

**+/- 27 AC
HIGH GROWTH MARKET**



PADS & SHOP SPACE AVAILABLE

214.378.1212

SWC CHAPMAN RD (FM 455) & INDIAN LN
SANGER, TX

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

LOCATION

SWC CHAPMAN RD (FM 455) & INDIAN LN

AVAILABLE SPACES

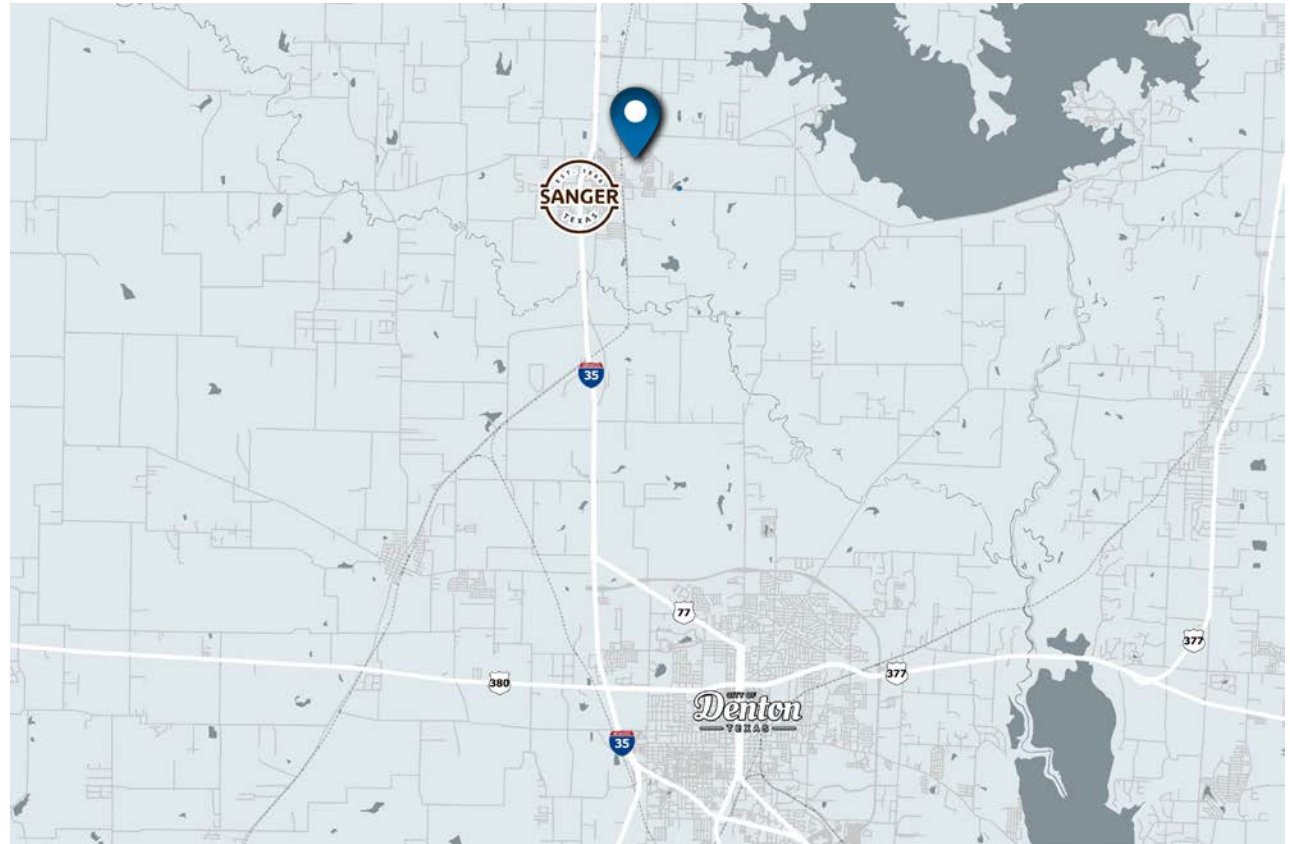
PADS AVAILABLE 1-7 AC DIVISIBLE
RETAIL BUILDING 22,300 SF W/ ENDCAP DRIVE THRU & ENDCAP W/ PATIO

TRAFFIC COUNTS

I-35 65,910 VPD 2022
FM 455 E 9,987 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **UNDERSERVED RETAIL MARKET**
- ★ **4,200 LOTS PLANNED WITHIN A 2 MILE RADIUS**
- ★ **APPROX. 100 ACRES AT CONTRACT ACROSS THE STREET FOR ADDITIONAL RESIDENTIAL DEVELOPMENT**
- ★ **NEW SANGER HIGH SCHOOL ADJACENT TO THE SITE OPENING AUGUST 2025 (4,000 STUDENTS)**
- ★ **EXISTING HIGH SCHOOL WILL BE CONVERTED TO A MIDDLE SCHOOL AND THERE WILL BE AT LEAST 4,594 STUDENT TOTAL (HS - 2,500, MS - 1,500, ELEMENTARY - 594)**
- ★ **SIGNALIZED HARD CORNER AVAILABLE**
- ★ **INDIAN LANE WILL CONTINUE TO THE NORTH AND CONNECT TO I-35 AT BELZ RD**

