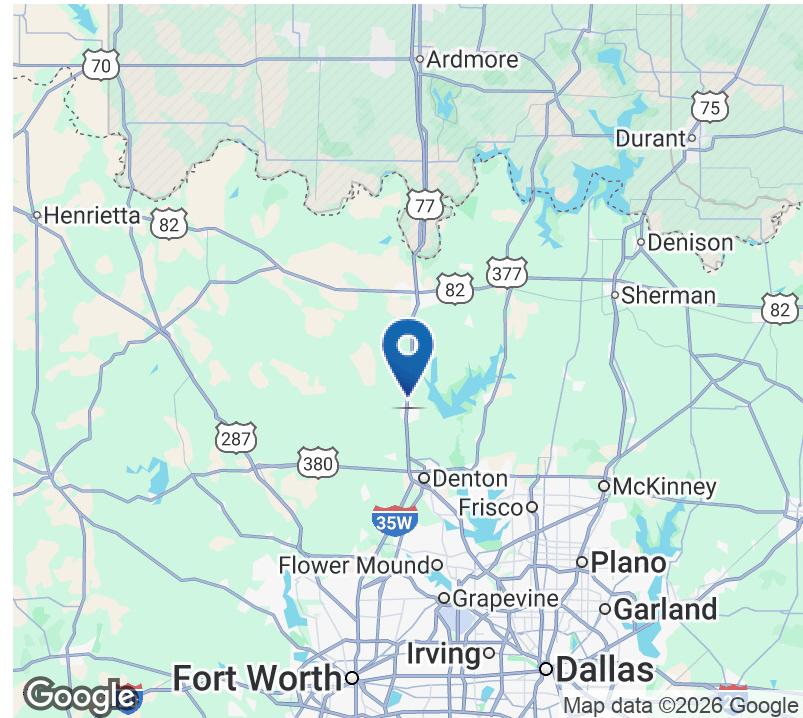




Property Highlights

- Industrial zoning with potential for retail & other commercial uses
- Excellent access & visibility from Interstate 35
- 10 min to Denton
- 30 min to Alliance Airport
- 40 min to DFW Airport
- City water & sewer to site
- Close proximity to national retailers
- Near Wal-Mart distribution center



Offering Summary

Sale Price:	Call Broker for Pricing
Lot Size:	99.52 Acres
Zoning:	I - Industrial



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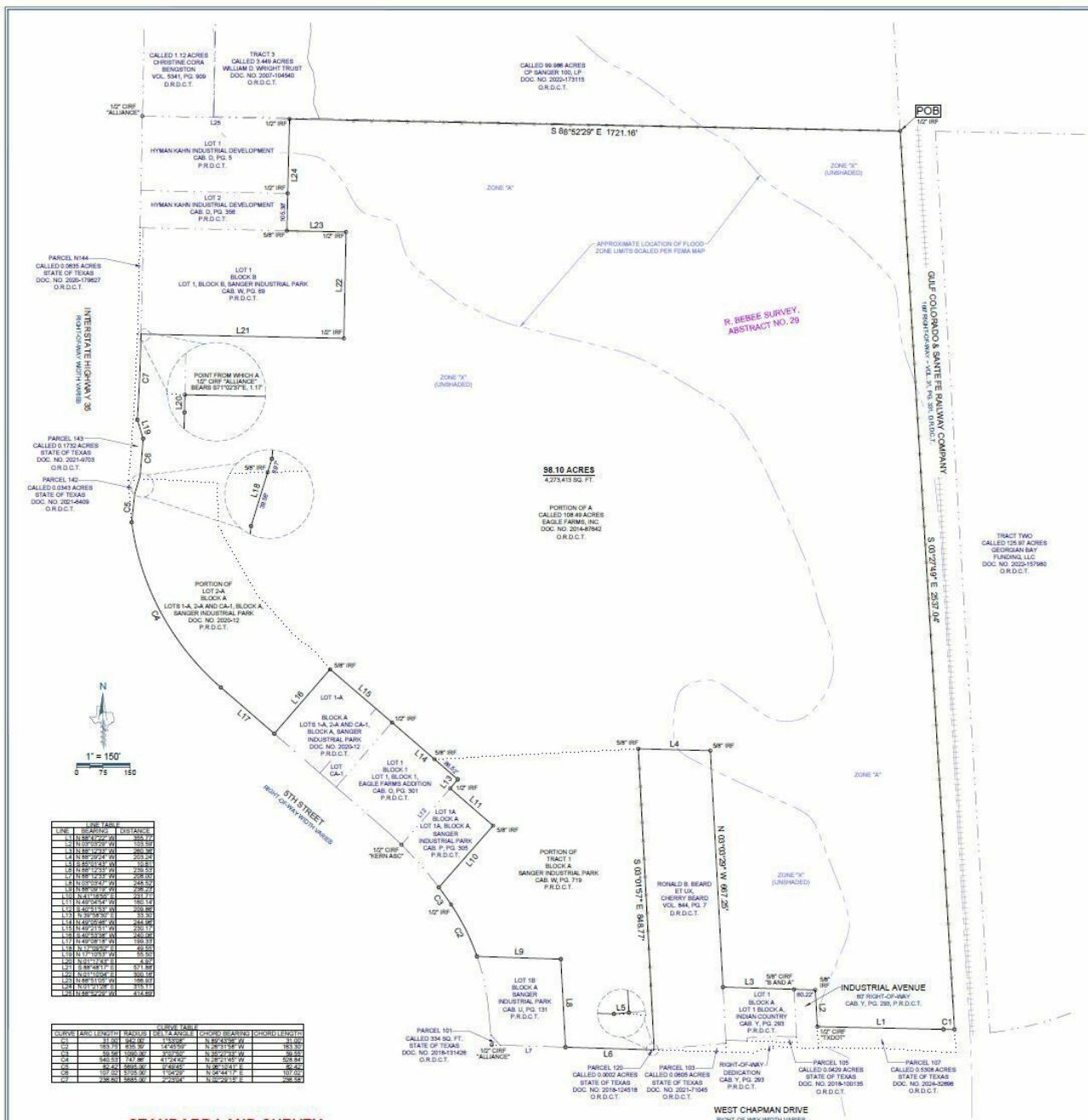
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SURVEY



