



SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Sanger Strip Center
TYPE/ZONING:	B-2 (Business District)
POTENTIAL USES:	Commercial / Retail / Office
LOCATION:	640 South Stemmons, Sanger, TX 76266
BUILDING SIZE:	+/- 5,000 SF
AVAILABLE:	Suite 100 – 1,250 SF Suite 200 – 1,250 SF
LAND:	+/- 0.44 Acres
SIGNAGE:	Monument Signage and Building Façade Signage
FRONTAGE:	Frontage on Interstate 35 Service Road
ACCESS:	Easy Access – I-35 Service Rd
PRICE:	\$1,500.00 / Unit
PARKING:	Ample
LISTED:	CoStar, LoopNet, Xceligent, and many more....
COMMENTS:	Location, Location, Location. 5,000 SF Retail / Office Center ideally located in Sanger just off I-35 and central to both primary north/south exits of FM 455 and Keaton Road. Property configured in four separate 1,250 SF Suites and is ideal for Commercial Retail or Office. Great Parking with easy access from I-35 and great visibility and traffic.
CONTACT:	John Withers, CCIM 940-320-1200 john@sbpcommercial.com

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