

**109 +/- ACRES**

**7140 Davidson Rd  
Sanger, TX**

**LIST PRICE  
\$2,959,929**

**DENTON COUNTY**

**DEED RESTRICTIONS,  
RESIDENTIAL USE ONLY**

**2000 SQ FT MINIMUM**

**NO MOBILE OR MANUFACTURED  
HOMES**

**BOLIVAR WATER (LINE WILL NEED TO BE  
UPGRADED)**

**COSERV ELECTRIC**

**NO SEWER**

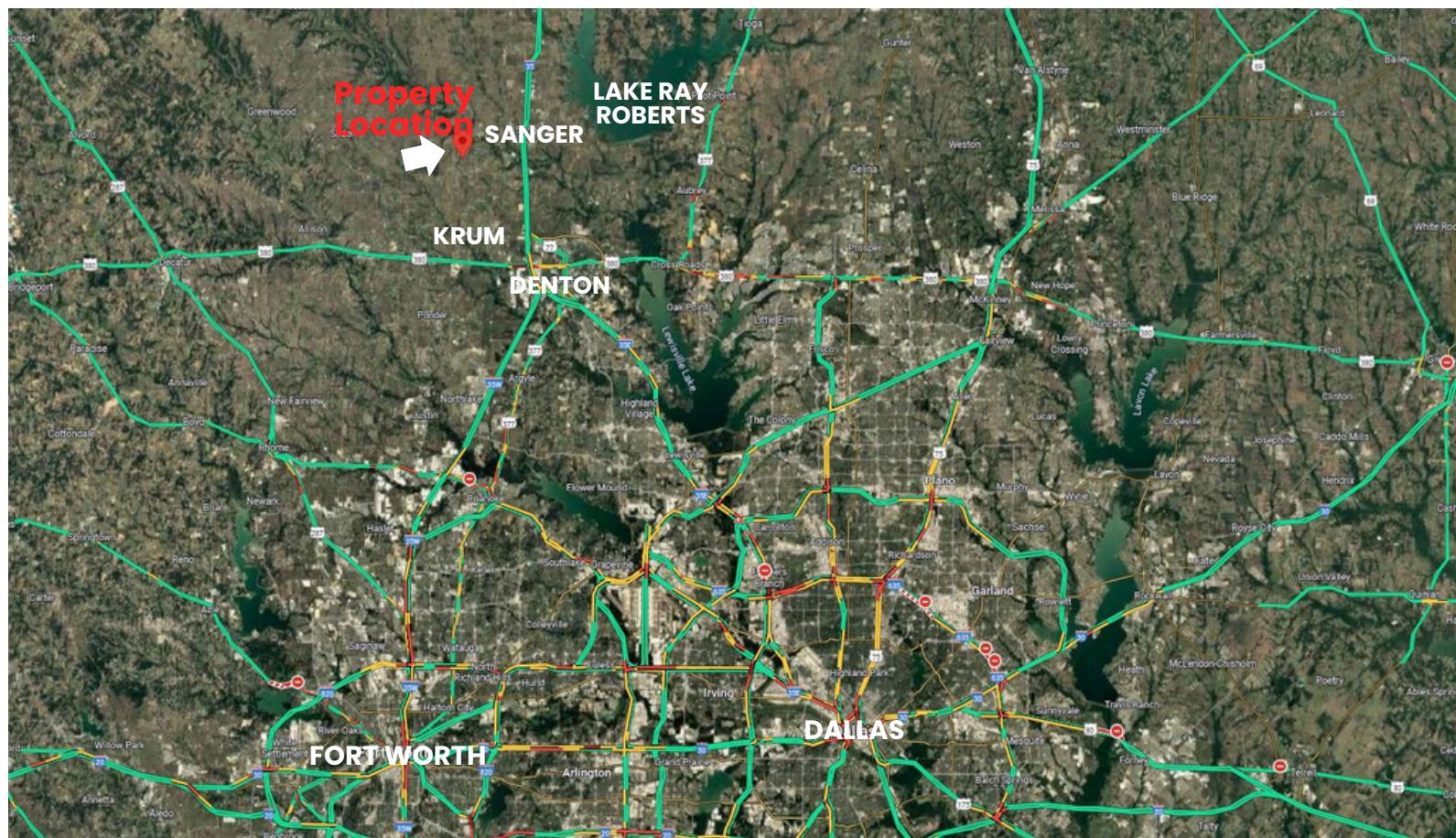
**SANGER ISD**



**EVERETTE NEWLAND  
940-565-8326  
EW@NORTHTEXASREALESTATE.COM**

**INFORMATION NOT GUARANTEED**

# Location and Surrounding Metroplex



**7140 DAVIDSON ROAD  
SANGER, TX**

OUTSIDE CITY LIMITS

SANGER ISD

LOCATED IN DENTON COUNTY | 10 MILES NORTH OF DENTON

40 MILES FROM DALLAS | 11 MILES FROM LAKE RAY ROBERTS MARINA

30 MILES FROM OKLAHOMA | 45 MILES FROM FORT WORTH STOCK YARDS



## PRELIMINARY LAYOUT



# PRELIMINARY LAYOUT FOR STARLIGHT ESTATES



# 80 LOTS



**NEWLAND**  
REAL ESTATE