



1309 N Stemmons St

CBRE

S A N G E R , T X



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

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# THE OFFERING






## Strategically Located in Denton County's Growth Corridor:

Positioned in Sanger, a rapidly expanding community projected to grow more than 20% by 2029, this storage property benefits from close proximity to Denton's industrial centers and the expanding I-35 corridor. The location supports strong demand for self storage, RV/boat storage, and service-related uses, with convenient access to Denton, Gainesville, and the greater Dallas-Fort Worth metro area.

## Strong Regional Connectivity:

With DFW International Airport roughly 39 miles away, Dallas Love Field about 49 miles away, and Denton Enterprise Airport only 14 miles from the site, the property benefits from excellent transportation access. This combination of interstate frontage and nearby airports enhances convenience for both tenants and operators.

## PROPERTY OVERVIEW

<b>GROSS LEASABLE AREA</b> 18,660 SF 	<b>ASKING PRICE</b> \$1,295,000 	<b>PRICE / SF</b> \$69.40 
<b>YEAR BUILT/ RENOVATE</b> 1995 / 2022 	<b>LOT SIZE</b> 1 Acre 	<b>LAND SF</b> 43,564 SF 
<b>PROPERTY TYPE</b> Self Storage 	<b>ZONING</b> Industrial Commercial 	<b>CAP RATE</b> 4.65% 

# 1309 N Stemmons St

# THE OFFERING

**Strategic Position for Industrial & Commercial Success** – This property benefits from highly versatile industrial commercial zoning, allowing for a broad range of uses such as light industrial operations, warehousing, contractor yards, flex space, service businesses, and other commercial enterprises. Its prime location along the I 35 frontage road provides excellent visibility, strong traffic exposure, and direct highway access—key advantages for businesses requiring accessibility, signage presence, and logistical efficiency. The site’s zoning flexibility and high visibility positioning make it an ideal choice for users seeking long term growth potential in a rapidly developing North Texas corridor.



## PROPERTY SUMMARY

### PRICE

\$1,295,000



### PRO FORMA CAP RATE

8.50%



### PRO FORMA NOI

\$110,014



## PROPERTY INFORMATION

GROSS LEASABLE AREA 18,660 SF

YEAR BUILT / 1995 /

YEAR RENOVATED 2022

BUILDING CLASS B

LOT SIZE 1.00 Acres

LAND SF 43,564 SF

CONSTRUCTION Metal

FOUNDATION Slab

BUILDINGS 5

PROPERTY TYPE Self-Storage

ZONING Industrial Commercial

PARKING Surface - Available

1309 N STEMMONS ST

Sanger, TX



# PROFORMA ANNUALIZED OPERATING DATA

RENTAL INCOME	OCCUPANCY USED	NUMBER OF UNITS	MONTHLY (APPROX)	ANNUAL	SF
6X8X10	90%	8	\$50	\$4,320	384
8X12X10	90%	53	\$80	\$45,792	5088
12X24X10	100%	1	\$140	\$1,680	288
10X30X10	80%	19	\$225	\$41,040	5700
12X30X10	80%	20	\$225	\$43,200	7200
OPERATING EXPENSES					
Internet (Cameras)			\$49	\$589	
Management Fee			\$361	\$4,336	
Repairs & Maintenance			\$191	\$2,291	
Insurance – General			\$524	\$6,289	
Taxes – Property Tax (Accrual)			\$959	\$11,509	
Utilities			\$84	\$1,004	
Total / Averages		101		\$110,014.00	18660
NET OPERATING INCOME				\$110,014	

# Investment Highlights

## Prime I-35 Location with High Visibility:

Strategically located along North Stemmons Street just off Interstate 35 and less than half a mile from the FM 455 interchange, the property boasts exceptional visibility and strong traffic exposure. This offers convenient access for customers across Sanger and Denton County, connecting to the broader Dallas-Fort Worth Metroplex and Oklahoma.

## Modern Construction & Recent Renovation:

The facility features 18,660 square feet of Class B metal construction across five buildings. Originally built in 1995, the property underwent a full renovation in 2022, ensuring clean, durable, and highly functional storage space.

