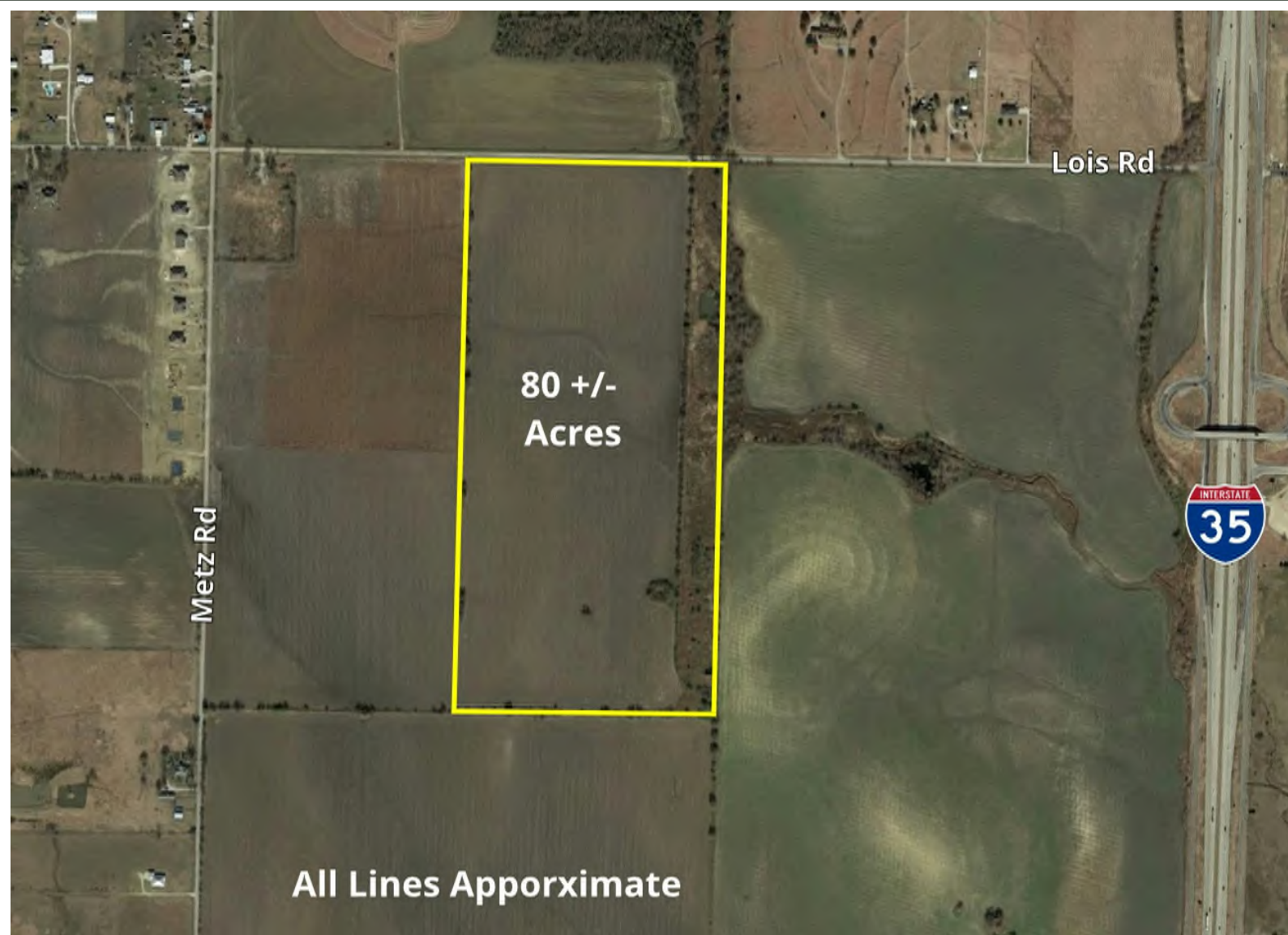


80 +/- Acres

Lois Road

Sanger, TX. 76266



LAND FOR SALE

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LISTING DETAILS

PROPERTY OVERVIEW:

Great 80 acre tract just off of I-35 located within Sanger City Limits and currently zoned agriculture. Excellent location for development or a great tract to buy and hold. With easy access to I-35, it is a quick trip to Lake Ray Roberts for recreation and only 15 miles from Denton making it appealing for those who are looking for a small town feel without leaving behind all the amenities the city has to offer.



