

209 Southland Drive, Sanger, TX  
209 Southland Drive  
Sanger, TX 76266

**\$399,000**  
1.23± Acres  
Denton County



**209 Southland Drive, Sanger, TX**  
**Sanger, TX / Denton County**

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**SUMMARY**

**Address**

209 Southland Drive

**City, State Zip**

Sanger, TX 76266

**County**

Denton County

**Type**

Undeveloped Land, Commercial, Lot

**Latitude / Longitude**

33.349892 / -97.180266

**Acreage**

1.23

**Price**

\$399,000

**Property Website**

<https://northtexasrealestate.com/property/209-southland-drive-sanger-tx/denton/texas/66589/>



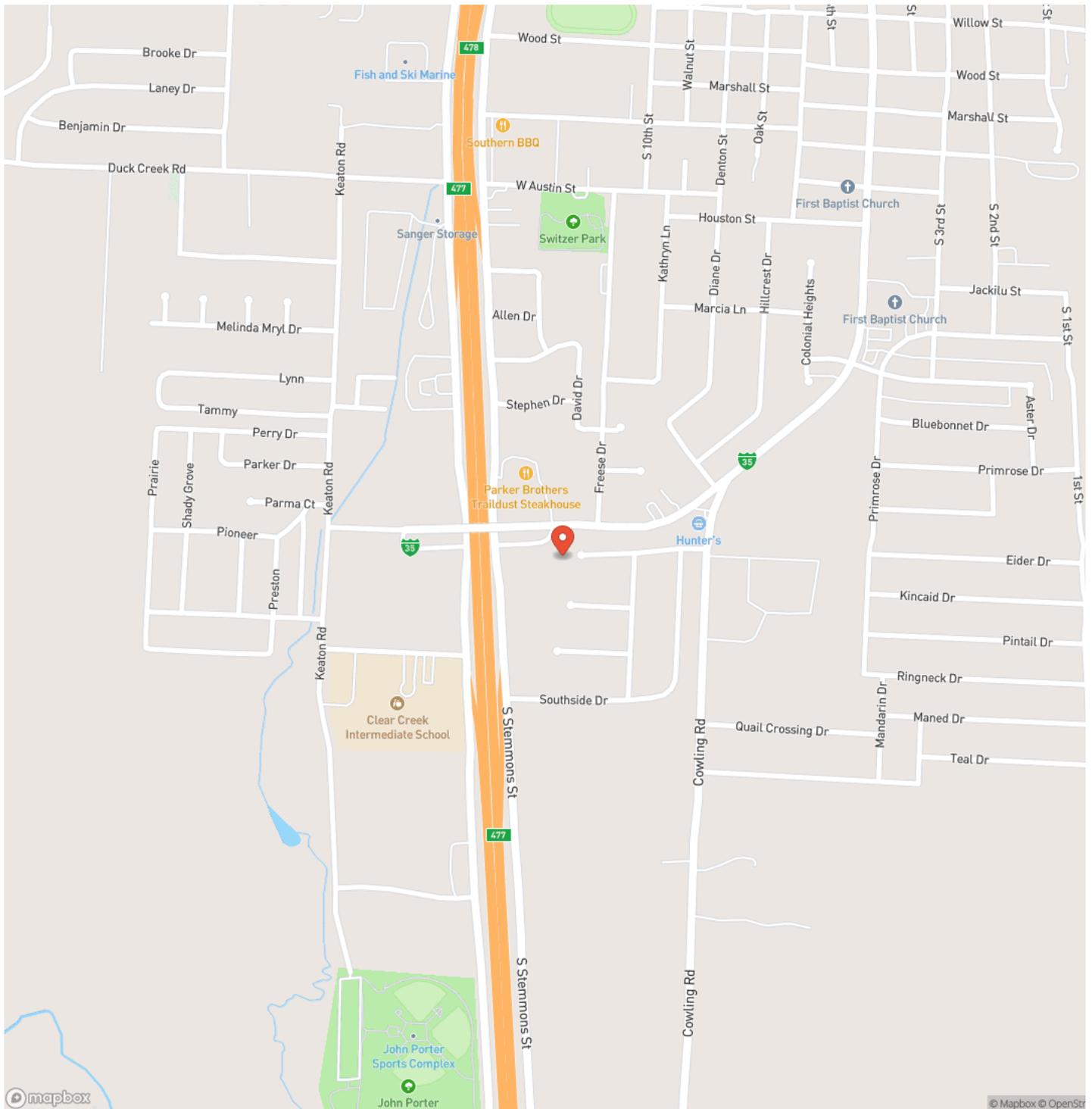
**PROPERTY DESCRIPTION**

Prime Commercial location with future entrance to 5th Street, visibility and access to I-35. Directly across from the Sanger Carwash, south of Traildust Steakhouse and future Dollar Tree. Survey available. City utilities available, Zoned B-1 Business district: for office facilities, neighborhood shopping facilities and retail and commercial facilities of a service character. The B-1 District is established to accommodate the daily and frequent needs of the community. TxDOT Planned I-35 expansion project and additional entrance from 5th street. Buyer and buyer's agent to verify information.