## Diverse Unit Mix:

Offering a versatile range of unit sizes including 6x8x10, 8x12x10, 12x24x10, 10x30x10, and 12x30x10 configurations, the property caters to a broad spectrum of customer needs, from personal storage to commercial users and vehicle/equipment storage.

## Strategic Growth Corridor:

Positioned within Sanger, a rapidly expanding community projected for over 20% growth by 2029, the facility is located in Denton County's dynamic growth corridor. This supports strong demand for self-storage and related services.

## Flexible Zoning & Accessibility:

Highly versatile Industrial Commercial zoning allows for a broad range of uses. Coupled with excellent regional connectivity and nearby amenities, this enhances its appeal and functionality.

## Texas Tax Advantage:

An additional benefit for investors and businesses is that Texas does not impose a state income tax.

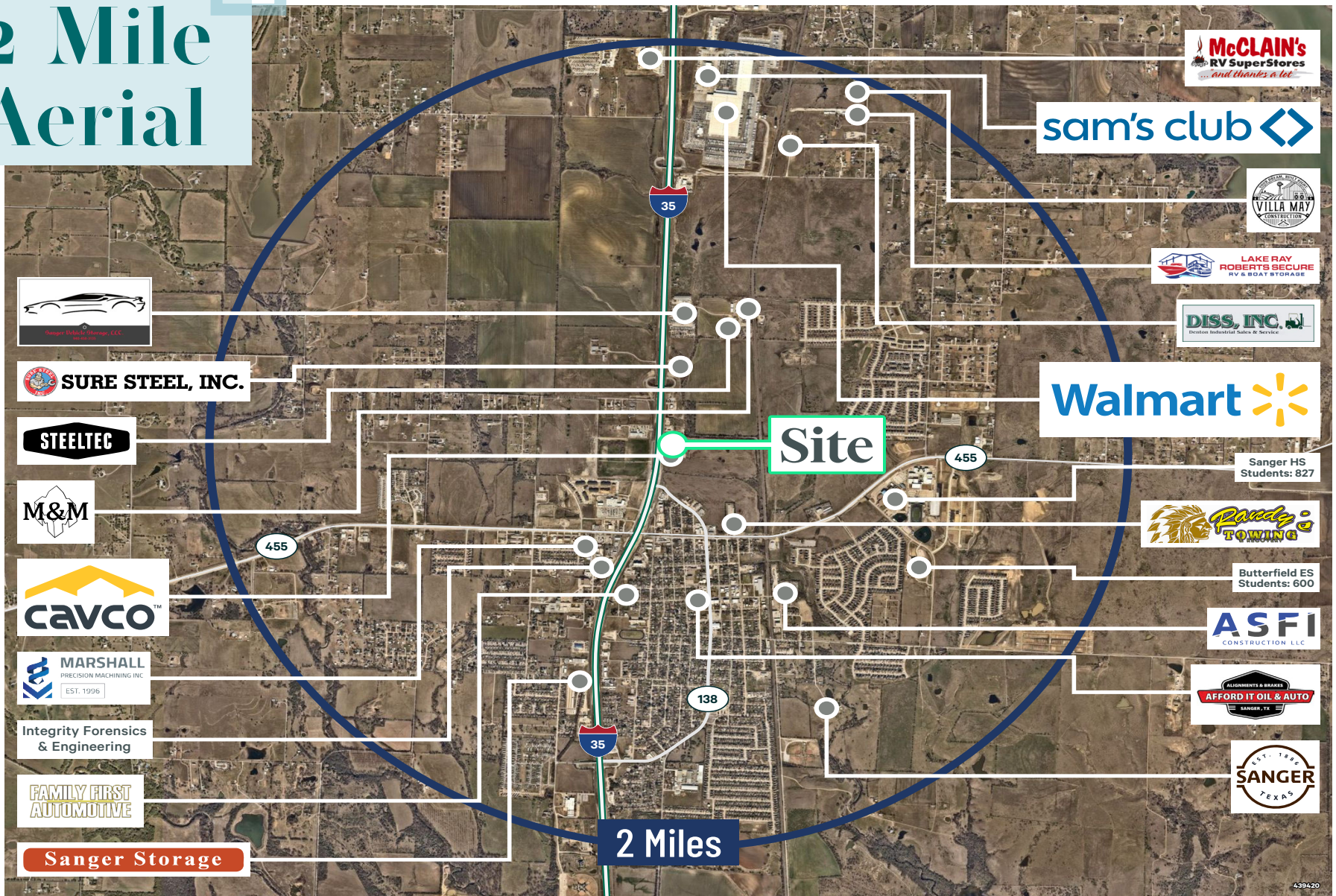


- Unique financing option through a local community bank relationship (not seller financing)
- Bank has expressed openness to financing a portion of the transaction directly with the buyer
- Requires a significant down payment from a qualified buyer
- Bank would carry a note of approximately \$350,000–\$400,000
- Loan term and rate to be discussed directly with the bank

