

# Commercial Lot with I35 Frontage

Sanger, TX 76266

**\$3,999,999**

## Traffic Counts:

Hwy I35: 64,388 VPN 24'

Bus. I35: 5,769 VPN 24'

Keaton: 2,249 VPN 24'

**10+ acres on I35**

**Sewer/Water Available**

**Excellent Frontage**

## Population:

Sanger: 10,467 25'

18.4% growth 20'-25'



**NEWLAND**  
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