

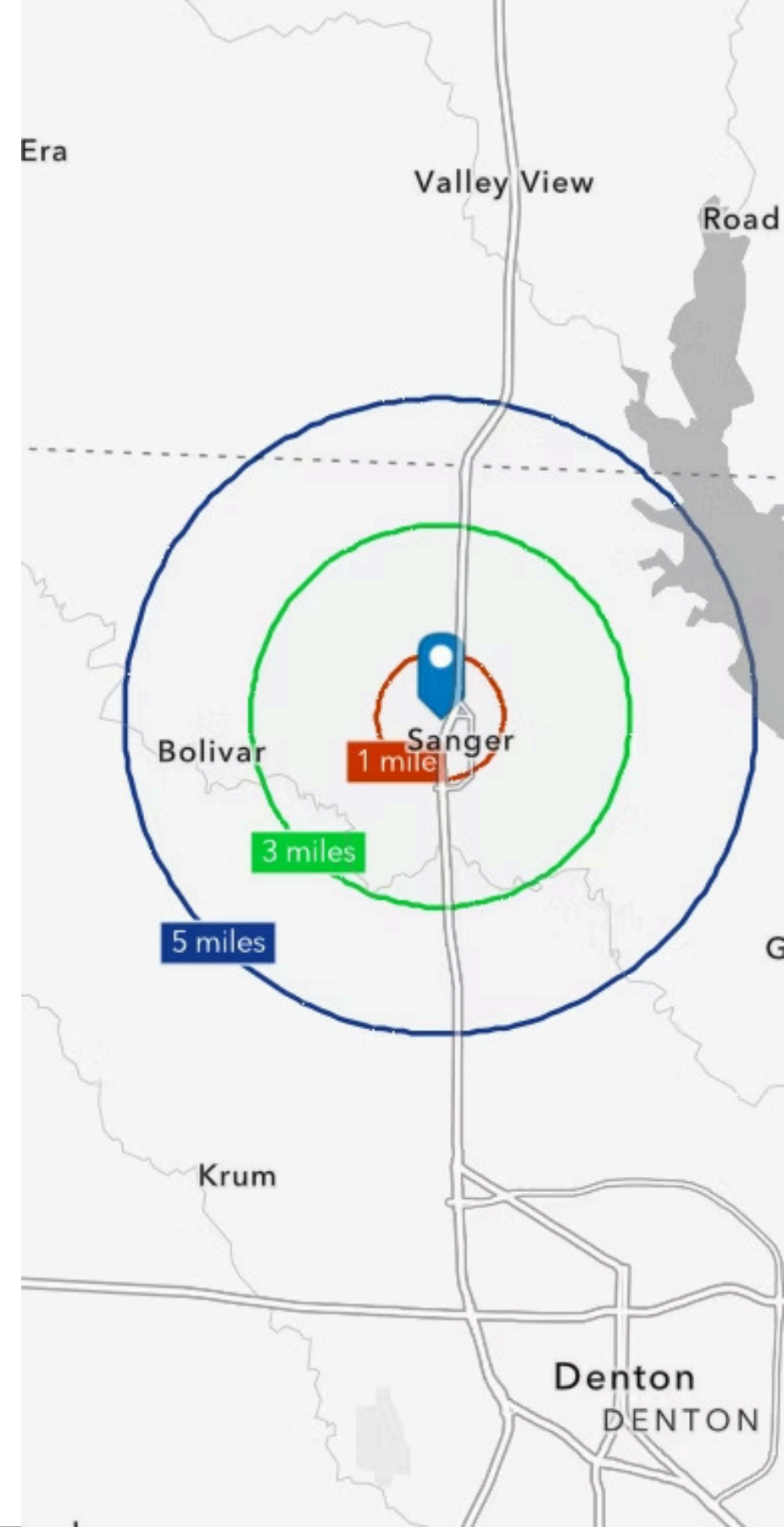
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Investment Overview

