



Oldham
Goodwin

COMMERCIAL LAND | FOR SALE

29.29 ACRES ON IH-35

1301 IH-35 | Sanger, Texas 76266



Champman Road: 17,622 VPD

68,025 VPD



SITE

COMING SOON

Tom Thumb

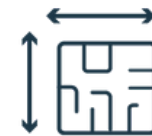
PROPERTY HIGHLIGHTS

- 29.29 Acres of Interstate 35 frontage located in the Dallas/Fort Worth MSA
- Adjacent to brand new 130 acre grocery anchored mixed use development
- Quickly growing DFW suburb, with 20% projected population growth by 2029
- Property boasts over 1,100 linear feet of interstate frontage, providing excellent visibility to over 65,000 VPD
- Affluent community with annual household incomes in excess of \$100,000
- Planned developments on adjacent tracts to include over 900 new single and multi-family units
- Close proximity to Lake Ray Roberts



SALES PRICE

Contact Broker



SITE SIZE

29.29 AC

68,025 VPD



900 Residential Units Planned



SITE

GLENN POLK
SANGER, TEXAS
AUTO GROUP



Miguelito's
GRANITE HUGGERS
EVERYTHING GRANITE

COMING SOON



Sanger High School

Champman Road: 17,622 VPD

Chishom Trail Elementary School



Sanger Middle School

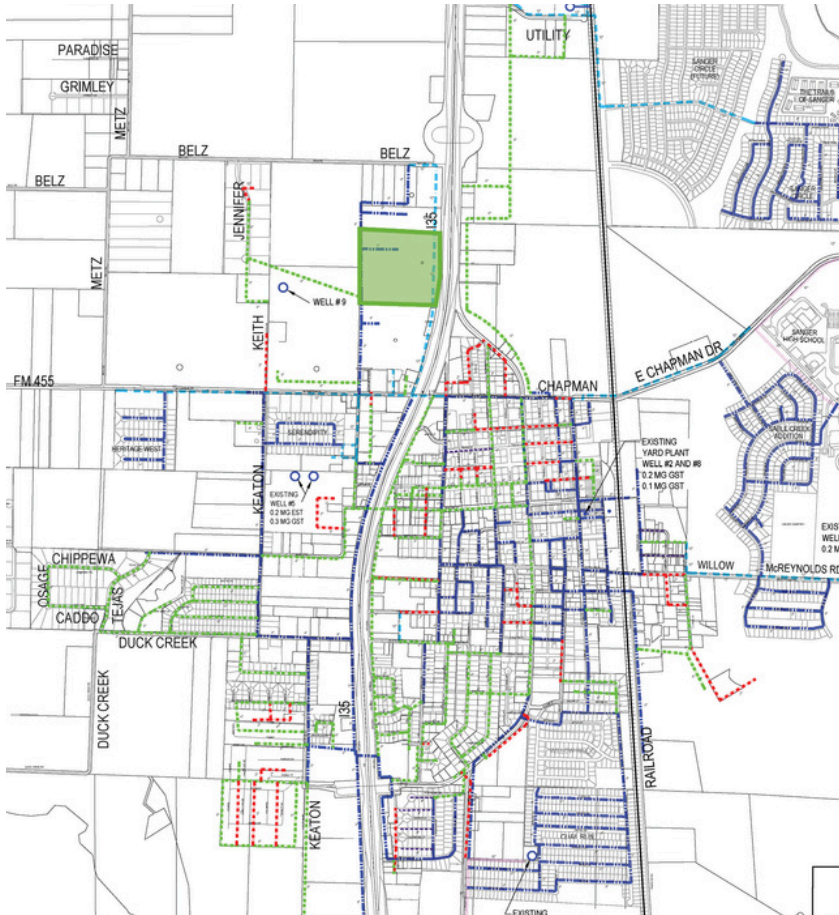


68,025 VPD

