



I-35 Service

Utility Rd

1812 N I-35

802-804 A
Utility Rd

802 804 A 806 A
804 B 806 B

Price:
\$360,000

1 Acre COMMERCIAL

1812 N Stemmons Fwy, Sanger, TX. 76266

For More Information Call
940-565-8326



LOCATION, LOCATION, LOCATION

Excellent commercial opportunity in great location! Two half acre lots for a total of 1 acre with 6 portable buildings and a 10 x 10 storage shed. I-35 frontage on 1 side and Utility Rd frontage on the other make this a highly visible location in Sanger, TX. All buildings are ready to be leased to new tenants or open your business in this prime location. Zoned I-1 Industrial with the City of Sanger.

Property Details:

- 1 Acre Commercial
- 6 Portable Buildings
- Zoned Industrial
- In City Limits
- I-35 Frontage
- High Visibility

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1812 I-35

- 24 x 64 Metal Building divided into 2 rooms
- ADA Restroom
- All Electric-Water Meter
- 2 Heat/Cool Window Units Built into Wall
- Dropped Ceiling
- Leased for \$9000.00 per year

802 UTILITY RD

- 24 x 64 Metal Building divided into 2 rooms
- ADA Restroom
- All Electric- Water Meter
- 2 Heat/Cool Window Units Built into Wall
- Dropped Ceiling
- Sink and Kitchen Cabinets

THE 4 FOLLOWING BUILDINGS ARE ON ONE WATER METER

804A & 806B

- 24 x 32 Metal Building
- 1 Room, Small Restroom
- All Electric
- Dropped Ceiling
- HVAC

806A

- 24 x 32
- Divided into 2 Rooms
- Remodeled
- All electric
- HVAC

804B

- 24 x 30 Masonite Siding
- ADA Restroom
- Divided into 2 Rooms
- Extra Sink
- All Electric
- HVAC

Ready for occupancy

Call 940-565-8326