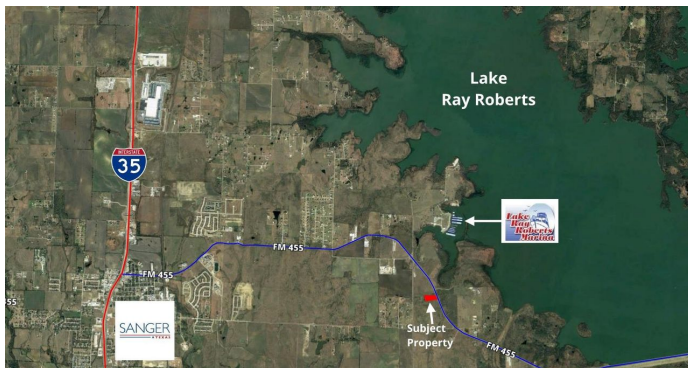


Lot 10 FM 455 Sanger, TX 76266
FM 455
Sanger, TX 76266

\$195,000
5.010 +/- acres
Denton County



Lot 10 FM 455 Sanger, TX 76266
Sanger, TX / Denton County

SUMMARY

Address

FM 455

City, State Zip

Sanger, TX 76266

County

Denton County

Type

Lot, Undeveloped Land

Latitude / Longitude

33.362804 / -97.110705

Acreage

5.010

Price

\$195,000

Property Website

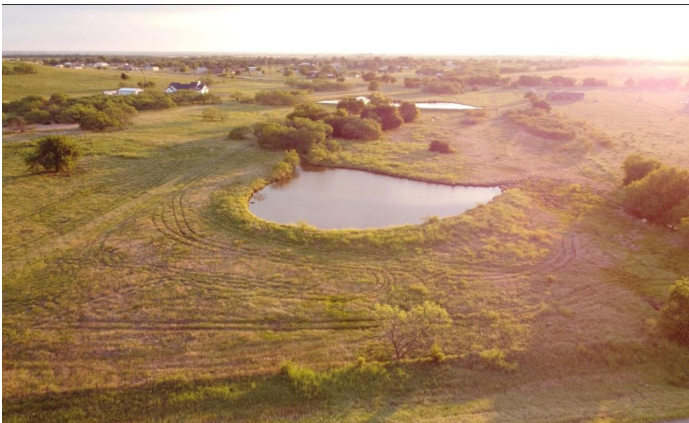
<https://northtexasrealestate.com/property/lot-10-fm-455-sanger-tx-76266-denton-texas/19807>



PROPERTY DESCRIPTION

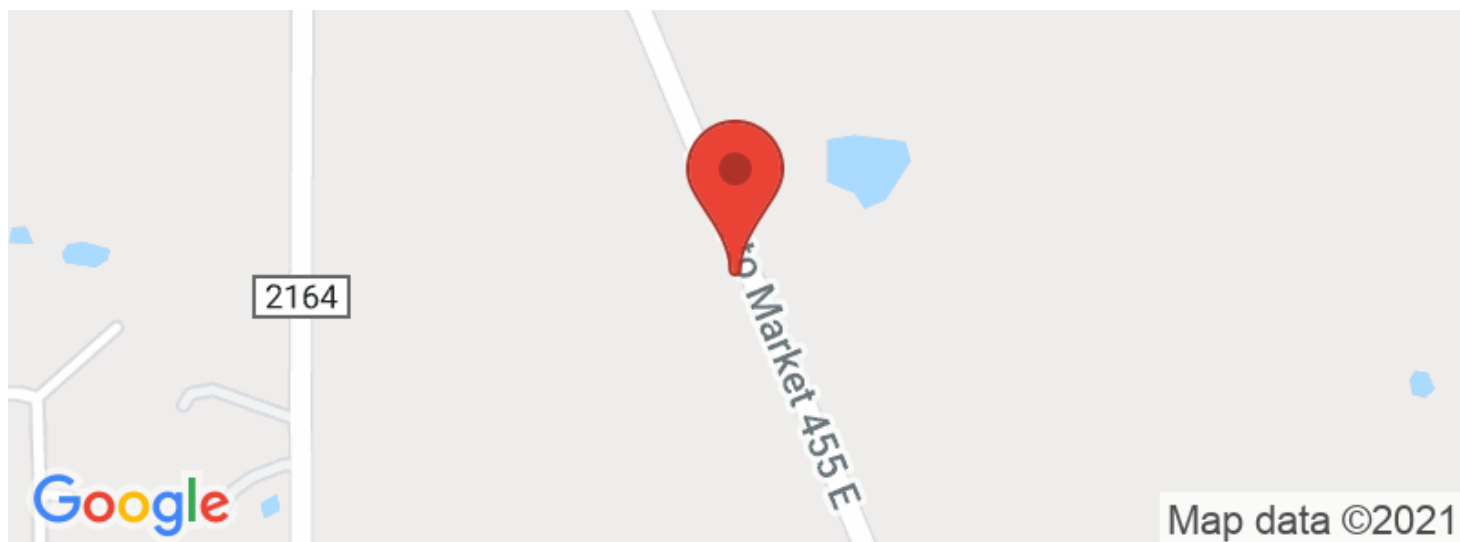
Awesome 5 acre tract right across the street from Lake Ray Roberts. Property features a beautiful pond, brand new pipe and no climb fencing on the south and west properties lines and a couple of amazing building sites. Less than 10 minutes to downtown Sanger and under 20 to Denton make this property ideal for building your dream home on acreage with city amenities close by.

Lot 10 FM 455 Sanger, TX 76266
Sanger, TX / Denton County



Lot 10 FM 455 Sanger, TX 76266
Sanger, TX / Denton County

Locator Maps



Aerial Maps



Lot 10 FM 455 Sanger, TX 76266
Sanger, TX / Denton County

LISTING REPRESENTATIVE

For more information contact:



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Pat Burns

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(940) 206-6444

Email

pburns@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

NOTES

This image shows a blank 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.

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