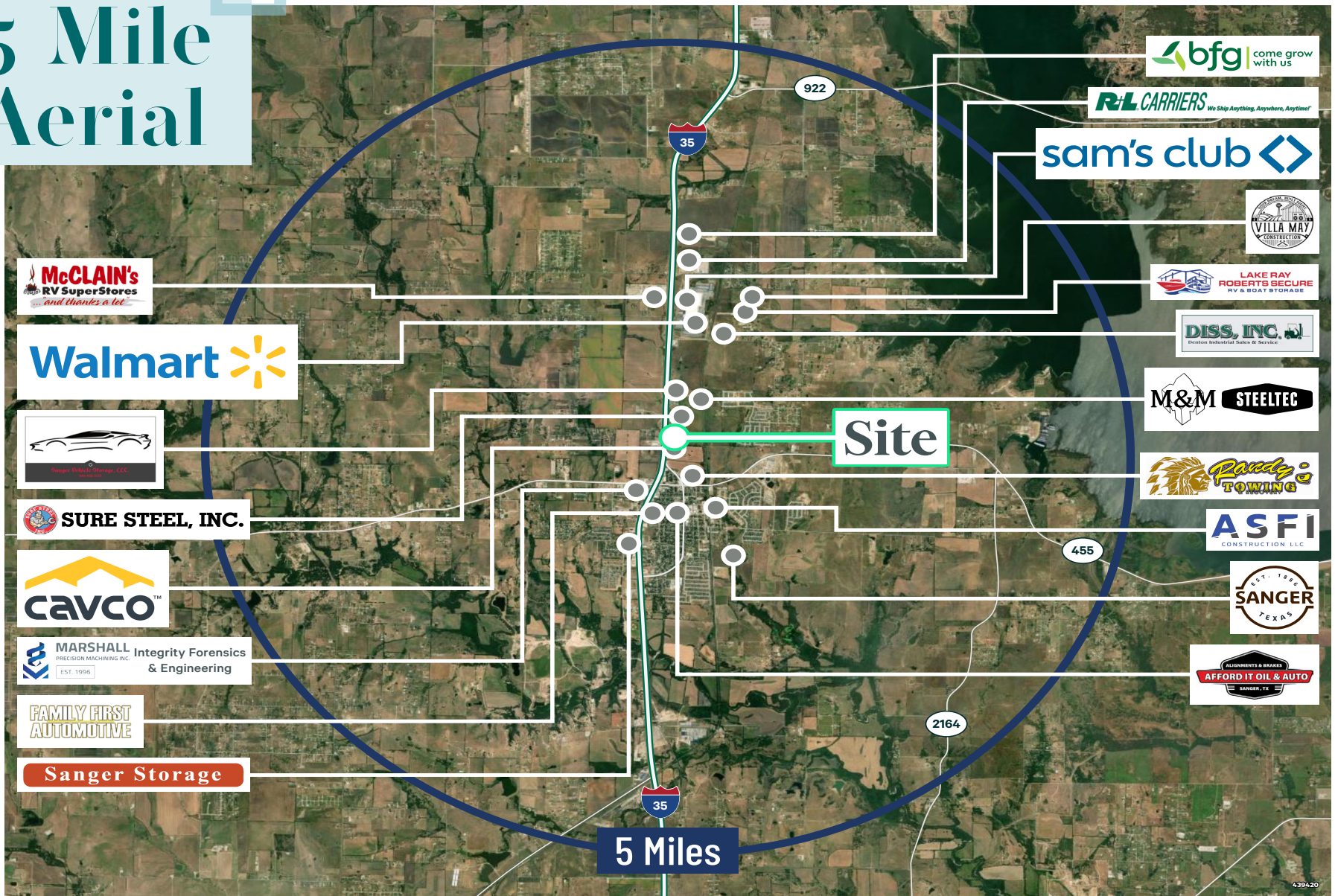


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N Stemmons St

# 2 Mile Aerial

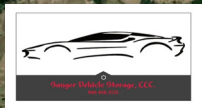


# 5 Mile Aerial



**McCLAIN's**  
RV SuperStores  
*and Charles a lot*

**Walmart**



**SURE STEEL, INC.**

**cavco**

**MARSHALL**  
PRECISION MACHINING INC.  
Integrity Forensics  
& Engineering  
EST. 1996

**FAMILY FIRST**  
AUTOMOTIVE

**Sanger Storage**

**5 Miles**

**Site**

**bfg** | come grow with us

**R.L. CARRIERS**  
We Ship Anything, Anywhere, Anytime!

**sam's club**



**LAKE RAY ROBERTS SECURE**  
RV & BOAT STORAGE

**DISS, INC.**  
Denton Industrial Sales & Service

**M&M STEELTEC**



**ASFI**  
CONSTRUCTION LLC

**SANGER**  
TEXAS

**AFFORD IT OIL & AUTO**  
SANGER, TX



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## DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	2,663	11,781	15,220
2030 Population - Projection	2,868	12,639	16,341
2025-2030 Annual Population	1.49%	1.42%	1.43%
<b>GENERATIONS</b>			
Generation Alpha	14.1%	13.2%	12.5%
Generation Z	21.8%	22.3%	22.1%
Millennials	28.4%	27.7%	26.6%
Generation X	18.0%	18.4%	19.0%
Baby Boomers	15.1%	15.9%	17.0%
Greatest Generations	2.6%	2.5%	2.8%
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$120,414	\$118,600	\$124,692
