

# CENTURY 21<sup>®</sup>

Judge Fite Company



## VIEW ROAD

SANGER, TX 76266



\$1,380,000



1 acres

## DESCRIPTION

30 acres of prime unimproved land 1.6 miles west of I-35. This Denton County property has one main access road entrance, a pond, several mature trees and could be perfect for livestock, single-family homes, multi use development or your luxury ranch property. The land is level and mostly cleared, with some trees, perfect for development. Located near several new subdivisions, Spring Meadow, Clear Sky Addition (Riverside Home Builders) and Daphne Real Estate homes. The Walmart Distribution Center is approximately 2 miles from the property and University of North Texas is approximately a 20 minute drive. The land is outside of the Sanger city limits with limited restrictions and very affordable taxes.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20460333  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** E4 AND D1 PROPS SANGER ISD  
**LIST DATE:** 06/04/2024

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 30  
**LOT SIZE (SQFT):** 1,306,800

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural

### FENCING:

- BarbedWire
- Gate

## UTILITIES

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- None

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Laura Heatherly 

**PHONE:** 615.479.3558

**BROKERED BY:** Monument Realty