



1850 N STEMMONS ST SANGER, TX 76266

INDUSTRIAL PROPERTY
OWNER USER




OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Brian Rowe

Dispositions Officer

 (315) 744-4063

 brian@ironhornenterprises.com





Ryan Jenkins


VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

PROPERTY OVERVIEW

Executive Summary
Investment Highlights
Floor Plan

FINANCIAL OVERVIEW

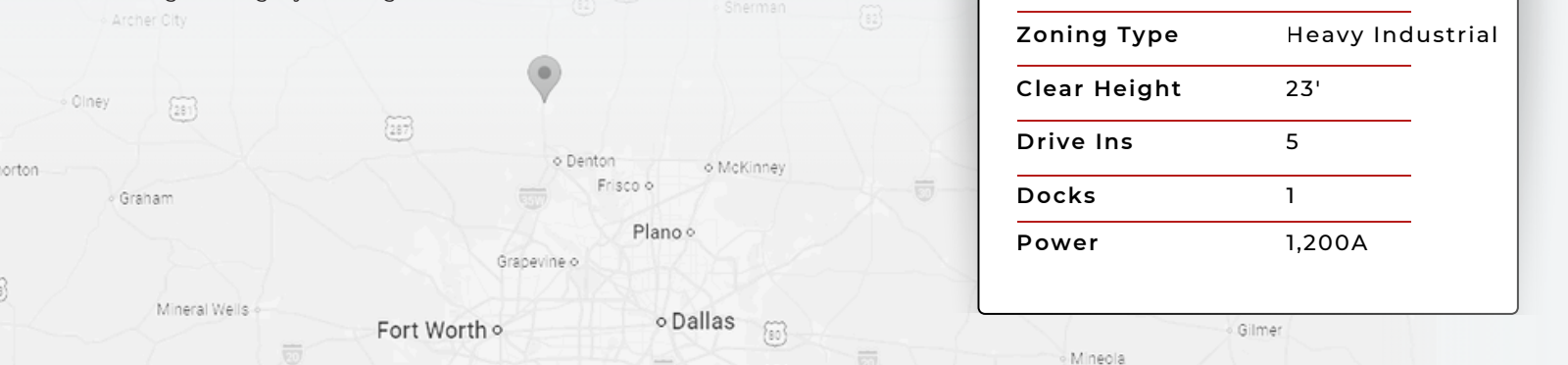
Financial Summary

LOCATION OVERVIEW

Photos
About Sanger, TX
Demographics
Map

EXECUTIVE SUMMARY

1850 N Stemmons is a vacant industrial property totaling 43,179 SF on 4 acres, offering immediate availability for an owner-user or value-add investor. The building features 23' clear height, 1 dock door, and 5 drive-in doors, supporting a range of distribution, service, and light manufacturing uses, along with 22.20% office for a balanced operational layout. Positioned along the North Stemmons (I-35E) corridor, the property provides direct access to a major DFW logistics route with quick connectivity to I-635 and SH-121, and strong proximity to Dallas Love Field and DFW International Airport—making it a highly strategic infill location.



THE OFFERING

| | |
|-------------------------|------------------|
| Building SF | 43,179 |
| Year Built | 2002 |
| Lot Size (Acres) | 4 |
| Parcel ID | R249226 |
| Zoning Type | Heavy Industrial |
| Clear Height | 23' |
| Drive Ins | 5 |
| Docks | 1 |
| Power | 1,200A |

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Frontage along the I-35E (Stemmons) corridor provides immediate highway access with strong connectivity to I-635, SH-121, and the greater DFW logistics network.



Expansive Space: 4-acre site offers ample room for circulation, parking, or potential outdoor storage to support operational flexibility.



Strategic Features: Vacant possession combined with a 22.20% office buildout creates a move-in-ready opportunity for users needing both warehouse and administrative space.



