

3272 Lois Road W, Sanger, TX 76266  
3272 Lois Road W  
Sanger, TX 76266-8001

**\$574,900**  
5± Acres  
Denton County





**3272 Lois Road W, Sanger, TX 76266**  
**Sanger, TX / Denton County**

---

## **SUMMARY**

### **Address**

3272 Lois Road W

### **City, State Zip**

Sanger, TX 76266-8001

### **County**

Denton County

### **Type**

Residential Property, Single Family, Ranches

### **Latitude / Longitude**

33.397503 / -97.181754

### **Dwelling Square Feet**

3131

### **Bedrooms / Bathrooms**

3 / 2

### **Acreage**

5

### **Price**

\$574,900

### **Property Website**

<https://northtexasrealestate.com/property/3272-lois-road-w-sanger-tx-76266-denton-texas/65210/>



**PROPERTY DESCRIPTION**

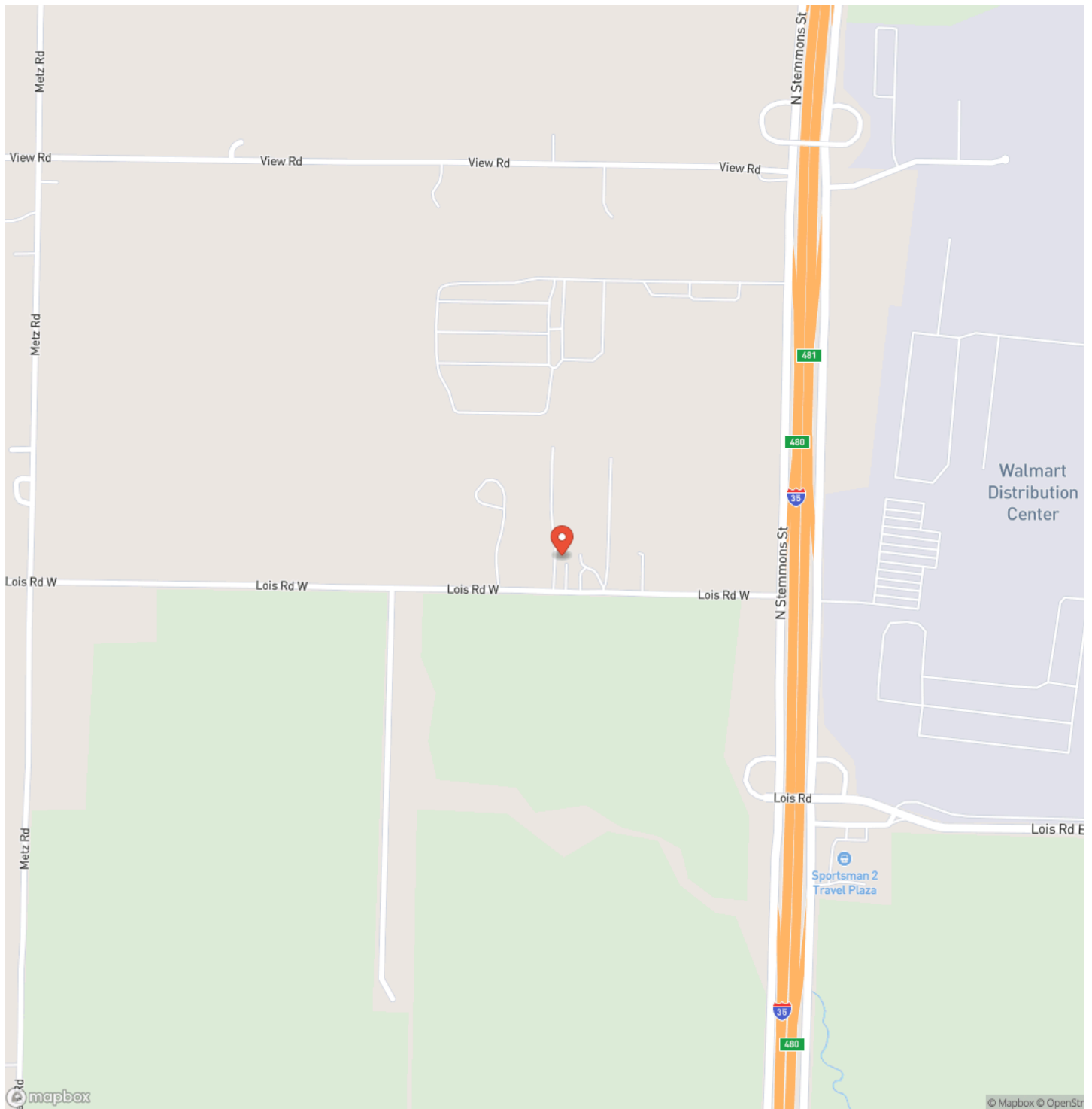
Amazing 3000+sq.ft. home on 5ac. conveniently located less than a half a mile from 35. The home features a flexible floor plan with 2 large bedrooms downstairs and an oversized bedroom upstairs with private bathroom. There are 3 other living areas one of which could function as an office or 4th bedroom, an attached 4 car covered carport, storm shelter, a 30x40 storage barn and so much more. The roof was replaced in 2022 and all windows were replaced in 2021. This property has so much potential so bring your imagination and see what you can turn this beautiful place into. Property is being sold AS IS.