STANDARD LAND SURVEY

JOB NUMBER 2502.019	EAGLE SURVEYING 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	SURVEYORS CERTIFICATION This Surveyor has agreed to comply with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition I, Land Title Survey Caleb McMurtry R.P.L.S #1038 Date: 3-27-2025	LEGEND Boundary Markers 10' Offset from Right-of-Way CRF Capped Iron Rod IR Iron Rod IPL Chain Line Posts Wire Fence
------------------------	--	---	---



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UTILITY MAP

Sewer

Water

Abandoned in-Ground Sewer



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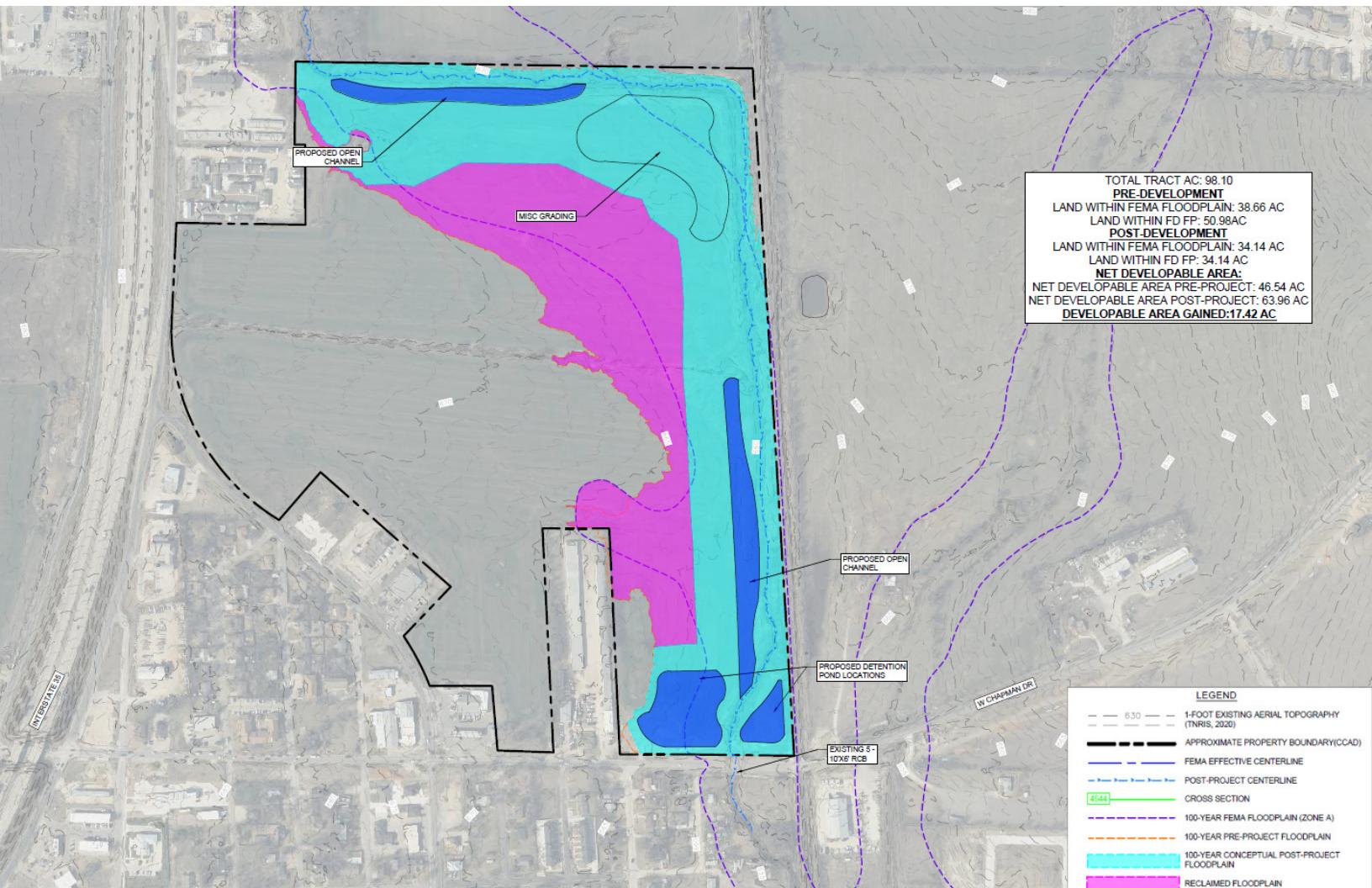
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FLOODPLAIN



