



- Close Proximity to National Retail
- One Block West of I-35
- High Traffic Counts
- Easy I-35E Access
- Area Supported by High Density Residential

SANGER PROFESSIONAL OFFICE SITE COMMERCIAL PAD SITE 1.27^{+/-} ACRES

1604 W. CHAPMAN DR., SANGER, TEXAS 76266



FOR SALE

SALE PRICE **\$387,856 (\$7/SF)**

PROPERTY DESCRIPTION

This 1.272 acre office site is in close proximity to several national retail chains and is supported by growing high density residential areas.

Located on FM 455 & Acker one block west of I-35 in one of the fastest growing counties in Texas.

FOR MORE INFORMATION PLEASE CONTACT **ALEX PAYNE/BRAD ANDRUS**

1517 Centre Place Dr., Ste 250 Denton, TX 76205

Office 940.891.2947 Alex 972.979.7727 Brad 940.368.3588

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AERIAL

OFFICE PAD SITE



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