

# 201 N STEMMONS STREET

1,371 SF FOR SALE

NORTH STEMMONS STREET FRONTAGE ROAD | SANGER

.89 ACRES



CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

### **Disclaimer**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# THE OFFERING

Price	\$350,000
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Pro Forma Cap Rate	10% - 14.3%
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Pro Forma Net Operating Income (NOI)	35,000 - 50,000 / Year
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Total Square Footage of Improvements	1,371 SF
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Lot Size	0.89 Acres
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Year Renovated	2023
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Construction	Masonry
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Foundation	Slab
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Zoning	B-2 Commercial
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Roof	Composition Shingle
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Proposed Use	Auto Sales Facility
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# HIGHLIGHTS

**Prime Location with Immediate Highway Access** – Situated just off Interstate 35, this property offers exceptional visibility and connectivity within Denton County. Located approximately 0.3 miles from the FM 455 interchange, it provides seamless access to I-35, the primary north-south corridor linking Sanger to Denton, Dallas–Fort Worth, and Oklahoma. This strategic position places the site at the heart of a rapidly growing logistics and commercial corridor in North Texas.

**Quick Access to Major Airports** – The property is only 39 miles from Dallas/Fort Worth International Airport and about 49 miles from Dallas Love Field, ensuring efficient air freight and passenger connectivity for industrial and commercial tenants. Denton Municipal Airport, just 14 miles away, offers additional convenience for corporate and private aviation needs.

**Strategically positioned in Denton County's Growth Corridor** – Located in Sanger, a city experiencing over 20% projected population growth by 2029, the site benefits from proximity to Denton's industrial hubs and the expanding I-35 corridor. This area is ideal for regional distribution, service businesses, and workforce access throughout North Texas, including Denton, Gainesville, and the Dallas–Fort Worth metroplex.

**Accessibility and Nearby Amenities** – Tenants enjoy excellent accessibility and convenience, with multiple fuel stations within 0.5 miles and dining options such as Babe's Chicken Dinner House, Pepper Belly BBQ, and Roma's Italian Restaurant just minutes away. Additional amenities include hotels like Holiday Inn Express & Suites Denton – Sanger, located less than a mile from the property, making this location highly functional for employees and visitors alike.

**Strategic Position for Commercial Success** – This property offers a highly attractive low price point combined with B-2 zoning, which allows for a wide range of commercial uses such as retail stores, restaurants, office space, and service businesses. Its strategic position along the I-35 frontage road provides excellent visibility and direct access for high traffic exposure, making it ideal for businesses seeking convenience and growth potential in a rapidly developing corridor.

**Flexible Zoning for Auto Sales and Repair** – Under B-2 Business District zoning, automotive-related businesses are permitted, including auto sales, service, and repair shops. These uses can include facilities for vehicle maintenance and repair, as well as auto parts sales, provided they comply with local regulations regarding outdoor storage and building requirements. This flexibility makes B-2 zoning ideal for businesses in the automotive sector seeking high-visibility locations along major corridors like I-35.