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PERMITTED USES - CITY OF SANGER ZONING ORDINANCE

	A	PD	CITY									URBAN DOWNTOWN			
			RD	MD	TR	2F	MFR	MHP	RC	NC	-	USF	UMF	UMU	UR
Greenhouse or Nursery (Commercial)	P														
Hatchery, Poultry	P														
Kennel	P														
Farmer's Market	P								P	S	P				P
Commercial Type Uses															
Bakery and Confectionery (Wholesale)									P		P				
Bottling Works									P		P				
Building Material Sales									P		P				
Cabinet or Upholstery Shop									P		P				
Clothing, Similar Light									P						
Manufacturing											P				
Contractor Storage, Equipment Yard									P		P				
Dying or Laundry Plant											P				
Heavy Machinery Sales, Storage or Repair									P		P				
Laboratory Manufacturing											P				
Laboratory, Scientific or Research											P				
Lithographic or Print Shop									P		P				
Maintenance and Repair Service for Buildings									P		P				
Milk Depot, Dairy or Ice Cream Plant	P								P		P				
Paint Shop									P		P				
Plumbing, Heating and Air Conditioning Shop									P		P				
Storage Warehouse									P		P				
Trailer or Mobile Home Sales or Rental									P		P				
Welding or Machine Shop											P				
Wholesale Storage and Sales									P						
Natural Resources Storage															
Caliche Pit and Caliche Storage	S										P				
Mining and Storage of Mining Waste	S										P				
Petroleum Storage and Collection Facilities	S										P				



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	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	-	USF	UMF	UMU	UR	URBAN DOWNTOWN
Transportation Related Uses																
Airport or Landing Field	S	—	—	—	—	—	—	—	—	—	S	—	—	—	—	
Bus Station or Terminal	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	
Hauling or Storage Company	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Heliport, Heliostop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Motor Freight Terminal	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Parking Lot, Commercial Auto	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Parking Lot, Trucks and Trailers	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Automobile and Related Service Uses																
Auto Glass, Seat Cover or Muffler Shop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Auto Laundry (Car Wash)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Auto Painting, Body Rebuilding Shop	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Auto Parts and Accessory Sales (Indoors)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Auto Storage or Auto Auction	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Gasoline Service Station	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Motorcycle Sales and Repair	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
New or Used Auto Sales (Outdoor)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
New or Used Auto Sales (Indoor)	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Repair Garage	—	—	—	—	—	—	—	—	P	—	P	—	—	—	—	
Retail and Related Service Uses																
Antique Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Art Supply Store	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Bakery or Confectionery Shop (Retail)	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Bank, Saving or Loan Office	—	—	—	—	—	—	—	—	P	P	—	—	—	P	P	
Barber or Beauty Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	
Book or Stationery Shop or Newsstand	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	
Cash Advance or Payday Loan Office*	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—	