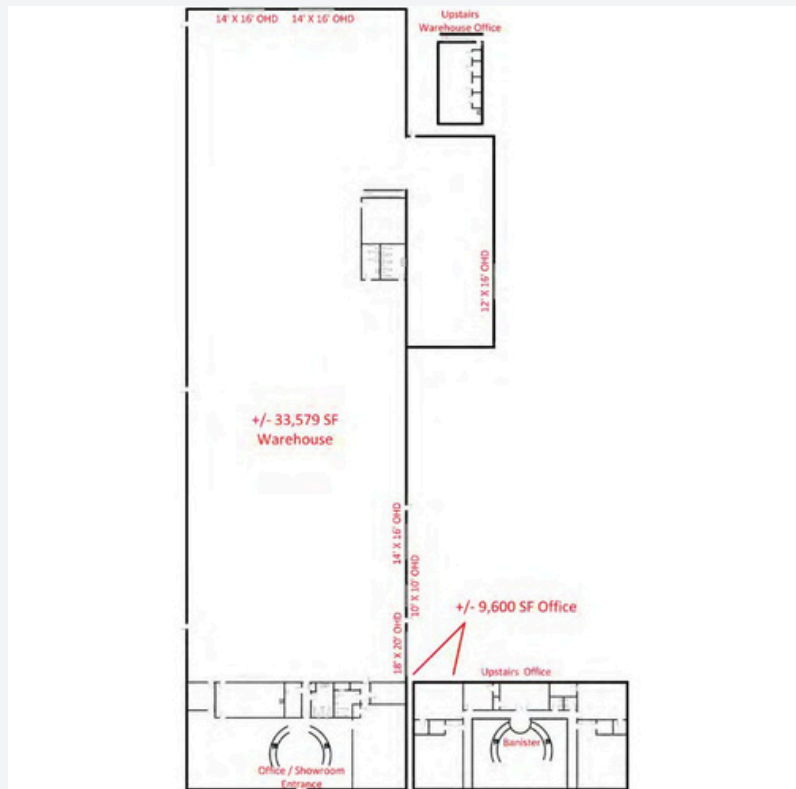
Industrial Infrastructure: 23' clear height, 1 dock door, and 5 drive-in doors deliver functional loading and workflow capabilities suited for a variety of industrial users.



Zoning Advantage: Flexible industrial zoning allows for a wide range of uses including distribution, light manufacturing, service operations, and potential IOS functionality.



FLOOR PLAN



FINANCIAL SUMMARY

| | In Place | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| OPERATING EXPENSES | | | | | | |
| PROPERTY TAX | \$51,487 | \$52,516 | \$53,567 | \$54,638 | \$55,731 | \$56,845 |
| INSURANCE | \$15,113 | \$15,415 | \$15,723 | \$16,038 | \$16,358 | \$16,686 |
| TOTAL OPERATING EXPENSES | \$66,599 | \$67,931 | \$69,290 | \$70,676 | \$72,089 | \$73,531 |
| NET OPERATING INCOME | -\$66,599 | -\$67,931 | -\$69,290 | -\$70,676 | -\$72,089 | -\$73,531 |