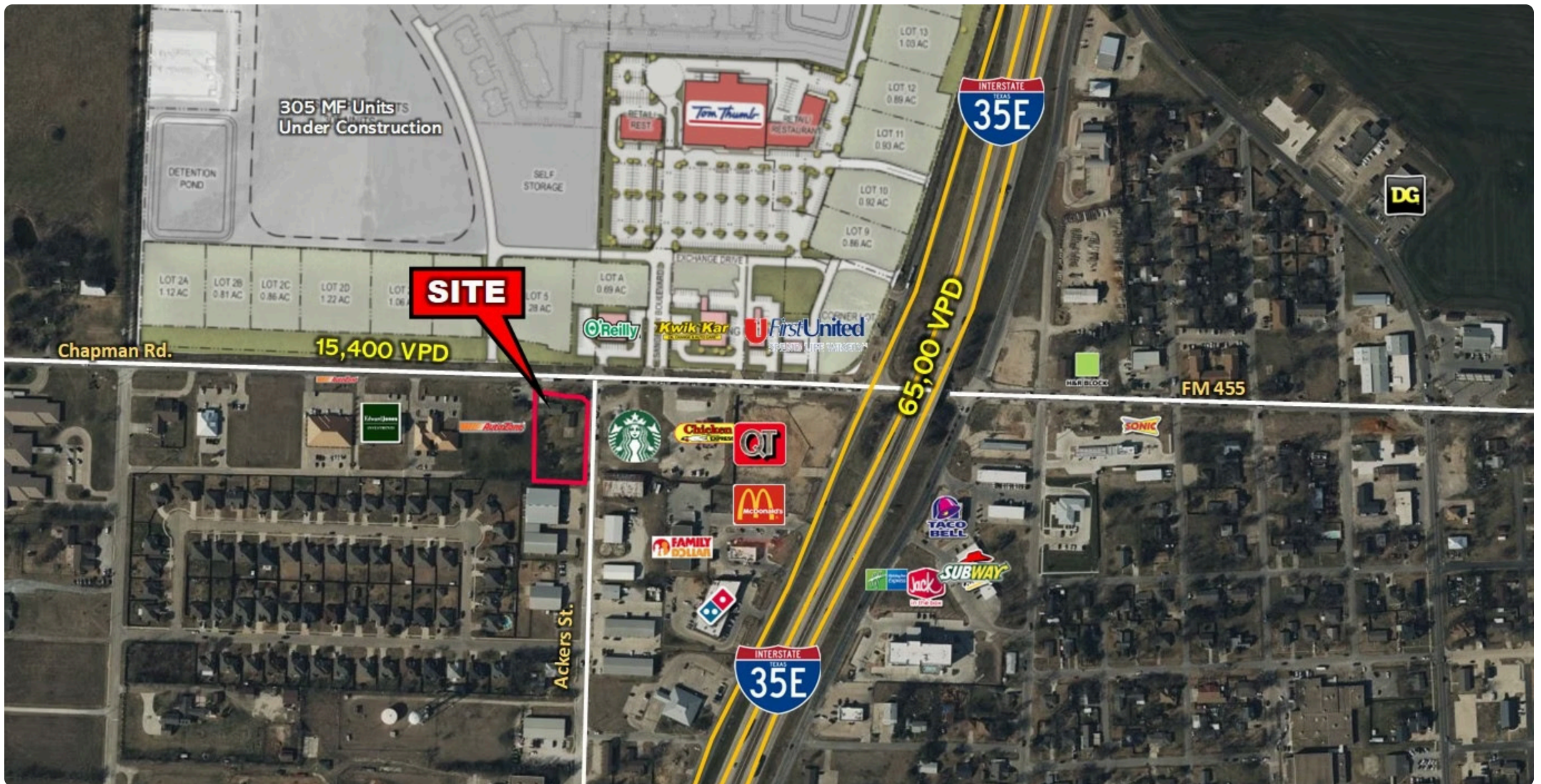
Bryan Haggard Land Group ("BHLG"), as exclusive land advisor to the owner, is pleased to present **Sanger Corner**, a strategic infill pad site totaling ± 0.93 acres located on the southwest corner of W Chapman Drive (FM 455) and Acker Street in Sanger, Texas.

Situated directly across from a Tom Thumb-anchored development and adjacent to Starbucks, the site benefits from exceptional visibility, access, and rapidly accelerating residential growth in the immediate area. **With traffic counts exceeding 15,000 vehicles per day**, this rare offering presents an excellent opportunity for developers and users to position themselves at one of the most high-profile corners in the trade area.