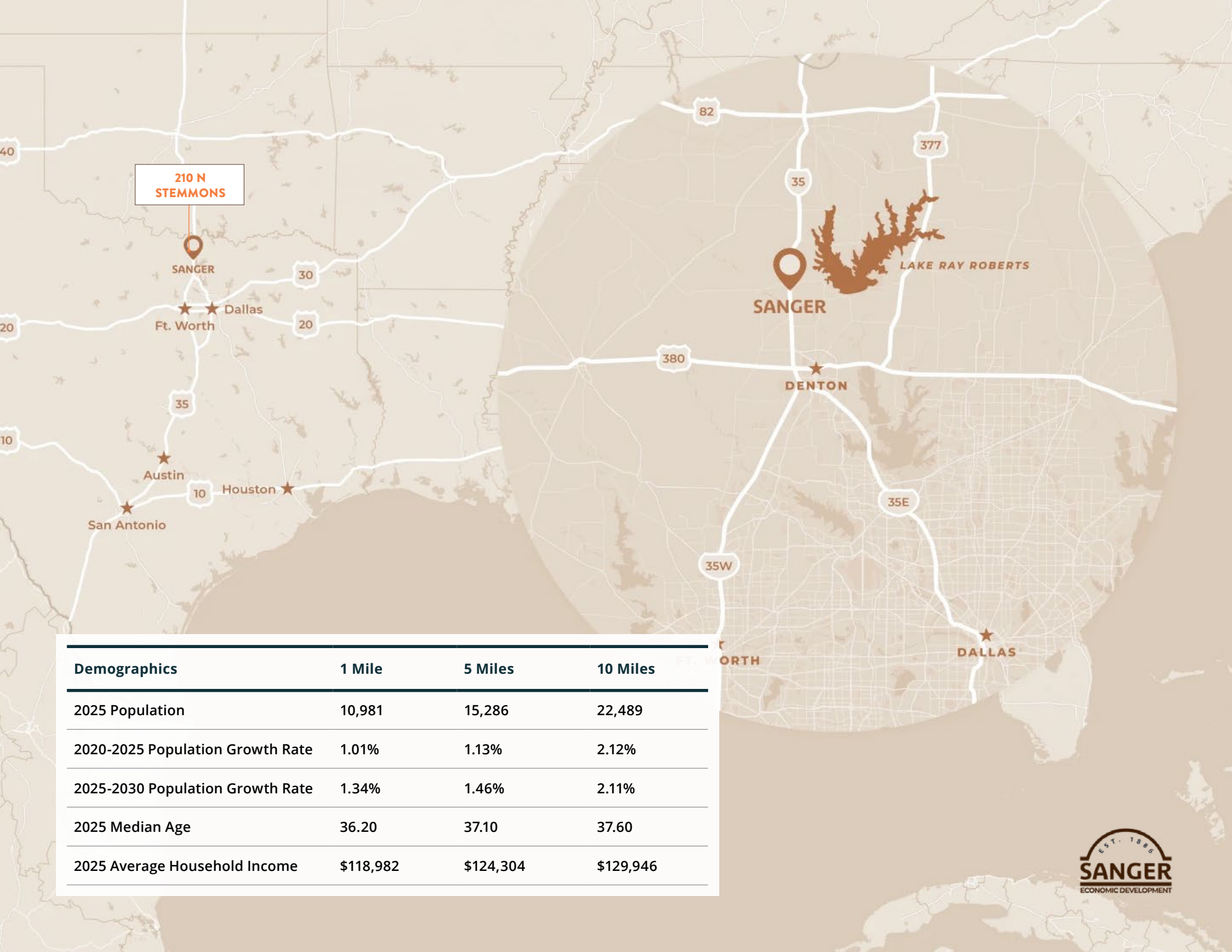
Sources: [B-2\\_Zoning.pdf](#)

**Texas Has No State Income Tax**

## DENTON COUNTY

**Sanger** is located in northern Denton County, Texas, along the rolling prairies that historically supported agriculture and livestock. The developed near key transportation routes, including the Gulf, Colorado, and Santa Fe Railway, which played a major role in its early growth. Established in 1886, Sanger became a hub for farmers and ranchers seeking access to rail shipping for their crops and cattle.

**Main Industries:** Sanger's economy began with cotton farming and cattle ranching, reflecting the agricultural roots of Denton County. The arrival of the railroad transformed the town into a shipping point for livestock and grain, fueling local commerce. Today, while agriculture remains part of the area's identity, Sanger benefits from Denton County's broader economic development, which includes manufacturing, logistics, and service industries. Proximity to major highways and the Dallas-Fort Worth metroplex has attracted small businesses and residential growth, making Sanger a blend of rural heritage and modern opportunity.



Demographics	1 Mile	5 Miles	10 Miles
2025 Population	10,981	15,286	22,489
2020-2025 Population Growth Rate	1.01%	1.13%	2.12%
2025-2030 Population Growth Rate	1.34%	1.46%	2.11%
2025 Median Age	36.20	37.10	37.60
2025 Average Household Income	\$118,982	\$124,304	\$129,946

# DFW Metroplex Overview

Dallas / Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the US. As a leading business and financial center, the D/FW Metroplex boasts an excellent quality of life with amenities including the arts, professional sport organizations, and a wide variety of entertainment destinations.

According to the Dallas Regional Chamber, Dallas / Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. The D/FW Metroplex has attracted an impressive list of expansions or relocations that span several diverse industries, maintaining a Top 5 position for such investments across the US.