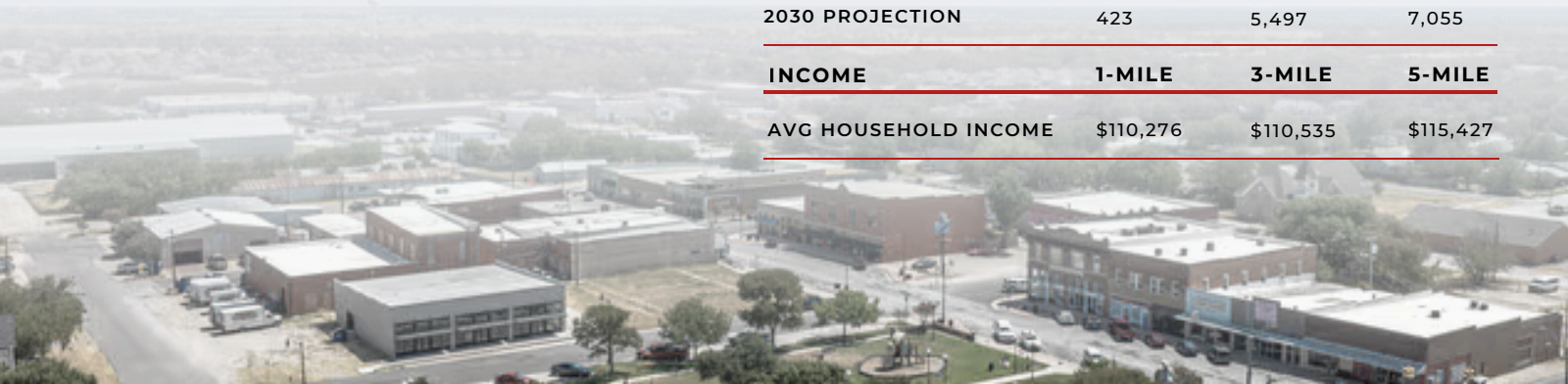
PHOTOS



ABOUT SANGER, TX

Sanger is an emerging industrial node in Denton County, benefiting from its position along the high-traffic Interstate 35 corridor connecting Dallas–Fort Worth to Oklahoma and the central U.S. The area offers a cost-effective alternative to core DFW markets, with lower land and occupancy costs while still maintaining strong access to the region’s labor pool and distribution networks. Proximity to Denton and the broader Dallas–Fort Worth Metroplex supports tenant demand, particularly for logistics, service, and light manufacturing users seeking scalability without core-market pricing. With continued northward industrial expansion, available land, and business-friendly conditions, Sanger is well-positioned for future growth as a strategic secondary industrial hub.

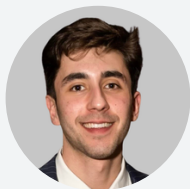
| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|---------------|---------------|---------------|
| 2020 CENSUS | 740 | 10,930 | 14,388 |
| 2025 POPULATION | 969 | 13,315 | 17,335 |
| 2030 PROJECTION | 1,108 | 15,077 | 19,532 |
| HOUSEHOLD | 1-MILE | 3-MILE | 5-MILE |
| 2020 CENSUS | 280 | 3,947 | 5,146 |
| 2025 HOUSEHOLDS | 369 | 4,842 | 6,243 |
| 2030 PROJECTION | 423 | 5,497 | 7,055 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| AVG HOUSEHOLD INCOME | \$110,276 | \$110,535 | \$115,427 |



1850 N STEMMONS ST | SANGER, TX 76266


OFFERING MEMORANDUM


EXCLUSIVELY LISTED BY



Brian Rowe

Dispositions Officer

 (315) 744-4063

 brian@ironhornenterprises.com





Ryan Jenkins


VP of Dispositions



IronHorn Enterprises

 315-214-8406

 www.ironhornenterprises.com

 5912 N Burdick St,
East Syracuse, NY 13057

CONFIDENTIALITY AGREEMENT & DISCLAIMER

CONFIDENTIALITY STATEMENT The information contained in the following offering memorandum is proprietary and strictly confidential to IRONHORN ENTERPRISES and its related entities. It is intended to be reviewed only by the intended recipient from IRONHORN ENTERPRISES and it should not be made available to any other person or entity without the explicit written consent of IRONHORN ENTERPRISES. By taking possession of and reviewing the information contained herein, the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that the recipient will not photocopy or duplicate any part of the offering memorandum. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers in order to establish a preliminary level of interest in the subject property. The information contained herein is not intended as a substitute for due diligence by the recipient or any interested party in the subject property. IRONHORN ENTERPRISES has not made any investigation, makes no warranty or representation with respect to the income and expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property, capital improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources that are believed to be reliable; however, IRONHORN ENTERPRISES has not verified, and will not verify nor has any duty to verify for the recipient, any of the information contained herein, nor has IRONHORN ENTERPRISES conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. Prospective buyers shall not use any of the information contained within the offering memorandum to contact any tenant unless given express permission from IRONHORN ENTERPRISES. PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE IRONHORN ENTERPRISES LISTED AGENT FOR MORE INFORMATION.