Located within a welcoming regulatory environment and benefiting from existing utilities infrastructure, **Sanger Corner** offers an exceptional opportunity to capture commercial demand in one of Denton County's most accessible and growing corridors.



Aerial





Property Summary

Location

SWC of W Chapman Dr (FM 455) & Acker St., Sanger, TX

Acreage

±0.93 Acres

Zoning

Agricultural (Future Land Use: Neighborhood Commercial)

School District

Sanger ISD - B+ (Niche.com)

Frontage

Approximately 170 feet along W Chapman Dr (FM 455)

Floodplain

None

Utilities

- 12" water line available along W Chapman Dr
- 8" sewer line available along W Chapman Dr

Access

- TXDOT-approved bi-directional center turn lane and right-in/right-out drive on Chapman Dr. (FM-455).
- Prime visibility to eastbound and westbound traffic along FM 455

Tax Rate (2024)

- Total: 2.026632%
- City of Sanger: 0.689747%
- Sanger ISD: 1.147400%
- Denton County: 0.189485%

Area Retailers

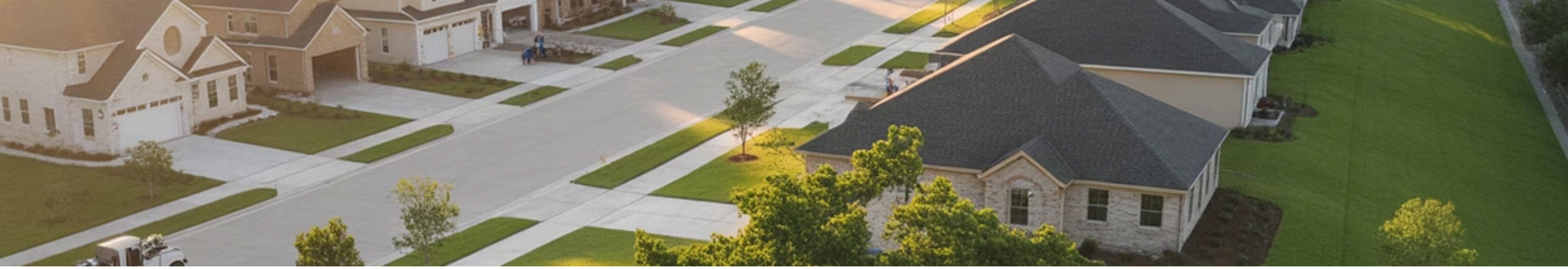


Birdseye Aerial



Market Aerial





Key Advantages

High-Traffic Hard Corner Pad

Located across from the new Tom Thumb and adjacent to Starbucks with excellent visibility.

Infrastructure-Ready

12" water and 8" sewer infrastructure in place along W Chapman—supports near-term vertical development.

Access

TXDOT-approved bi-directional center turn lane and right-in/right-out drive allow for seamless ingress/egress.

