

# 5.96 ACRES FOR SALE, LEASE OR BTS

SANGER, TX | NEC I-35 AND 5TH STREET



AVAILABILITY: 5.96 ACRES

FOR SALE, LEASE OR BTS:  
PLEASE CALL FOR RATES

AREA RETAILERS:

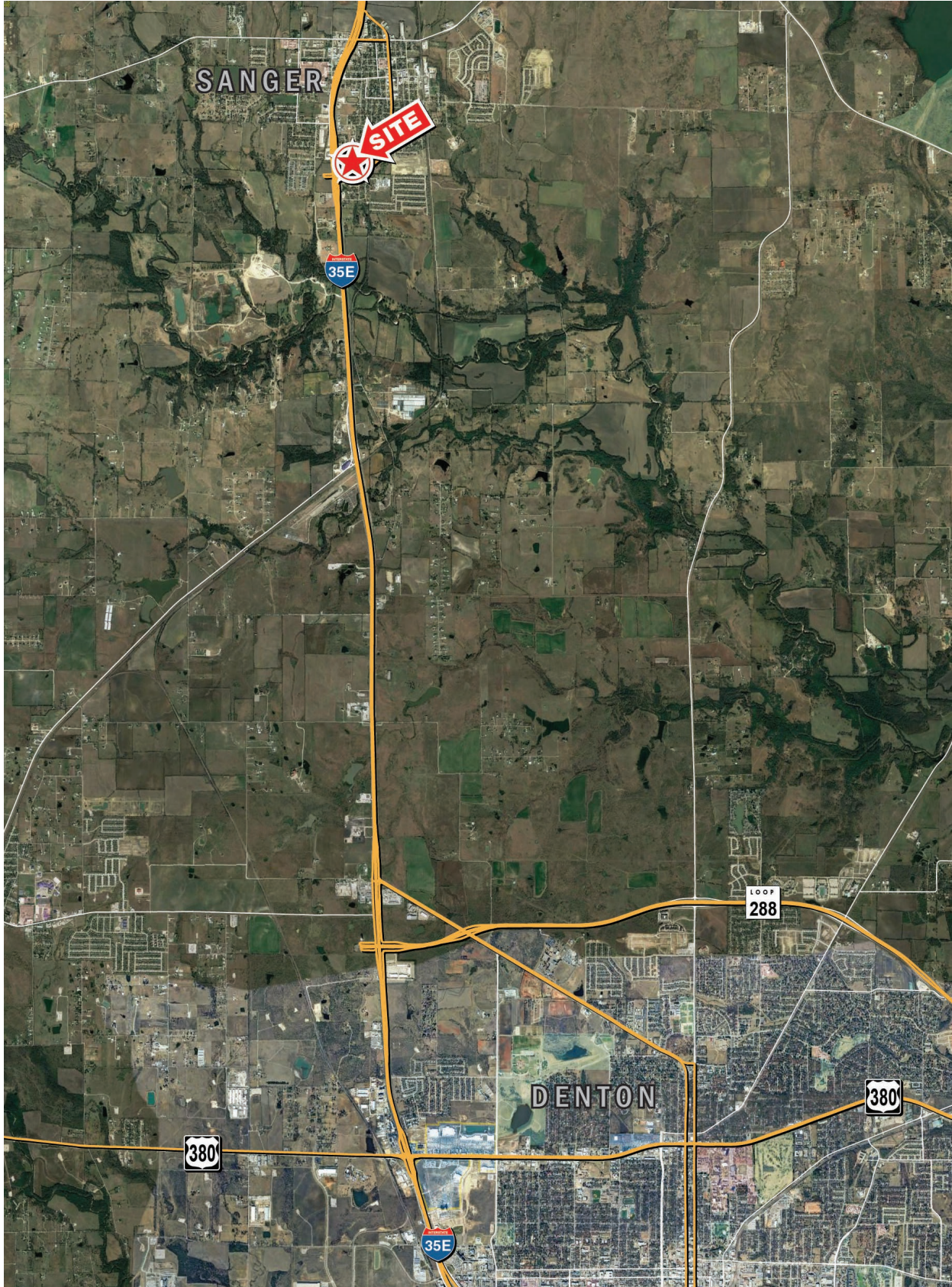
DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2021 Population	5,544	10,537	17,319
2021 Total Households	1,916	3,713	6,171
2021 Daytime Population	3,823	9,584	13,376
2021 Average HH Income	\$87,842	\$92,401	\$95,343

TRAFFIC COUNTS:
I-35   Stemmons: 78,960 VPD
5th Street: 7,935 VPD



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**BRANDON TRIMBLE**  
214.572.8453  
btrimble@theretailconnection.net