## 3RD

HIGHLY DESIRABLE CENTRAL  
U.S. LOCATION WITH THE  
WORLD'S THIRD-BUSIEST  
AIRPORT



MORE THAN  
**10,000**  
CORPORATE  
HEADQUARTERS

**PRO-BUSINESS  
ENVIRONMENT WITH  
LOW COSTS OF  
LIVING AND  
DOING BUSINESS**

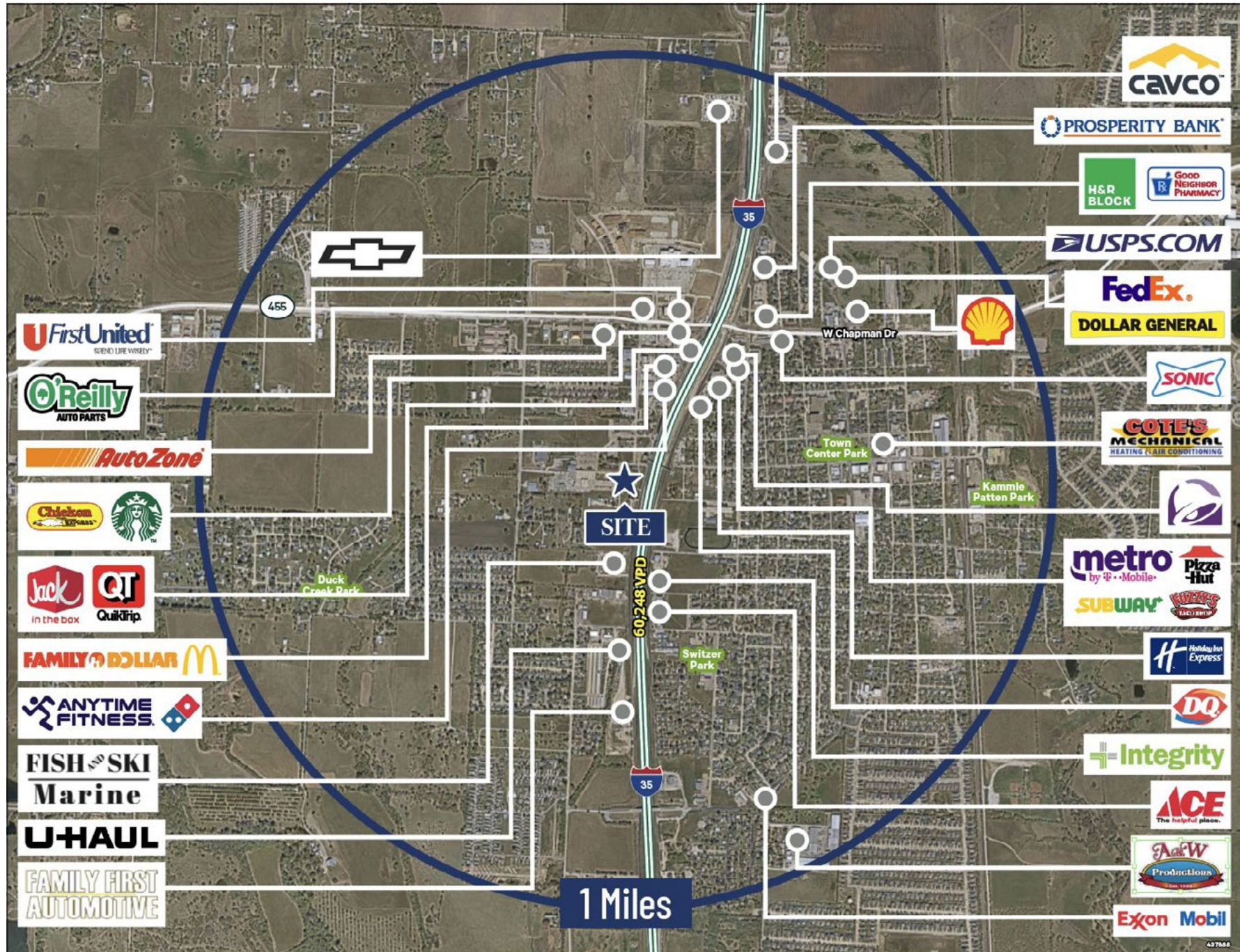
**21** FORTUNE 500  
HEADQUARTERS