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PERMITTED USES - CITY OF SANGER ZONING ORDINANCE

	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	-	USF	UMF	UMU	UR	CITY			URBAN DOWNTOWN		
Utility and Service Uses																					
Electrical Energy	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—	—	—	—			
Generating Plant	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—	—	—	—			
Electrical Substation, Bulk Power	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—	—	—	—			
Electrical Transmission Line (High Voltage)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Fire, Police or Municipal Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Franchised Private Utility	S	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—			
Gas Line and Regulating Station	P																				
Local Utility Line	P																				
Public Building Shop or Yard of Govt. Agency	P																				
Radio, Television or Microwave Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Radio, Television or Microwave Transmitting Station	S	—	—	—	—	—	—	—	S	S	S	—	—	—	S	—	—	S			
Sewage Treatment Plant	S	—	—	—	—	—	—	—	S	—	P	—	—	—	—	—	—	—			
Telephone Business Office	—	—	—	—	—	—	—	—	P	—	P	—	—	—	S	—	—	S			
Telephone Exch. Switching Relay Station	—	—	—	—	—	—	—	—	P	—	P	—	—	—	S	—	—	S			
Utility Shops or Storage Yard or Building	P	—	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—			
Water Reservoir, Well or Pump Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Water Standpipe or Elevated Water Storage	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Water Treatment Plant	P	—	—	—	—	—	—	—	P	—	P	—	—	—	—	—	—	—			
Recreational and Entertainment Uses																					
Amusement, Commercial (Indoor)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	—	—	P			
Amusement, Commercial (Outdoor)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	—	—	P			
Carnival, Circus or Tent Service (Temporary)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—			
Country Club (Private)	P	—	—	—	—	—	—	—	P	S	—	—	—	—	—	—	—	—			
Day Camp for Children	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	—	—	P			



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	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	-	USF	UMF	UMU	UR	
Primary Residential Uses																
Single-Family Dwelling (attached)	P	P	P	P	P	P						P				
Single-Family Dwelling (detached)	P	P	P	P	P	P										
Two-Family Dwelling	—	—	—	—	—	P	P	P	—	—	S	—	—	—	—	—
Multiple-Family Dwelling	—	—	—	—	—	—	P	P	—	—	P	—	—	—	—	—
Boarding or Rooming Houses	—	—	—	—	—	—	—	—	P	P	—	—	—	—	P	—
Manufactured Home as a Fixed Dwelling	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—
Manufactured Home Park	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—
Manufactured Home Subdivision	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—	—
Motel or Hotel	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Secondary and Incidental Uses																
Secondary Building	P	P	P	P	—	P	P	P	—	—	—	P	P	—	P	
Secondary Building (non-residential)	—	—	—	—	—	—	—	—	P	P	P	—	—	S	P	
Secondary Building Farm	P	P	P	P	—	—	P	P	—	—	—	—	—	—	—	—
Customary Home Occupation	P	P	P	P	—	P	P	P	—	—	—	—	—	—	—	—
Off-Street Parking Incidental to Main Use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Stable (Private)	S	—	P	—	—	—	—	—	—	—	—	—	—	—	—	—
Swimming Pool as Home Occupation	P	—	S	S	—	—	S	S	—	—	S	S	—	—	—	—
Swimming Pool (Private)	P	—	P	P	—	—	P	P	—	—	P	P	—	—	—	—
Tennis Court (Private)	P	—	P	S	—	—	S	—	—	—	S	S	—	—	—	—
Temp. Field Office, Construction Yard or Office	Subject to temporary permit issued by building official															