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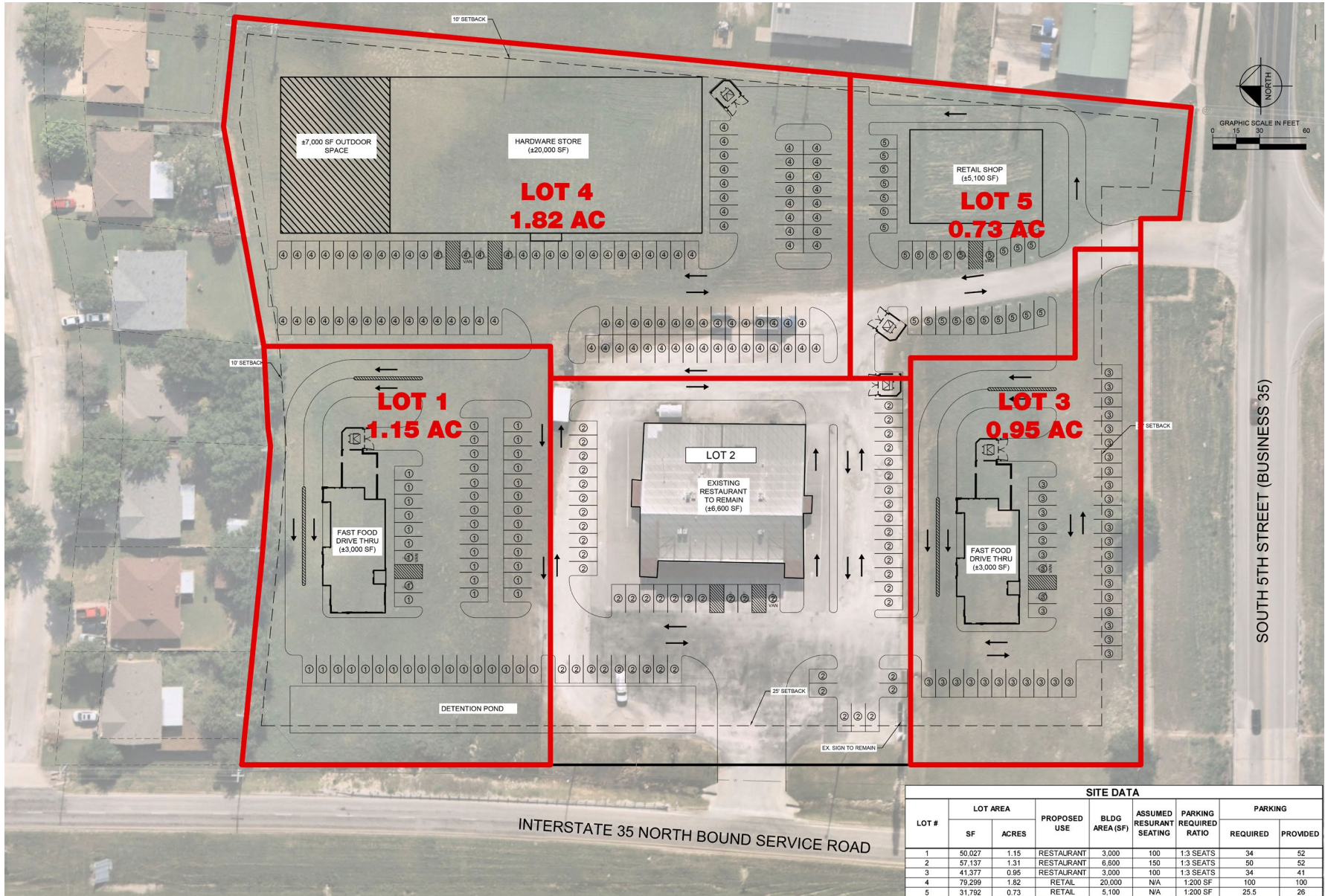
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LOT #	LOT AREA		PROPOSED USE	BLDG AREA (SF)	ASSUMED RESURANT SEATING	PARKING REQUIRED RATIO	PARKING	
	SF	ACRES					REQUIRED	PROVIDED
1	50,027	1.15	RESTAURANT	3,000	100	1.3 SEATS	34	52
2	57,137	1.31	RESTAURANT	6,600	150	1.3 SEATS	50	52
3	41,377	0.95	RESTAURANT	3,000	100	1.3 SEATS	34	41
4	79,299	1.82	RETAIL	20,000	N/A	1,200 SF	100	100
5	31,792	0.73	RETAIL	5,100	N/A	1,200 SF	25.5	26



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