

# CENTURY 21<sup>®</sup>

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:** 10/07/2025

**CENTURY 21**

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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

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each office is independently owned and operated