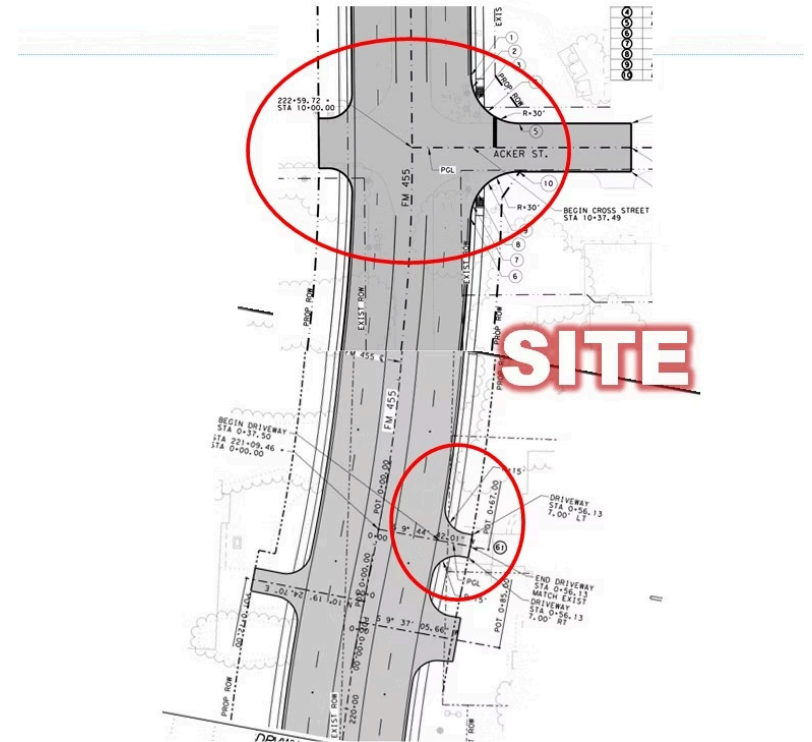
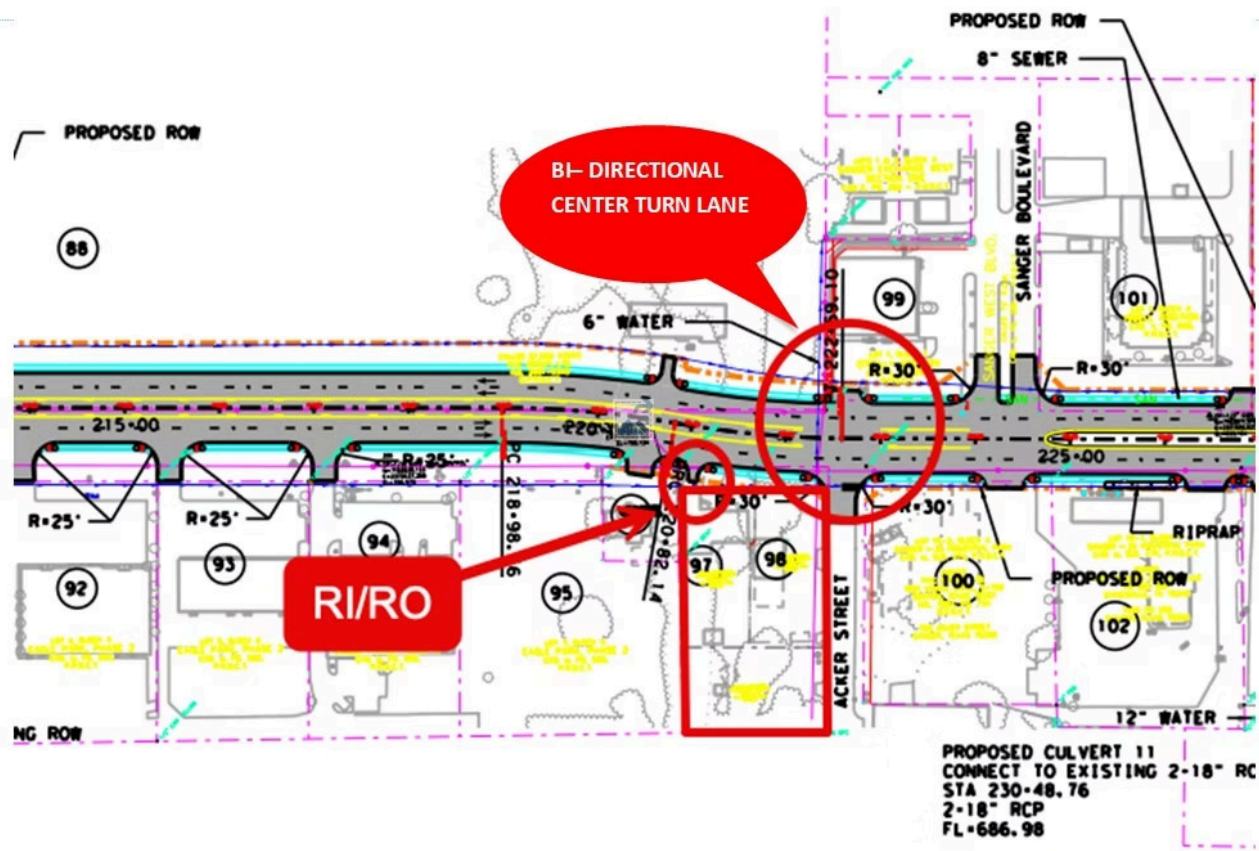
Retail Synergy

Surrounded by new and planned national retailers with over 1,300 homes approved north of the site and 300+ multifamily units under construction.