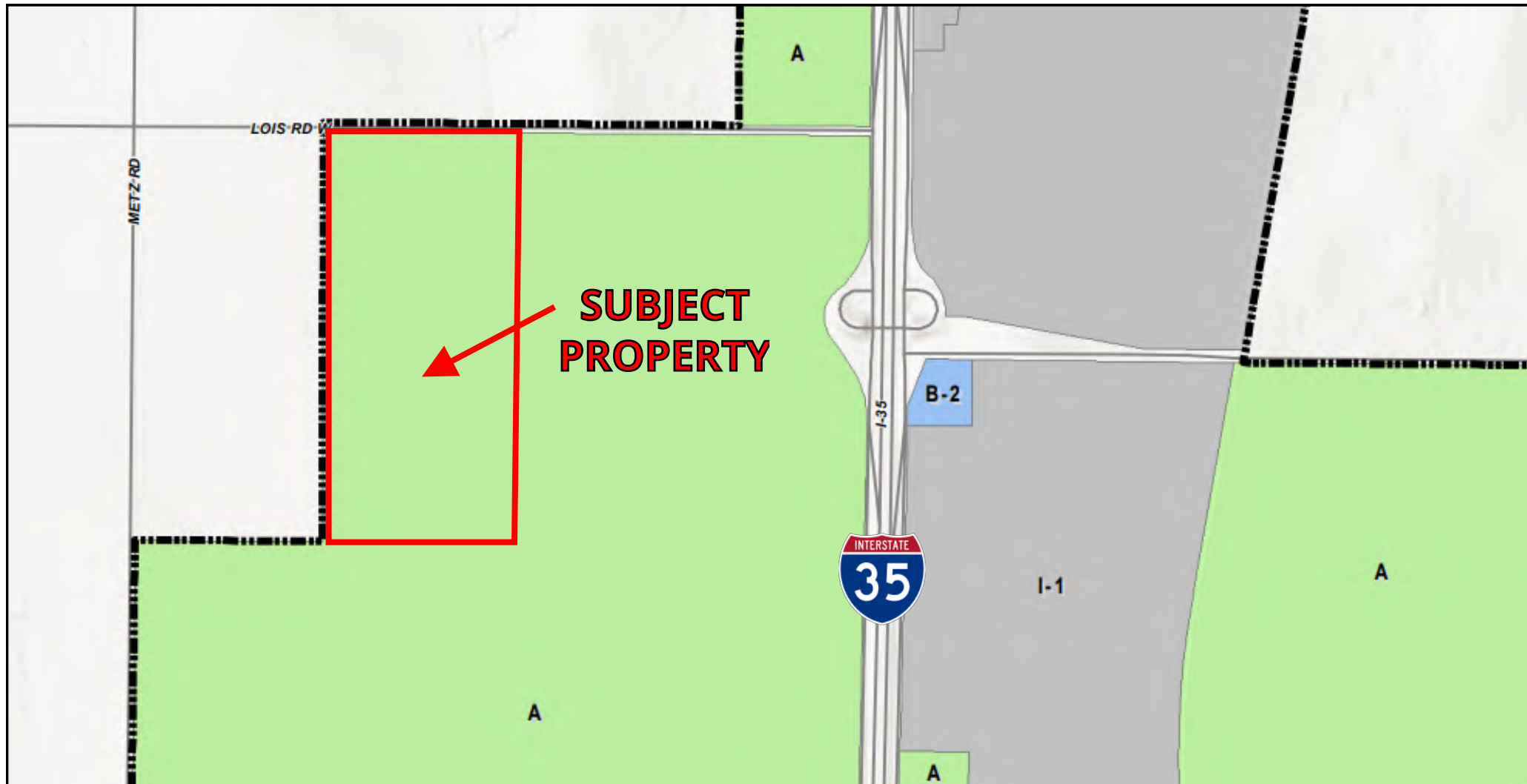
LOT SIZE: 79.788 acres

LIST PRICE: \$3,000,000

APN/PARCEL ID: 56254, 59794

UTILITIES: None

ZONING: A- Agriculture



A - Agricultural District: This district provides for the continuance of farming, ranching and gardening activities on land now utilized for these purposes. When land in the "A" category is needed for urban purposes, it is anticipated the zoning will be changed to the appropriate zoning categories to provide for orderly growth and development in accordance with the Comprehensive Plan.

LOCATION



Close proximity to I-35, and only 25 miles to the Oklahoma/Texas border and 35 miles to the DFW Metroplex make this an ideal location to develop commercially or residentially.

CONTACT

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