

# PADS & SHOP SPACE

+/- 27 AC High Growth Market

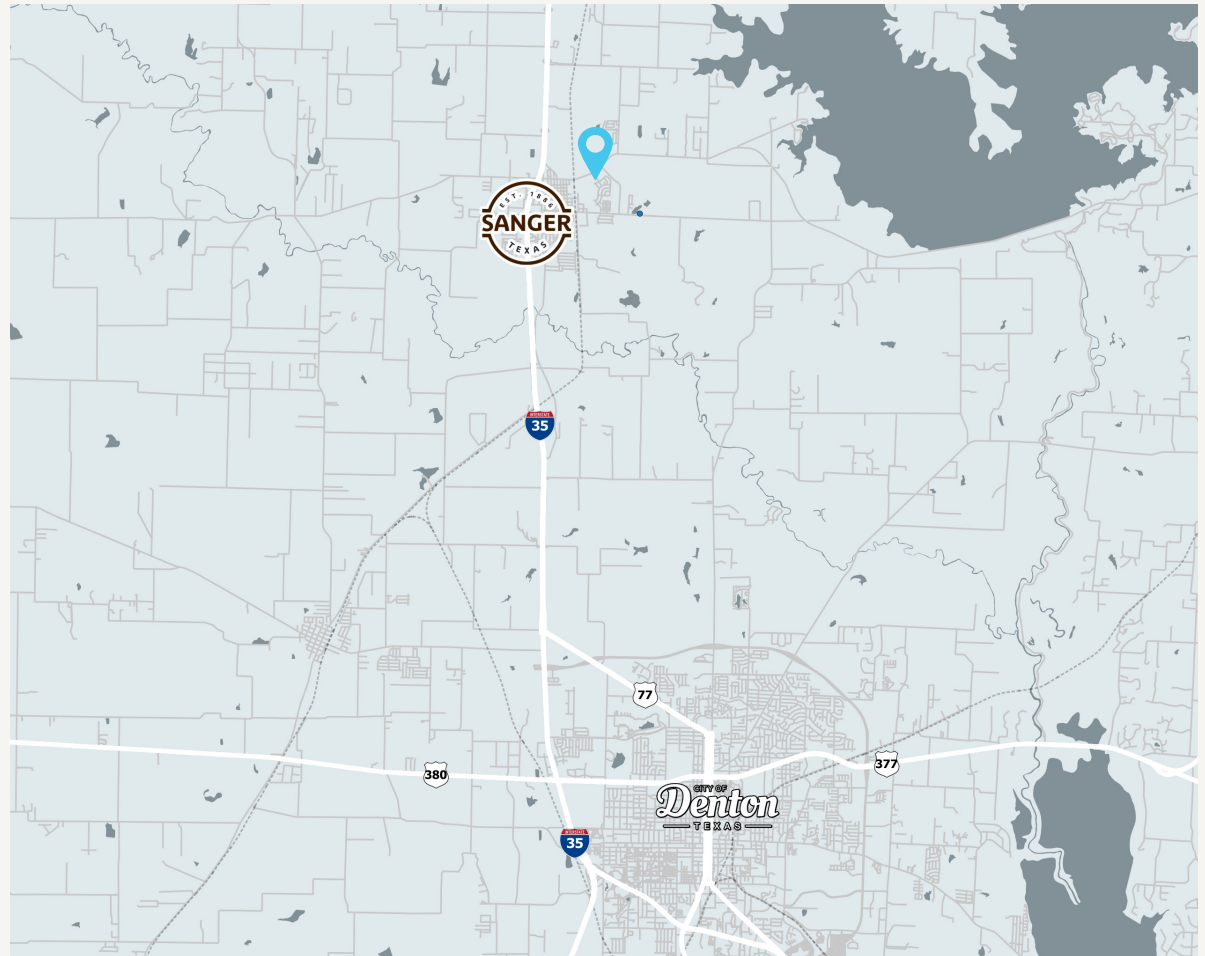
SWC Chapman Rd  
(FM 455) & Indian Ln  
Sanger, TX 76266

# Metrics

Sable Creek Commons  
Sanger, TX 76266

## Location

SWC Chapman Rd (FM 455) & Indian Ln  
Sanger, TX 76266



## 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

FM 455 E  
9,987 VPD

## Area Attractions



# Property Highlights

Sable Creek Commons  
Sanger, TX 76266

1. Underserved retail market
2. 4,200 lots planned within a 2 mile radius
3. Approx. 100 acres at contract across the street for additional residential development
4. New Sanger High School adjacent to the site (4,000 students)
5. 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)
6. Signalized hard corner available
7. Indian Lane will continue to the north and connect to I-35 at Belz Rd