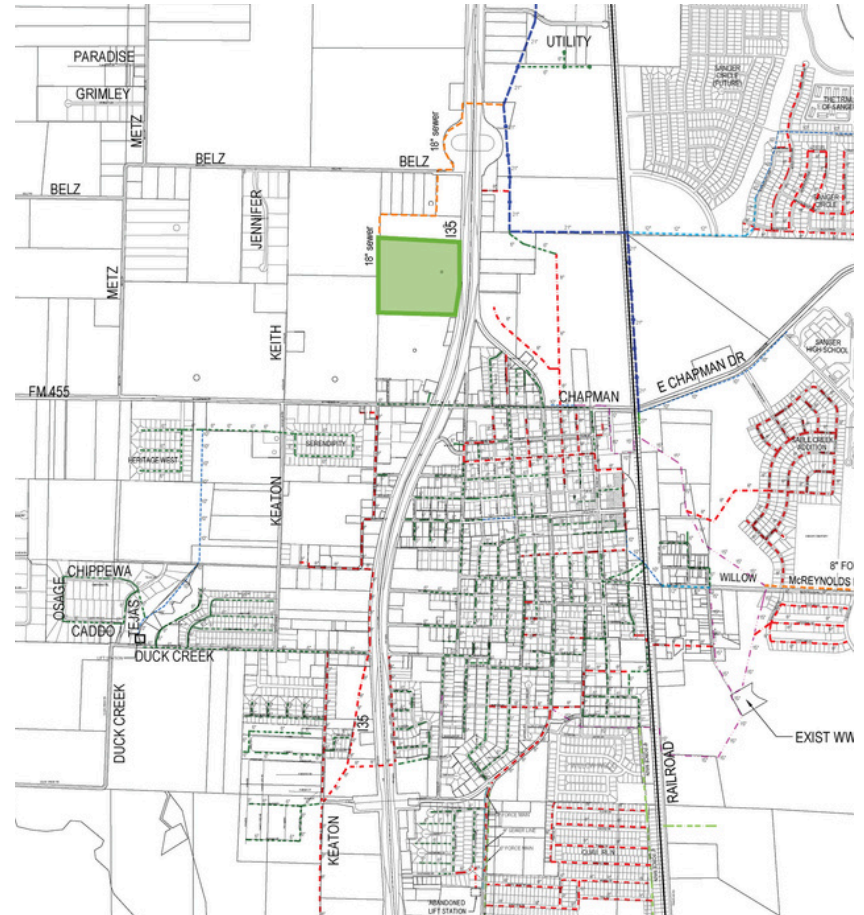


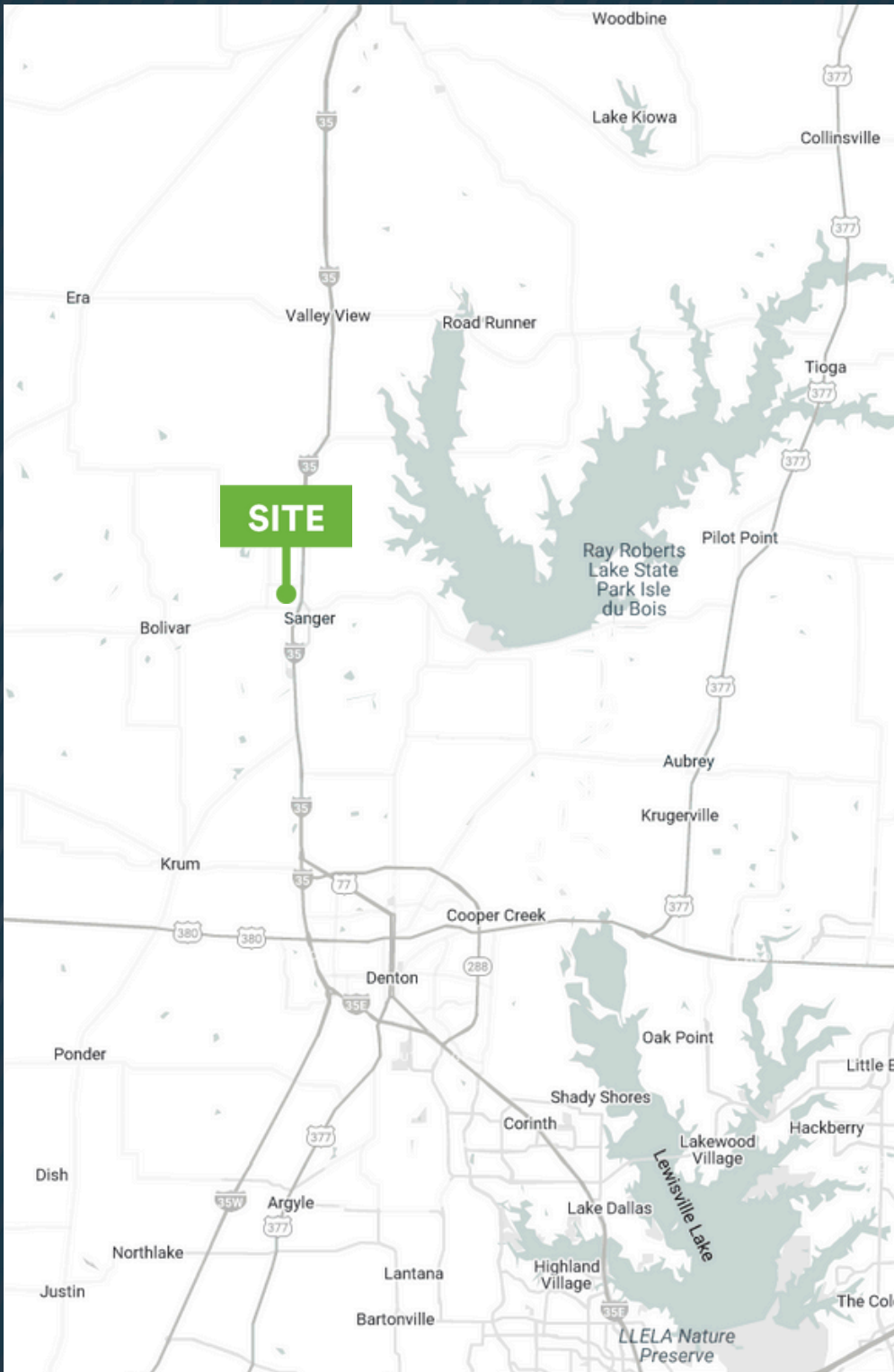
UTILITY MAP

WATER MAP



WASTEWATER MAP





PROPERTY INFORMATION

Size	29.29 AC
Legal Description	A1241 A Tierwester, Tr 47, 29.2892 Acres, Old Dcad Sht 5, Tr 7 Denton County
ID Number	Denton CAD 84585
Access	Interstate 35 Frontage Road
Frontage	1,100' of Interstate 35 Frontage
Zoning	12 Acres of highway frontage zoned B-2 (commercial) with the remaining 17 acres zoned Agriculture
Utilities	8" & 12" water line to the site, and 18" sewer along the western boundary
Traffic Counts	~65,000 VPD along Interstate 35