Strong Demographics

Strong income demographics, with 2025 average household income exceeding \$118K within a 3-mile radius and growing market demand.

Access Exhibit





| Strategic Location Advantages

High-Profile Hard Corner

Prime southwest corner location at signalized intersection of W Chapman Dr (FM 455) and Acker Street with over 15,000 vehicles per day.

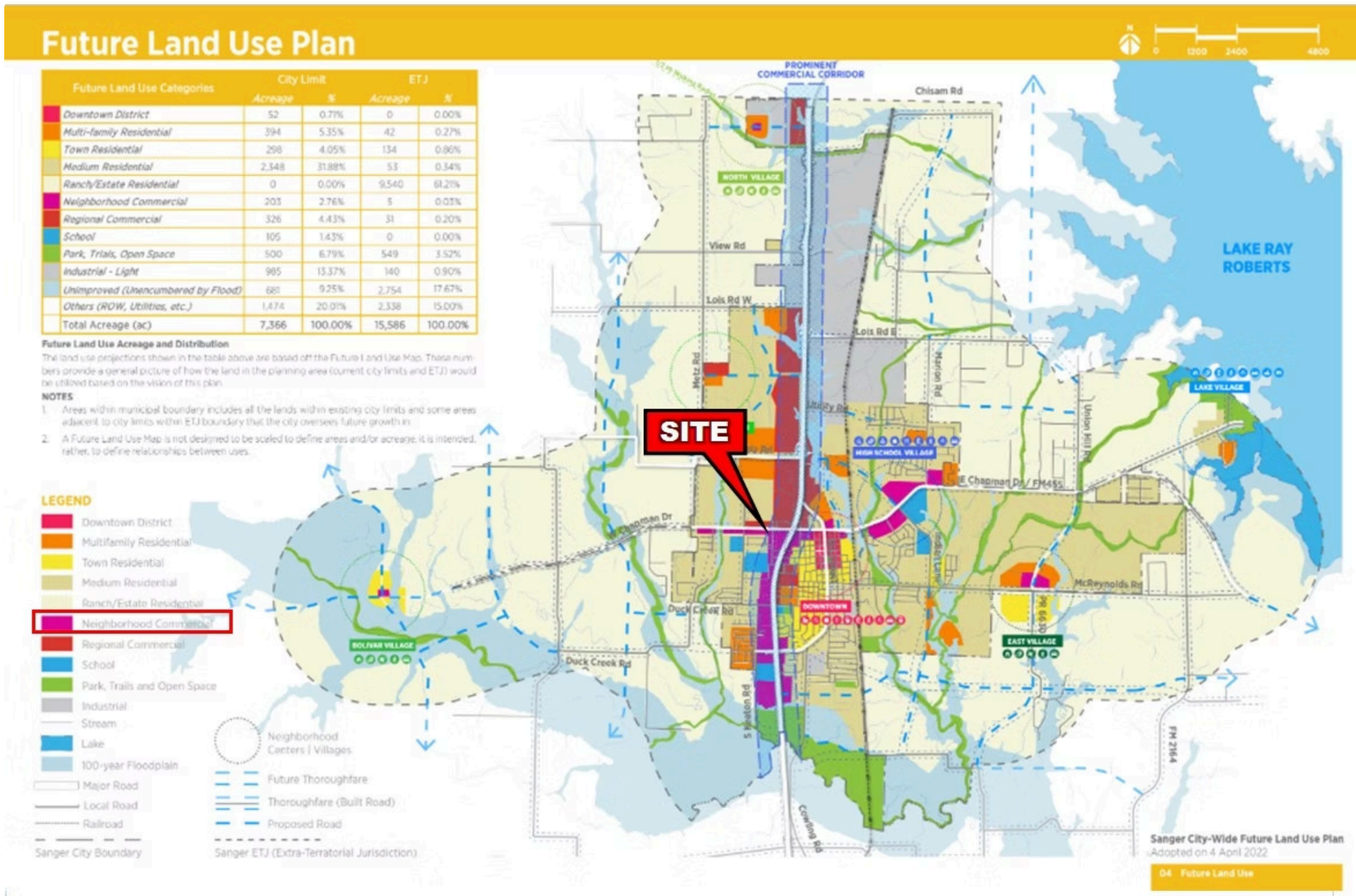
Major Arterial Designation

Chapman Dr identified as a major arterial in Sanger's Future Thoroughfare Plan, ensuring continued traffic growth and accessibility.