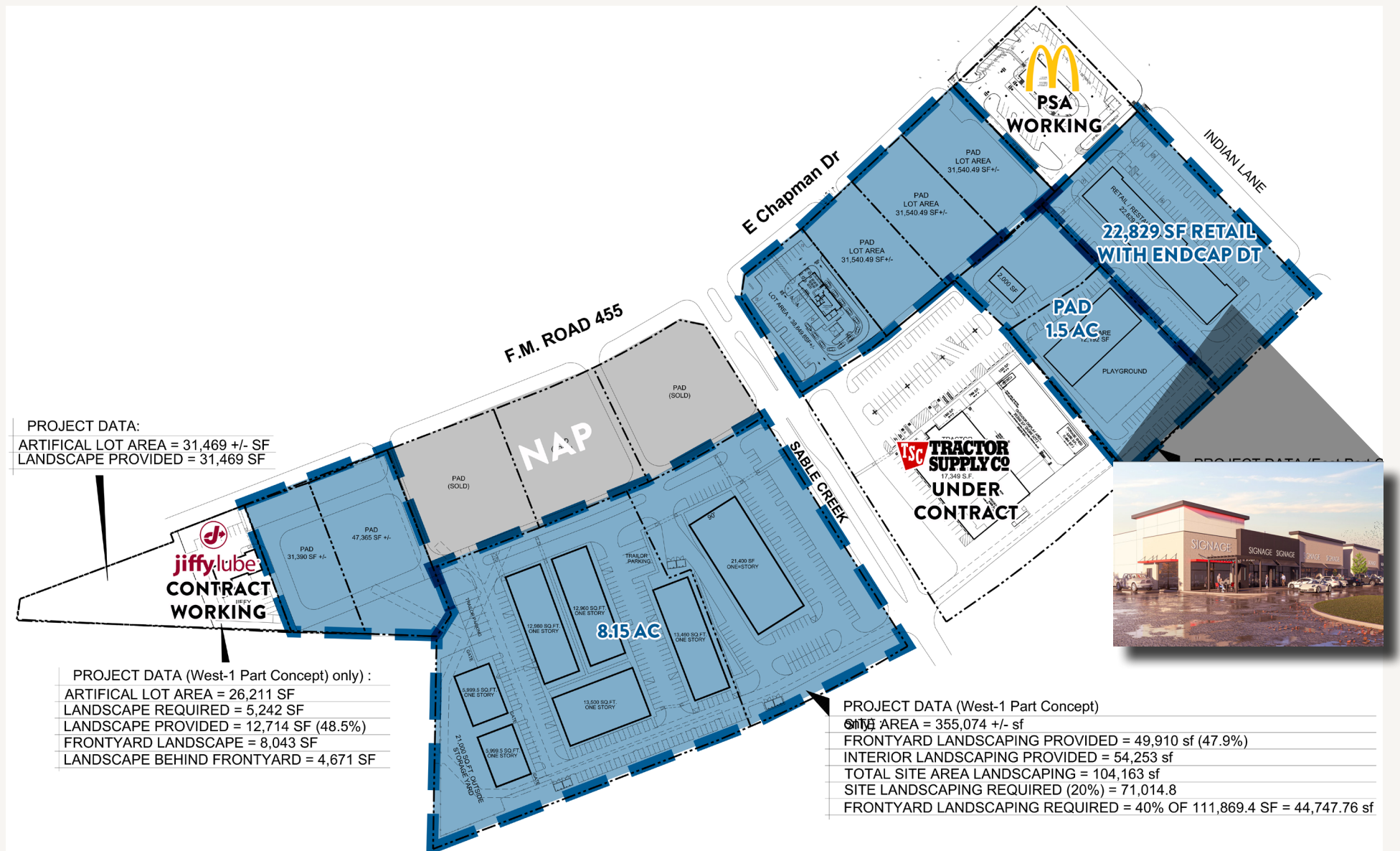


## 2025 Demographic Summary

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

# Preliminary Site Plan

Sable Creek Commons  
Sanger, TX 76266



PROJECT DATA:  
ARTIFICIAL LOT AREA = 31,469 +/- SF  
LANDSCAPE PROVIDED = 31,469 SF

PROJECT DATA (West-1 Part Concept) only :  
ARTIFICIAL LOT AREA = 26,211 SF  
LANDSCAPE REQUIRED = 5,242 SF  
LANDSCAPE PROVIDED = 12,714 SF (48.5%)  
FRONTYARD LANDSCAPE = 8,043 SF  
LANDSCAPE BEHIND FRONTYARD = 4,671 SF

PROJECT DATA (West-1 Part Concept)  
GROSS AREA = 355,074 +/- sf  
FRONTYARD LANDSCAPING PROVIDED = 49,910 sf (47.9%)  
INTERIOR LANDSCAPING PROVIDED = 54,253 sf  
TOTAL SITE AREA LANDSCAPING = 104,163 sf  
SITE LANDSCAPING REQUIRED (20%) = 71,014.8  
FRONTYARD LANDSCAPING REQUIRED = 40% OF 111,869.4 SF = 44,747.76 sf



# Sable Creek Commons Sanger, TX 76266

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# VENTURE

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