DEMOGRAPHICS

1 MILE

ESTIMATED
POPULATION

4K

HOUSEHOLD
INCOME

\$97.7K

CONSUMER
SPENDING

\$44M

GROWTH
RATE

4.2%

3 MILE

ESTIMATED
POPULATION

12K

HOUSEHOLD
INCOME

\$98.4K

CONSUMER
SPENDING

\$151M

GROWTH
RATE

4.1%

5 MILE

ESTIMATED
POPULATION

16K

HOUSEHOLD
INCOME

\$102K

CONSUMER
SPENDING

\$206M

GROWTH
RATE

3.9%

TEXAS OVERVIEW

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

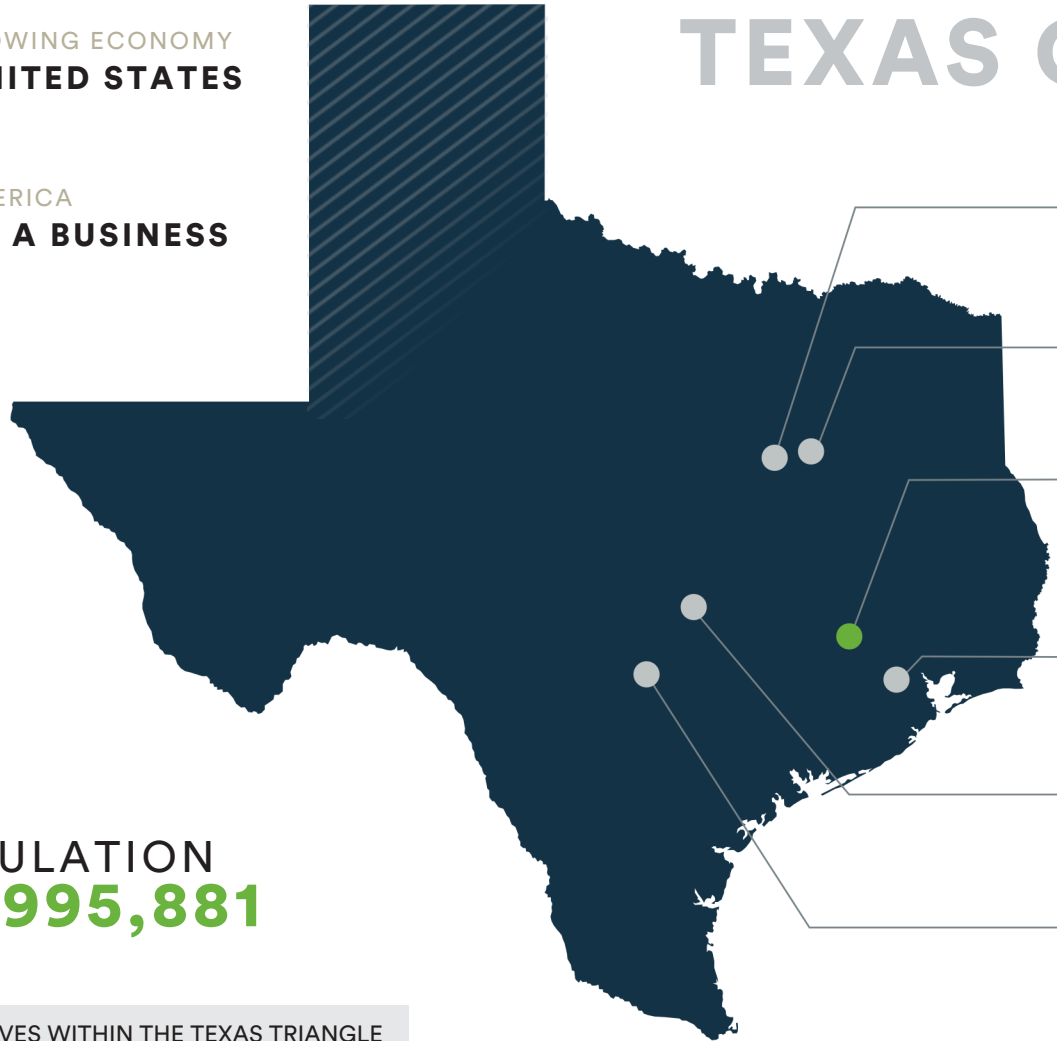


LARGEST
MEDICAL CENTER



POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION IN
THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS



BEST STATE
FOR BUSINESS



TOP STATE
FOR JOB GROWTH



NO STATE
INCOME TAX

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME

INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
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