**4.4%**  
UNEMPLOYMENT RATE  
REMAINS  
WELL BELOW THE  
NATIONAL AVERAGE

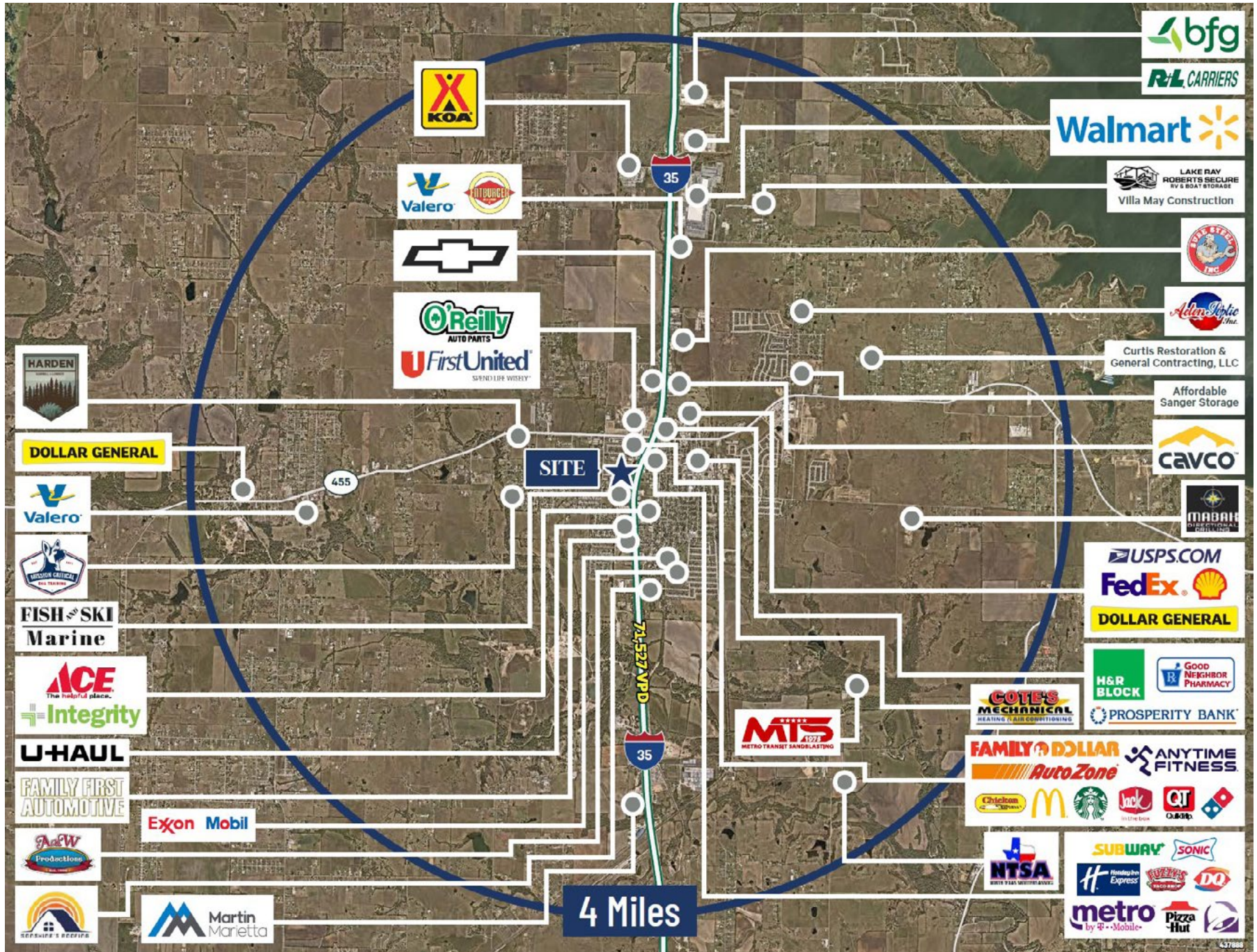
**#2** IN REVENUE  
GENERATED FROM  
FORTUNE 500  
COMPANIES

**3RD** HIGHEST  
PROJECTED JOB GROWTH  
THROUGH 2020

# AERIAL



# AERIAL



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