3272 Lois Road W, Sanger, TX 76266  
Sanger, TX / Denton County



## Locator Map

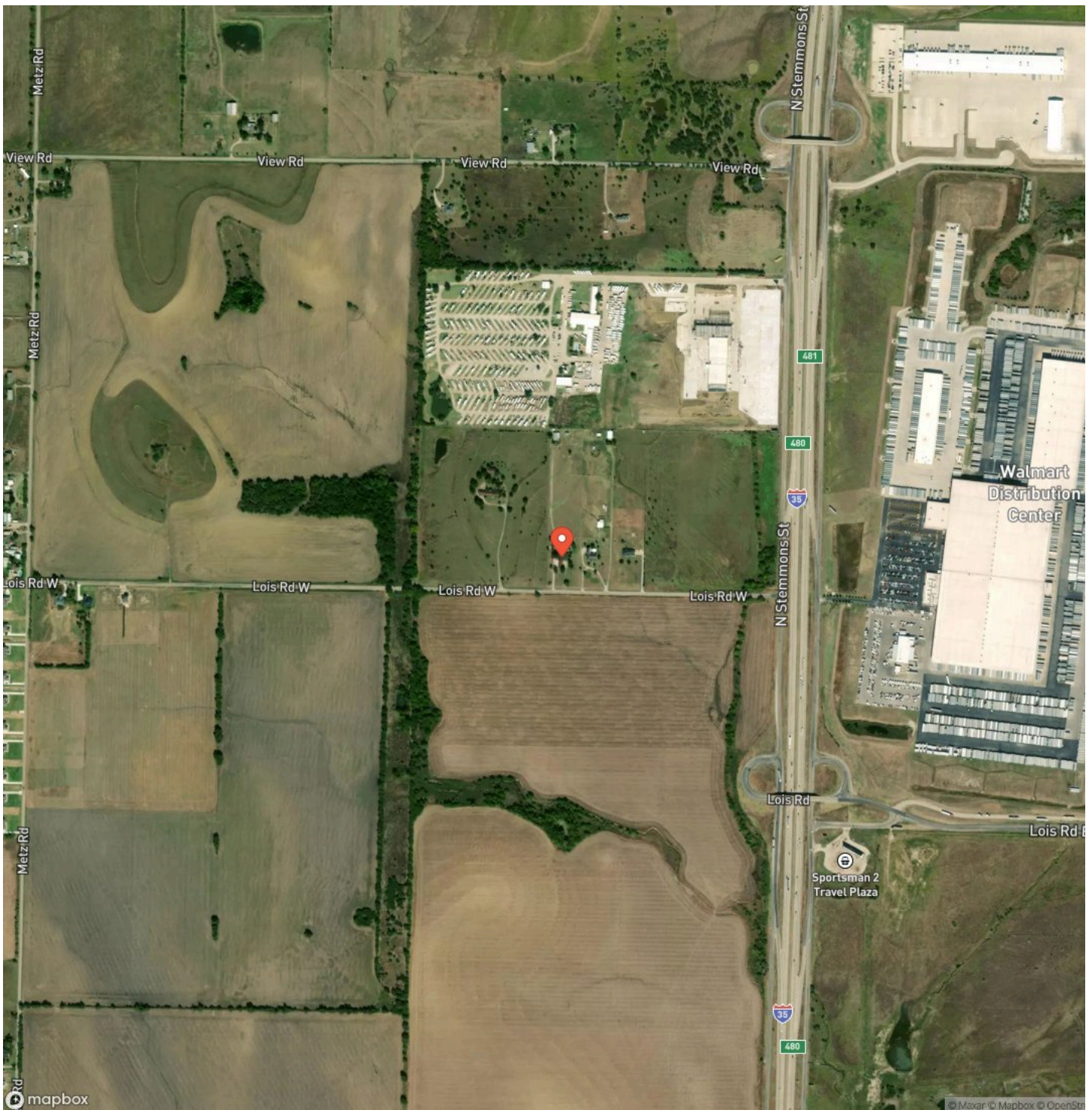






3272 Lois Road W, Sanger, TX 76266  
Sanger, TX / Denton County

## Satellite Map



**3272 Lois Road W, Sanger, TX 76266**  
**Sanger, TX / Denton County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Pat Burns

## Mobile

(940) 206-6444

## Email

pburns@northtexasrealestate.com

**Address**

3311 I-35

## City / State / Zip

## NOTES



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**Newland Real Estate**  
3311 I 35  
Denton, TX 76207  
(940) 594-9882  
[www.northtexasrealestate.com](http://www.northtexasrealestate.com)

---