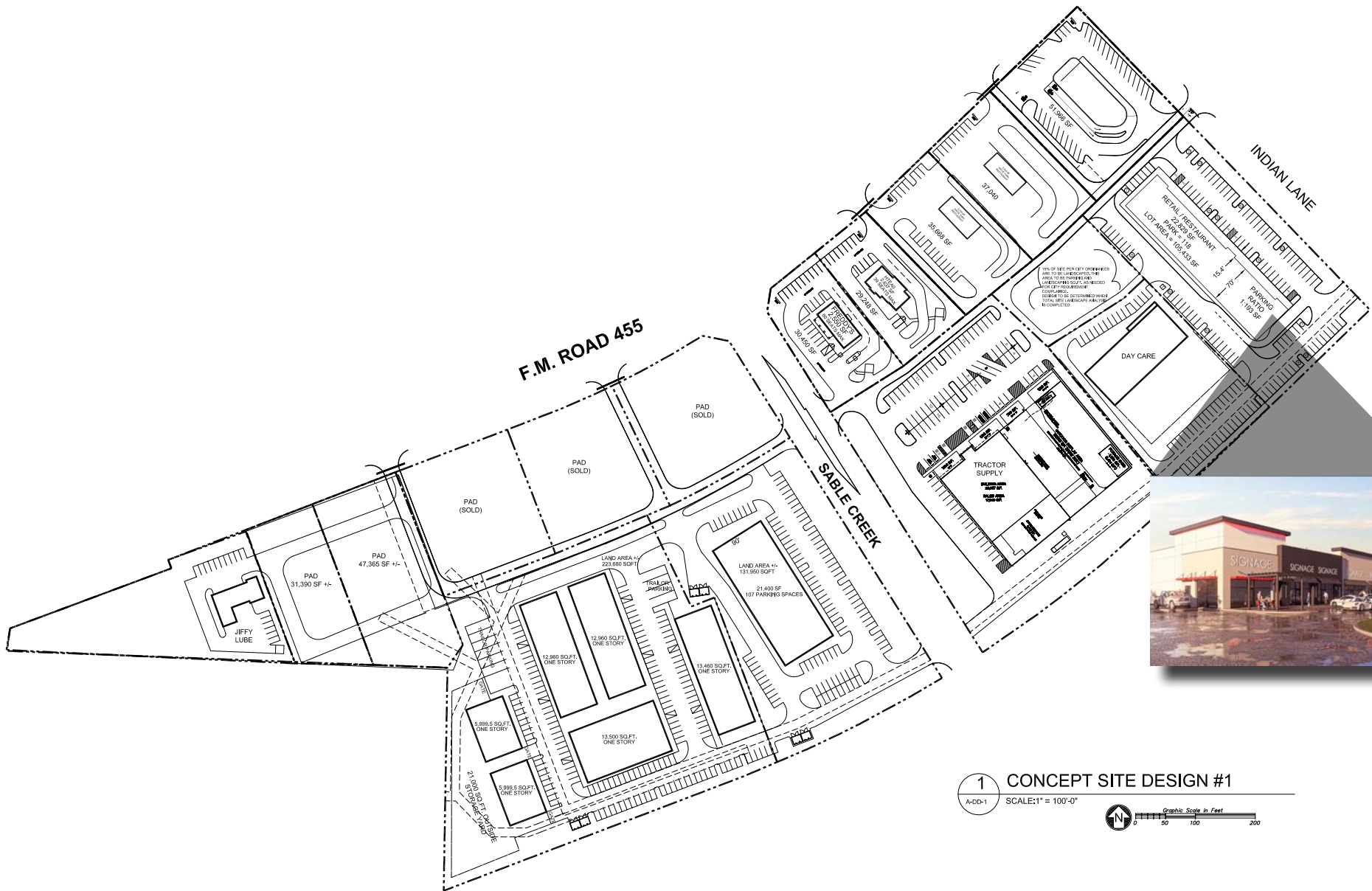


2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,331	11,994	16,099
EST. AVG. HH INCOME	\$119,487	\$117,341	\$131,478

AREA ATTRACTIONS





1 CONCEPT SITE DESIGN #1
 A-DD-1 SCALE: 1" = 100'-0"
 Graphic Scale in Feet: 0, 50, 100, 200



8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
VENTUREDFW.COM

AMY PJETROVIC

Principal
214.378.1212
apjetrovic@venturedfw.com

NATALIA SINGER

Senior Vice President
214.378.1212
nsinger@venturedfw.com

MIA UREÑA

Transaction Manager
214.378.1212
murena@venturedfw.com

