

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3288 LOIS ROAD E

SANGER, TX 76266



\$1,200,000



0 sqft

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## DESCRIPTION

Pleased to offer the opportunity to acquire approximately 9.50 acres of raw, level land in Denton County, strategically located just outside the Sanger city limits. With no known zoning restrictions, this site presents a flexible and highly attractive option for industrial development. Key infrastructure advantages include on-site 3-phase heavy power and the potential for existing water access. Positioned directly behind the Walmart-Sam's Club Distribution Center and just half a mile from Interstate 35, the property benefits from immediate access to one of the most critical north-south logistics corridors in the U.S.—connecting Laredo to Minneapolis—with direct routes to both Fort Worth (via I-35W) and Downtown Dallas (via I-35E). Located just 2.5 miles north of the rapidly expanding Sanger market, the site is in close proximity to a 625-home residential development currently under construction, signaling strong future demand and regional growth. Additionally, the property's proximity—less than five minutes—from Lake Ray Roberts enhances its appeal for ancillary uses such as boat and RV storage, sales, and service, while also supporting a range of potential uses including automotive, distribution, and manufacturing. This offering represents a rare opportunity to secure a strategically located, unrestricted development site in a fast-growing North Texas corridor.

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21168744  
**YEAR BUILT:**  
**COUNTY:** Denton  
**TRACT OR SUBDIVIION:** Kenning Add  
**LIST DATE:** 02/02/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 9.5  
**LOT SIZE (SQFT):** 413,820

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Cleared

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- Other
- SewerNotAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Zachary Strickland 

**BROKERED BY:** M&D CRE, LLC

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