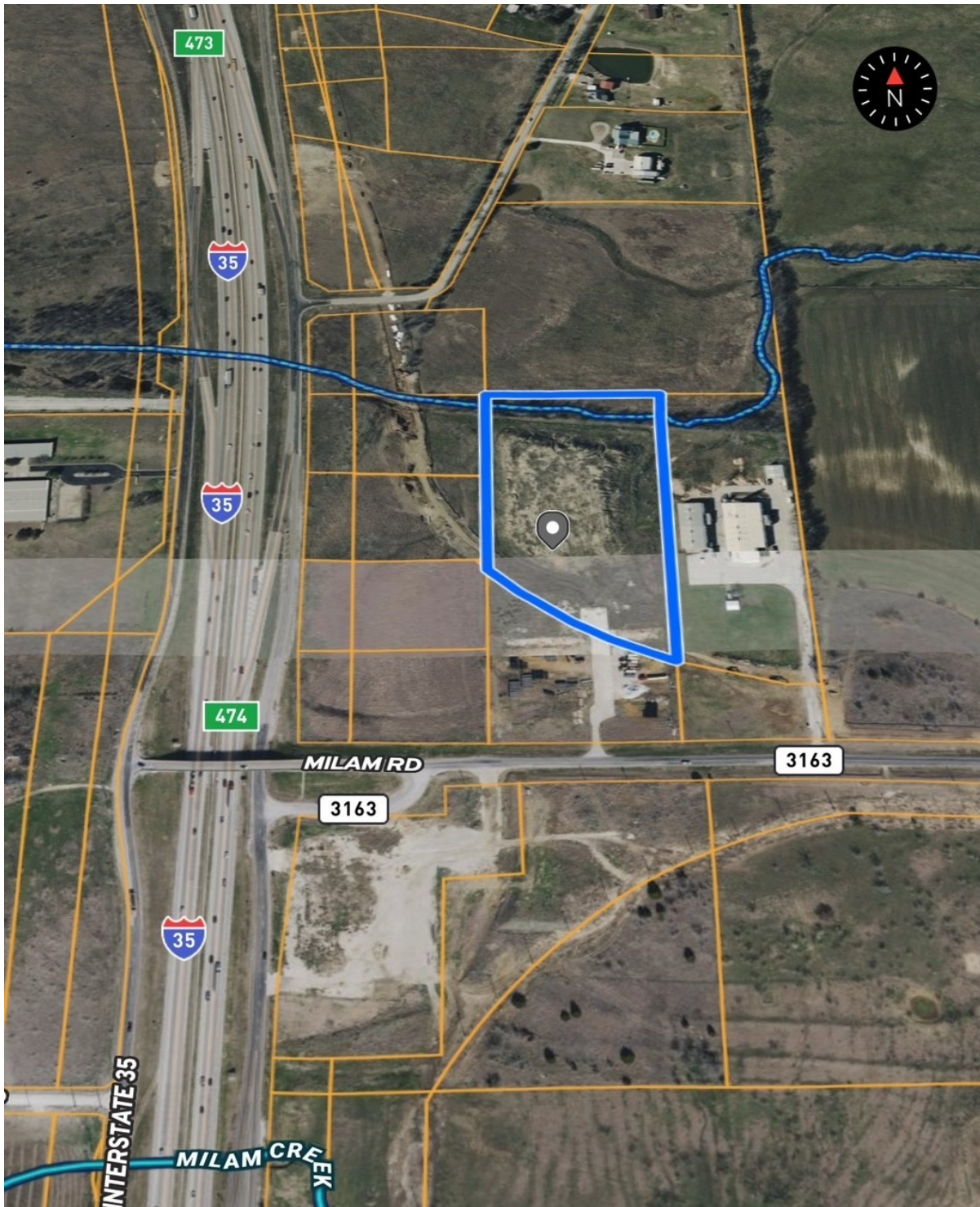


CENTURY 21[®]

Judge Fite Company



2824 E MILAM ROAD

SANGER, TX 76266



\$2,750,000



1 acres

DESCRIPTION

7.17-acre commercial tract with direct I-35 frontage road access in North Denton County, located within an active TxDOT expansion corridor with new access at Milam Rd. The property has been graded and is development-ready, offering high visibility and improved ingress or egress. Ideal for convenience store, gas station, retail pad, or mixed-use development with flexible commercial uses. Positioned in a high-growth corridor with increasing traffic counts and long-term upside. Water availability nearby supports efficient development. Rare opportunity to secure a strategic I-35 frontage location ahead of continued expansion.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21132818
YEAR BUILT:
COUNTY: Denton
TRACT OR SUBDIVIION: J Ayers
LIST DATE: 12/16/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 7.17
LOT SIZE (SQFT): 312,325

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- CornerLot
- Subdivided

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Dave Salisbury 

PHONE: 940.464.1111

BROKERED BY: Real Estate Station LLC