

3288 & 3400 Lois Rd, Sanger, TX



±9.50 Acres for Sale
Located Outside of City Limits
3-Phase Power Available On-Site
Near Walmart Distribution Center
Half Mile from Interstate 35

Main Contact

Zach Strickland

Associate

zach.strickland@mdcregroup.com

682.229.9100

Kevin Weable, CCIM

Associate Broker/Director

kevin@mdcregroup.com

972.845.1663



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Property Overview

M&D CRE presents ±9.50 acres of unrestricted land in Denton County, ideally positioned near I-35 with key infrastructure and strong potential for industrial or ancillary development.

Listed By:
Zach Strickland | 682.229.9100



Property Summary

M&D CRE is pleased to offer the opportunity to acquire approximately 9.50 acres of raw, level land in Denton County, strategically located just outside the Sanger city limits. With no known zoning restrictions, this site presents a flexible and highly attractive option for industrial development. Key infrastructure advantages include on-site 3-phase heavy power and the potential for existing water access.

Positioned directly behind the Walmart/Sam's Club Distribution Center and just half a mile from Interstate 35, the property benefits from immediate access to one of the most critical north-south logistics corridors in the U.S.—connecting Laredo to Minneapolis—with direct routes to both Fort Worth (via I-35W) and Downtown Dallas (via I-35E).

Located just 2.5 miles north of the rapidly expanding Sanger market, the site is in close proximity to a 625-home residential development currently under construction, signaling strong future demand and regional growth. Additionally, the property's proximity—less than five minutes—from Lake Ray Roberts enhances its appeal for ancillary uses such as boat and RV storage, sales, and service, while also supporting a range of potential uses including automotive, distribution, and manufacturing.

This offering represents a rare opportunity to secure a strategically located, unrestricted development site in a fast-growing North Texas corridor.

Size	±9.50 Acres
Zoning	None
Utilities	Heavy Power/Water Access
Topography	Level
Vegetation	Cleared/Few Trees
Access	Dual Access
County	Denton County
Parcel ID	978475, 499089



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Highlights

±9.50 Acres

No Zoning

Dual Access Points

Large Truck Access

Just Off I-35

Industrial Corridor



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Location Overview

Sanger, Texas is a fast-growing I-35 corridor city with major industrial development and strong investment potential.

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Zach Strickland | 682.229.9100



Sanger, TX — Positioned for Progress. Built for Business.

Sanger, TX Overview

Sanger, Texas is a rapidly growing community strategically located along the I-35 corridor in northern Denton County, just minutes from Denton and the DFW Metroplex. With a population expected to nearly double by 2040, Sanger offers a young, educated workforce, a cost of living below the national average, and strong infrastructure including proximity to major highways, high traffic counts, and available utilities. The city is actively investing in industrial and commercial development, including over 5 million square feet of industrial space under construction, and boasts a retail trade area of over 30,000 people. These fundamentals, combined with business-friendly policies and regional growth momentum, make Sanger an attractive destination for commercial real estate investment.

14,828

2025 Total
Population
(5 Mile)

15,932

2030 Projected
Population
(5 Mile)

\$123,571

2025 Average
HH Income
(5 Mile)

7,868

2025 Employed
Population
(5 Mile)



Listed By:
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Population	1 Mile	3 Mile	5 Mile
2020 Total Population	582	8,447	14,052
2025 Total Population	663	8,818	14,828
2030 Projected Total Population	733	9,433	15,932
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.26	2.68	2.71
2025 Total Daytime Population	1,414	8,761	12,503
Housing Units	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$86,882	\$95,063	\$97,284
2025 Average HH Income	\$118,543	\$120,777	\$123,571
Employment	1 Mile	3 Mile	5 Mile
2025 Total Employed Population	357	4,797	7,868
White Collar	66.6%	64.0%	60.5%
Blue Collar	21.9%	24.3%	26.3%

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Associate

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Kevin Weable, CCIM

Associate Broker/Director

kevin@mdcregroup.com

972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdcregroup.com

972.772.6025





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Zach Strickland	0834068	zach.strickland@mdcregroup.com	682.229.9100
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			