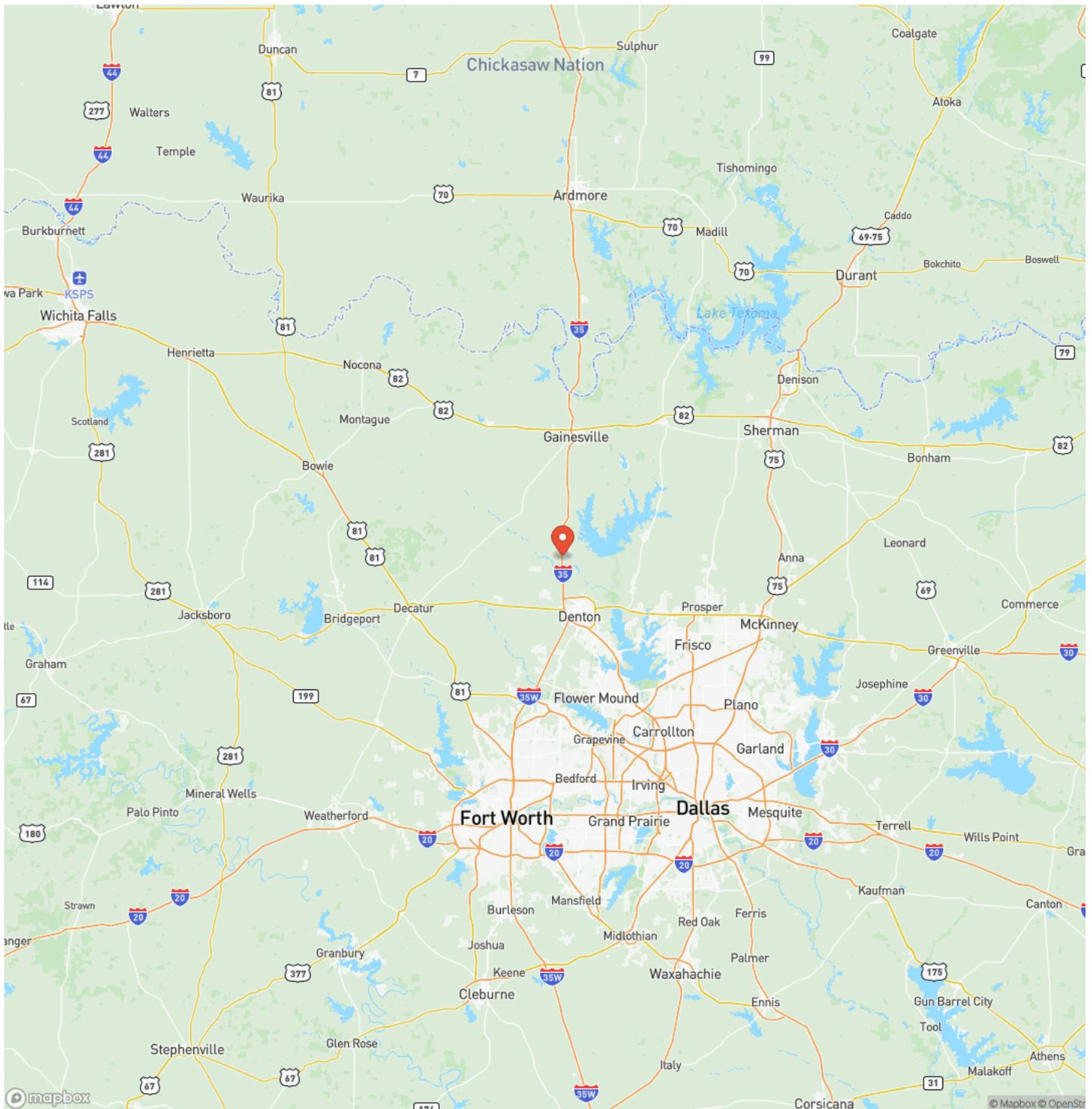
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# Locator Map



## Locator Map



# Satellite Map







**DISCLAIMERS**

The property boundaries shown in the aerial images are approximate. All information is deemed reliable but not guaranteed. Buyer and buyer's agent are responsible for verifying all information prior to closing.



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