

CENTURY 21[®]

Judge Fite Company



180 E CHAPMAN DRIVE
SANGER, TX 76266



\$2,100,000



10,575 sqft

DESCRIPTION

We are pleased to present the opportunity to acquire a 10,575-square-foot flex property in the fast-growing community of Sanger, Texas. The building features a retail-warehouse configuration with a front storefront offering a reception area, private office, kitchenette, and ADA-compliant restroom, connected to a spacious warehouse designed for operational versatility. The warehouse includes a single-bay section with two 14-foot electric grade-level doors, a 3,000-square-foot mezzanine, shop restrooms, and a main area with twelve 12'x14' manual doors, a smaller rear roll-up door, gas heating units, and dual firewalls. Ceiling heights range from 15 ft. (wall) to 22 ft. (center), with a rear awning and wash bay drainage capability for added functionality. Situated on 3.974 acres (Less than 0.20 acres in floodplain), the fenced site provides ample paved and gravel areas for secure outdoor storage. Zoned Light Industrial, the property is ideal for owner-users in automotive, boat-RV, or equipment sales and service, contracting, or light manufacturing. Located just half a mile from Interstate 35, the site offers convenient access to major transportation routes and nearby retail, making it a strong operational and investment opportunity in the expanding North Texas market.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Pending

MLS: 21080311

YEAR BUILT: 2016

COUNTY: Denton

TRACT OR SUBDIVIION: Classic Add

LIST DATE: 10/08/2025

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800.451.8055

AREA:

SQUARE FEET: 10,575

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 3.97

LOT SIZE (SQFT): 172,933

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Gravel
- Gated
- OnSite
- Paved
- ParkingLot

LOT DESCRIPTION:

- Acreage
- Cleared

ROOF TYPE:

- Metal

SIDING:

- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

LISTED BY: Zachary Strickland 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: M&D CRE, LLC

century21judgefite.com

each office is independently owned and operated