



900 & 902 UTILITY RD

📍 Sanger, TX 76266

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QUICK FACTS



55,227 SF
TOTAL SQUARE FEET



4 AC
LOT SIZE



2003 & 2010
YEAR BUILT



Metal
CONSTRUCTION



14'-16'
CLEAR HEIGHT



2 Drive-In
LOADING

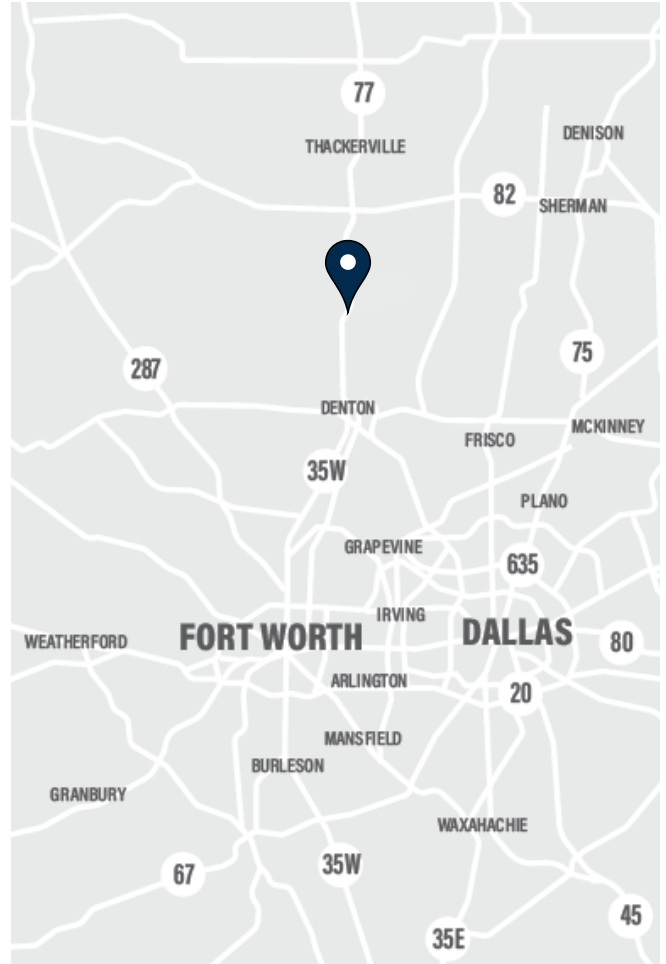
HIGHLIGHTS

- **Suite 101-102:** 8,250 SF Available (March '26)
- **Suite 103-105:** 8,250 SF Available
- **Suite 201:** 3,066 SF Available
- **Suite 100:** 10,725 SF Available (March '26)
- Diverse Tenant-Mix
- 2% - 15% Office per Suite
- Crushed Rock Lot
- Easy Access to I-35

DEMOGRAPHICS

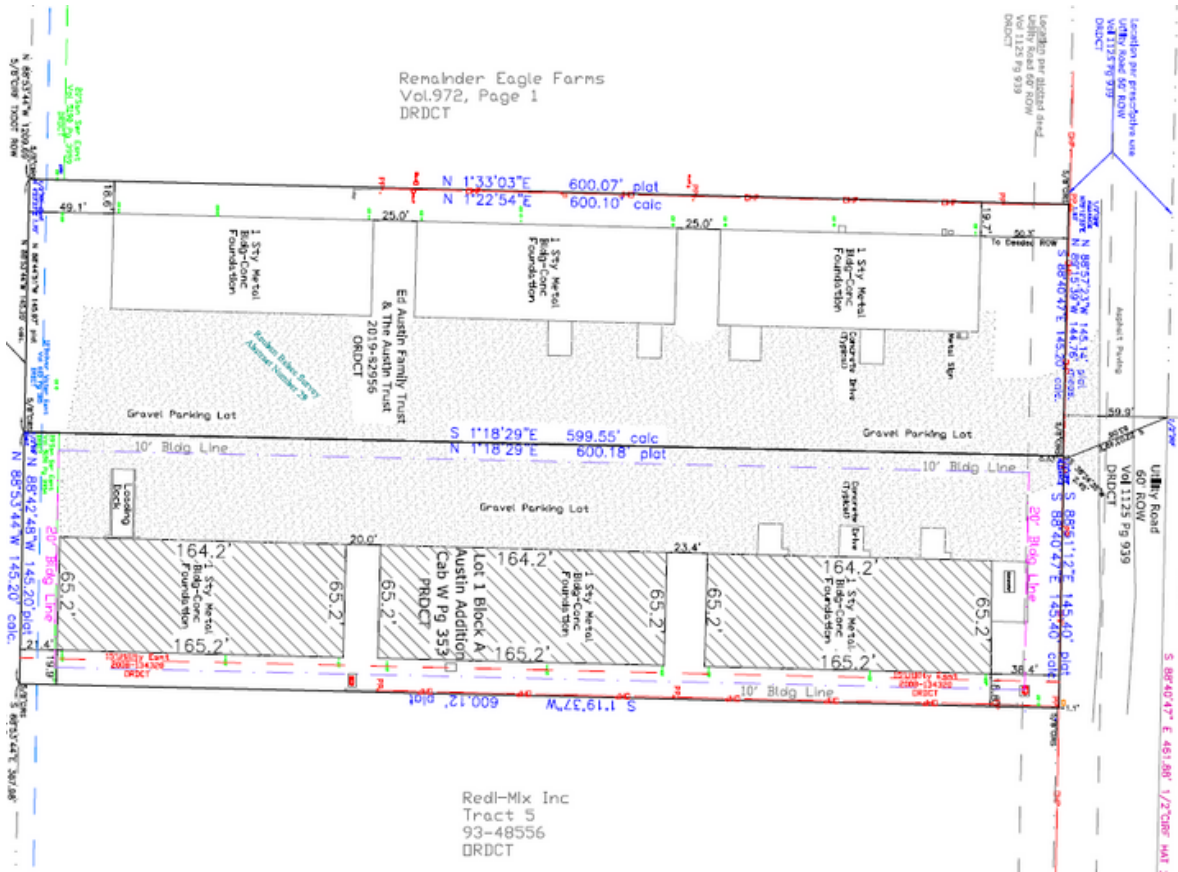
	1 Mile	3 Mile	5 Mile
Population	1,678	12,268	15,804
Average HH Inc	\$99,939	\$98,267	\$101,919
Households	\$107,762	\$137,468	\$136,190

**2024 CoStar Estimates*



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SURVEY



900 & 902 UTILITY RD

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900 Utility Rd

Magic Moments
Parties & Events

Executive
Pest Control

AVAILABLE

AVAILABLE
(March '26)

902 Utility Rd

B&W Cabinets
& Fixtures

DFW
Appliance
Repair

Designer
Pool Table
Services

AVAILABLE

AVAILABLE
(March '26)

UNIT	TENANT	SIZE
900 Utility Road		
101-102	AVAILABLE (March '26)	8,250
103-105	AVAILABLE	8,250
106	Exective Pest Control Products Inc	2,750
107-108	Magic Moments Parties and Events Inc	5,500
902 Utility Road		
100	AVAILABLE (March '26)	10,725
201	AVAILABLE	3,066
202	Designer Pool Table Services LLC	3,055
203	DFW Appliance Repair	4,615
300	B&W Cabinet & Fixtures LLC	10,725





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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials Date