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Drag Strip or Commercial Racing	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Game Room	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Golf Course, Commercial	—	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Handball, Tennis, or Swim Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Park or Playground	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Playfield or Stadium (public)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Private Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Rodeo Grounds	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Roller or Ice Rinks	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Swimming Pool (Commercial)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Theater or Playhouse (Indoor)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Theater (Outdoor)	P	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Zoo (Private)	P	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Zoo (Public)	P	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Educational, Institutional, and Special Uses																
Art Gallery or Museum	P	—	—	—	—	—	—	—	P	S	P	—	—	—	—	P
Cemetery or Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Church or Rectory	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
College or University	—	—	—	—	—	—	—	—	S	S	S	—	—	—	—	S
Community Center (Public)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Fairgrounds or Exhibit Area	P	—	—	—	—	—	—	—	S	—	S	—	—	—	—	—
Fraternal org. Lodge, Union Hall	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Home for Aged Residence	—	—	—	—	—	—	S	—	—	—	—	S	—	—	—	—
Hospital, Acute Care	—	—	—	—	—	—	—	—	P	S	S	—	—	—	—	S
Hospital, Chronic Care	—	—	—	—	—	—	—	—	P	S	S	—	—	—	—	S
Institution for Alcohol, Narc or Psychiatric Care	—	—	—	—	—	—	—	—	S	—	S	—	—	—	—	S
Religious, Charitable or Philanthropic Institution	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Kindergarten or Nursery School	—	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
School, Business	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—	S
School, Commercial or Trade	S	—	—	—	—	—	—	—	S	S	P	—	—	—	—	S
School, Public or Private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P



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Cleaning and Pressing, Pick-up Service	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Cleaning Plant - Commercial	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Convenience Store	—	—	—	—	—	—	—	—	P	P	P	—	—	—	—	P
Custom Personal Service Shop, excluding Tattoo Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Discount or Department Store	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Drapery, Needlework, Weaving Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Drug Store Pharmacy	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Florist or Garden Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Food and Beverage Sales Store	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Food Truck or related service	P	S	—	—	—	—	—	—	P	S	P	S	S	S	S	P
Furniture or Appliance Store	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Greenhouse, Plant Nursery (Retail)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Handcraft Shop and Art Objects Sales	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Hardware Store or Hobby Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Household Appliance Service or Repair	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Incidental and Secondary Retail Service Uses	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Key Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Laboratory, Medical and Dental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Laundry and Cleaning (Self-Service)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Liquor Store	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Medical Appliances, Fitting Sales or Rental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Modular Building Sales, Service and Rental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P



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Mortuary or Funeral Home	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Office, General Business or Professional	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Office, Medical or Dental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Outside Display and Sales	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Pawn Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Pet Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Quick Service Food and Beverage Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Restaurant or Cafeteria (Drive-In Service)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Restaurant or Cafeteria (No Drive-In)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Retail Shop, Apparel, Gift, Similar Items	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Sexually Oriented Business	—	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—
Studio, Decorator, Artist, Photographer	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Tattoo Shop	—	—	—	—	—	—	—	—	S	S	S	—	—	—	—	S
Tavern	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Tool Rental	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Travel Bureau or Travel Consultant	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Vape Shop or Smoke Shop	—	—	—	—	—	—	—	—	S*	S*	—	—	—	—	—	—
Variety Store or Similar Retail Shop	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Studio, health, Reducing or Similar Service	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Veterinarian, Office Only (No Animal Hospital)	—	—	—	—	—	—	—	—	P	P	—	—	—	—	—	P
Veterinarian Hospital (inside Pens only)	S	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—
Veterinarian Hospital (outside Animal Pens)	S	—	—	—	—	—	—	—	P	—	—	—	—	—	—	—
Agricultural Type Uses																
Animal Feed Lot	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Animal Pound (Public or Private)	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Farm, Ranch, Garden or Orchard	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Emu Farm	P	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—



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PERMITTED USES - CITY OF SANGER ZONING ORDINANCE

	CITY												URBAN DOWNTOWN			
	A	PD	RD	MD	TR	2F	MFR	MHP	RC	NC	-	USF	UMF	UMU	UR	
Sand Gravel Extraction or Storage	S	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—
Topsoil, Earth or Stone Extraction or Storage	S	—	—	—	—	—	—	—	—	—	P	—	—	—	—	—
Special Industrial Processes																
Asphalt or Concrete Batching Plant (Perm)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Asphalt or Concrete Batching Plant (Temp)	S	S	S	S	S	S	S	S	S	S	S	—	—	—	—	—
Brick Kiln or Tile Plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sanitary Fill	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Slaughter House of Meat Packing Plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Smelter, Refinery or Chemical Plant	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Any use which could create an environmental problem due to emissions, visual quality, odor, noise, hazard or similar factors	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Manufacturing and Industrial Uses																
See uses as listed in Article III, Section 13 and Article III, Section 15 of this ordinance																
* Refer to relevant zoning district regulations and descriptions of permitted uses for further information regarding this particular use.																



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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.

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.

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.

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