Median Household Income	\$94,362	\$95,854	\$97,914
<b>HOUSING VALUE</b>			
Median Home Price	\$381,893	\$367,429	\$387,955
Average Home Price	\$456,893	\$423,530	\$464,267
<b>HOUSING UNITS</b>			
Owner-Occupied Housing	66.0%	70.9%	72.7%
Renter-Occupied Housing	27.4%	24.8%	22.8%

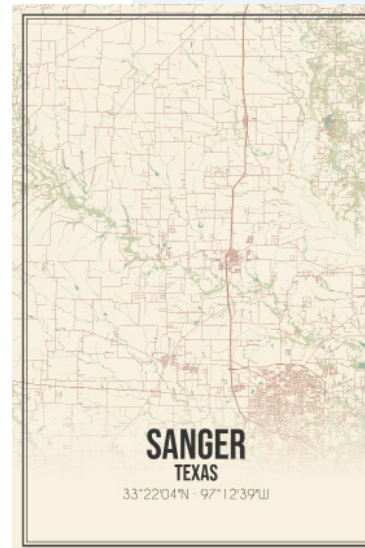
# SANGER, TX

**Education:** Sanger is served by Sanger Independent School District, which provides comprehensive K-12 education to the community. Denton county also offers access to higher education through nearby institutions such as University of North Texas and Texas Woman’s University in Denton, as well as community colleges across the region. Historically, education in rural Denton County began with small one-room schoolhouses in the late 19th century, evolving into today’s structured public-school systems.

**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.

## DENTON COUNTY

Sanger is located in northern Denton County, Texas, along the rolling prairies that historically supported agriculture and livestock. They developed near key transportation routes, including the Gulf, Colorado, and Sante 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.



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## C O N T A C T S

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