

\$4,500 - W Lois Road, Sanger

MLS® #21083239

\$4,500

0 Bedroom, 0.00 Bathroom,
Commercial Lease on 4.95 Acres

None, Sanger, TX

GROUND LEASE - We are pleased to present a prime ground lease opportunity on 4.953 acres of improved land in Sanger, Texas. This versatile property features a fully gravel-based surface ideal for truck parking, equipment storage, or laydown yard operations. The site can be subdivided to accommodate specific acreage requirements, with the option to expand gravel coverage as needed. Positioned just off Interstate 35 and outside city limits, the property offers excellent accessibility and flexibility for a wide range of industrial or logistics uses. The location provides convenient connectivity to major transportation routes and sits directly across from the Walmart Distribution Center, minutes from downtown Sanger and nearby retailers including QuikTrip, Starbucks, McDonaldâ€™s, Tom Thumb, and more.



Built in 2025

Essential Information

MLS® #	21083239
Price	\$4,500
Bathrooms	0.00
Acres	4.95
Year Built	2025
Type	Commercial Lease
Sub-Type	Industrial
Status	Active

Community Information

Address	W Lois Road
Subdivision	None
City	Sanger
County	Denton
State	TX
Zip Code	76266

Amenities

Utilities	Electricity Available, Outside City Limits, Well, No Sewer
Garages	Gravel, On Site

Exterior

Lot Description	Acreage, Cleared
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Additional Information

Zoning	Outside of City Limits
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Listing Details

Listing Agent	Zachary Strickland
Listing Office	M&D CRE, LLC

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Listing information last updated on November 20th, 2025 at 4:15am CST