Commercial Growth Area

Sanger is experiencing significant commercial development as a high-growth Denton County city situated along the I-35 corridor. The city has positioned itself as a choice location for users seeking long-term upside with a welcoming regulatory environment and balanced growth planning. This creates an excellent opportunity for early movers to establish presence in this expanding market.

Future Land Use Plan



Market Demographics (ESRI 2025)

Sanger is experiencing steady growth as a vibrant community in Denton County. This demographic profile highlights key indicators for commercial decision-makers.

3-Mile Radius Demographics

The immediate trade area demonstrates strong consumer fundamentals for retail and service businesses.

Population

11,209 residents

Households

4,203 households

Strong income demographics with 2025 average household income exceeding \$118K within 1 and 3-mile radius



Household Income Profile (3-Mile Radius)

The surrounding trade area demonstrates strong purchasing power and financial stability.

\$118,614

Average Household Income

\$96,335

Median Household Income

Housing & Ownership Profile

The 1-mile radius demonstrates a stable, committed residential base with high homeownership rates, creating strong consumer demand.

Housing Ownership (1-Mile Radius)

High homeownership rates indicate a stable community with strong consumer spending power and long-term commitment to the area.

1,013

Owner-Occupied Units

(72% of total)

387

Renter-Occupied Units

(28% of total)



| Sanger Market Overview

Sanger, Texas, is a high-growth Denton County city situated along the I-35 corridor just north of Denton and within the Dallas-Fort Worth Metroplex. The city has experienced steady residential and commercial development fueled by affordability, proximity to Lake Ray Roberts, and strong school ratings.

Key Market Fundamentals



Population Growth

Population of 9,302 with steady 2.89% annual growth



Income Growth

Median household income grew 3.37% to \$88,987



High Homeownership

74.3% homeownership rate with median home value of \$284,500



Regulatory Environment

Welcoming city planning focused on balanced commercial growth

With a welcoming regulatory environment and city planning focused on balanced growth, Sanger has positioned itself as a choice location for users seeking long-term upside in the Dallas-Fort Worth market.



| Surrounding Development



Approved Residential (1,300+ homes)

Over 1,300 homes approved north of the site

Multifamily Construction

300+ multifamily units currently under construction in the area



Tom Thumb Anchor

New Tom Thumb-anchored development directly across the street



National Retailers

Adjacent to Starbucks with additional national retailers planned

| Sanger and Denton County Growth

Sanger benefits from its strategic location within Denton County, one of the fastest-growing counties in Texas. The city's position along the I-35 corridor provides excellent accessibility to the broader Dallas-Fort Worth Metroplex while maintaining its small-town character and regulatory efficiency.

The combination of affordability compared to neighboring markets, proximity to Lake Ray Roberts recreational amenities, and highly-rated Sanger ISD (B+ rating) continues to drive residential demand and commercial growth opportunities.



DFW Market Context



Dallas Fort-Worth (DFW) Metro Area

With a population of over 8.1 million, the Dallas-Fort Worth (DFW) Metroplex is the 4th largest metropolitan area in the U.S. and is projected to surpass Chicago by 2034 to become the 3rd largest. Known for its rapid population and employment growth, DFW has become a highly desirable destination for people of all ages due to its central location, expanding job market, high quality of life, and relatively low cost of living. As one of the top-performing economic regions in the country, DFW attracts a young, educated, and dynamic population, drawing both businesses and visitors to the area.

DFW's economic success is reflected in its impressive population growth rate, which from 2023 to 2027 is projected to be more than four times the national average. This influx of new residents, coupled with a strong job market and vibrant business climate, has fueled corporate relocations and expansions throughout the region. As a result, DFW continues to rank among the nation's leaders in both population growth and commercial real estate activity.

