

Frazier

COMMERCIAL

Real Estate Services

**Sale Price:**

\$6.75/SF

**I-35 Frontage Rd
Sanger, TX****Contact:**

Don Frazier (940) 566-0404
www.fraziercommercial.com

Location:

Located along the west side of the frontage road of I-35 in Sanger just a few miles south of the Wal-Mart Distribution Center.

Site Data:**Size:**

Acreage: 0.51
Sq. Ft.: 22,000
Zoning: Commercial
Jurisdiction: City of Sanger
Flood Plain: None
Frontage: Approx. 275' on I-35

Utilities:

Electricity: City of Sanger
Water: City of Sanger
Wastewater: City of Sanger
Gas: Atmos
Telephone: Verizon

Comments:

Highly visible pad site located along I-35. Excellent growth area.