In 2023, for the third consecutive year, DFW led the country in commercial real estate sales, according to MSCI Inc., solidifying its position as a top destination for corporate investment.



4TH
LARGEST MSA IN
THE USA

150+
CITIES

8.10 M
2023
POPULATION

9,000
SQUARE MILES

14
COUNTIES

1.71 M
RESIDENTS ADDED
FROM 2010-2023

Major DFW Infrastructure

Project Name	Location	Details
Texas Instruments Semiconductor Plant	Sherman	\$30 billion investment
GlobalWafers Semiconductor Facility	Sherman	\$4 billion investment
Preston Harbor Development	Denison	\$6 billion investment
DFW Airport Terminal F	Dallas-Fort Worth	\$4.8 billion investment
PGA of America	Frisco	\$550 million, 660 Acres
Fort Worth Convention Center	Fort Worth	\$95 million Phase 1
Reunion Redevelopment	Dallas	\$5 billion, 20 acre redevelopment
UNT Dallas STEM Facility	Dallas	\$100 million, 4 story facility
DART Silver Line	Dallas-Fort Worth	26 mile commuter rail, \$1.89 billion
Newpark--A Smart District	Dallas	\$3.5 billion, 20 acre development
Dallas International District	North Dallas	450 acre area, \$5 billion Midtown project
Texas Research Quarter	Plano	\$4 billion, 200 acre life science complex
Field Street District	Dallas	\$1 billion, 6 acre mixed use development
Sloan Corners	Allen & Fairview	\$5 billion, 500 acre development
Hensley Field	Dallas	758 acres, \$390 million master plan
Haggard Farm West	Plano	\$700 million investment
Harold Simmons Park	Dallas	250 acre park, \$325 million
The Mix	Frisco	\$2 billion, 112 acre development
Dallas Convention Center	Dallas	\$3 billion, 2.5M sq ft
The Shops at RedBird	Dallas	95 acres, \$200 million redevelopment
Goldman Sachs Campus	Dallas	800,000 sq ft, \$500 million
Arlington Entertainment District	Arlington	\$2.25 billion mixed use
Wells Fargo Regional Campus	Irving	\$455 million, 22 acre site

Project Name	Location	Details
Texas A&M Fort Worth Research Center	Fort Worth	\$150 million research campus
Grandscape Mixed Use Development	The Colony	\$1.5 billion, 433 acres
Legacy West Expansion	Plano	\$3 billion, 255 acre expansion
Southern Gateway Park	Dallas	\$172 million, 5 acre park
Pegasus Park Expansion	Dallas	25 acre life science hub
McKinney Cotton Mill Redevelopment	McKinney	\$953 million redevelopment
Comerica Bank High-Rise	Frisco	514,000 sq ft, 11 story commercial tower
McAfee & Boingo Wireless Headquarters	Frisco	Corporate headquarters expansion
TWA Office Tower	Frisco	15 story, \$110 million office tower
Hall Park Redevelopment	Frisco	\$7 billion
Toshiba Innovation Hub	Frisco	5.7 acre technology and research facility
Frisco Performing Arts Complex	Frisco	Large scale entertainment and cultural venue
Kaleidoscope Park	Frisco	Public park and recreational area
Autograph Collection Hotel	Frisco	Luxury boutique hotel
TWA Office Tower	Frisco	15 story, 500,000 sq ft office building
Sunset Amphitheatre	McKinney	\$220 Million
Methodist Celina Medical Center	Celina	\$200 Million
Prosper Arts District	Prosper	\$300 Million
H E B Dallas Expansion	Dallas	10 acre site for grocery store
Firefly Park	Frisco	\$2.5 - 4 Billion
Sunny Delight Expansion	Sherman	Expansion of existing facility
Universal Kids Resort	Frisco	\$550 million
Fields West Development	Frisco	\$2 Billion, 55 Acres
Toyota Stadium Renovation	Frisco	\$182 million

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- 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
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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.

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.

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- 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.

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Buyer/Tenant/Seller/Landlord Initials

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