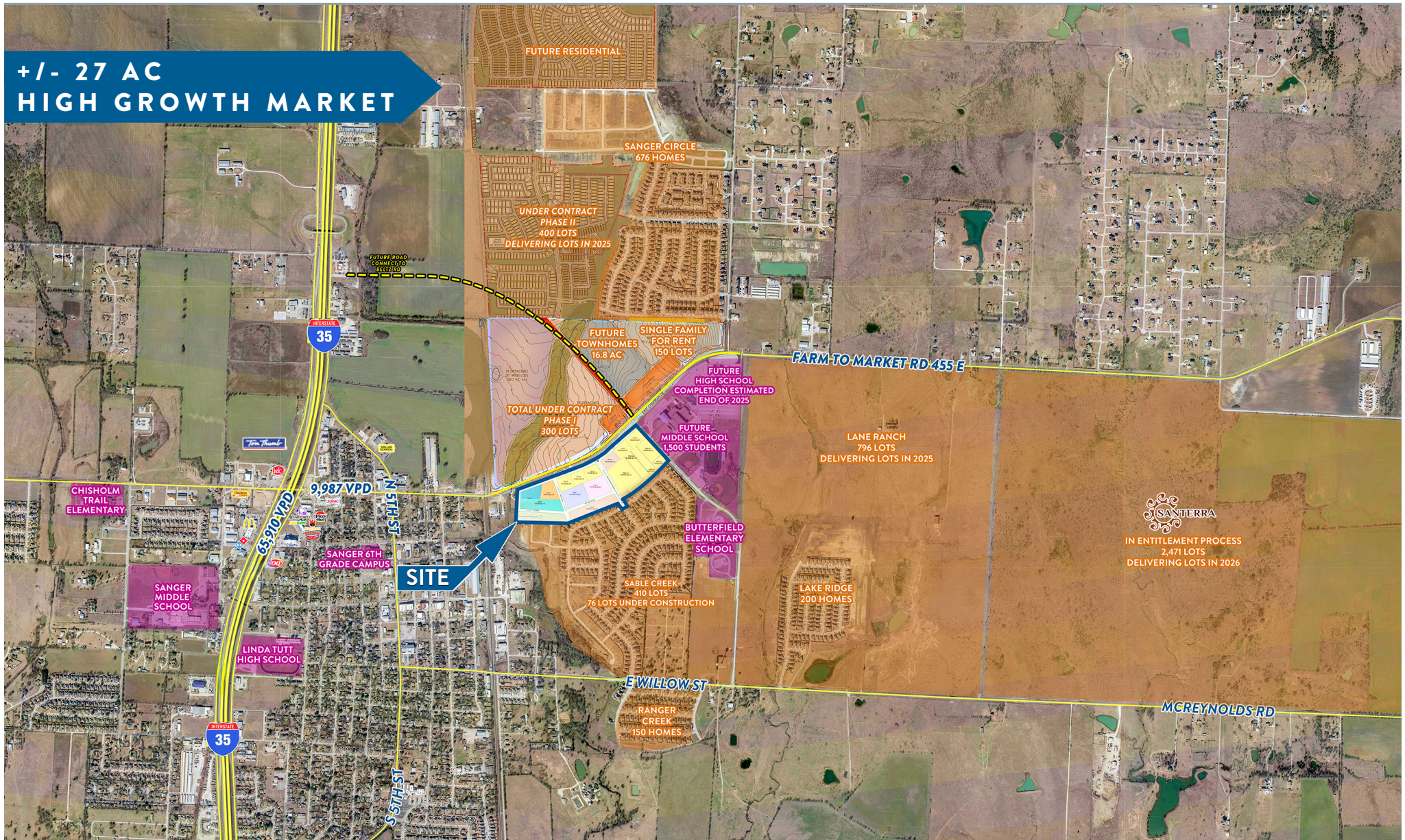


**+/- 27 AC
HIGH GROWTH MARKET**



SABLE CREEK COMMONS FOR SALE

214.378.1212

SWC CHAPMAN RD (FM 455) & INDIAN CREEK 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 CREEK LN

AVAILABLE SPACES

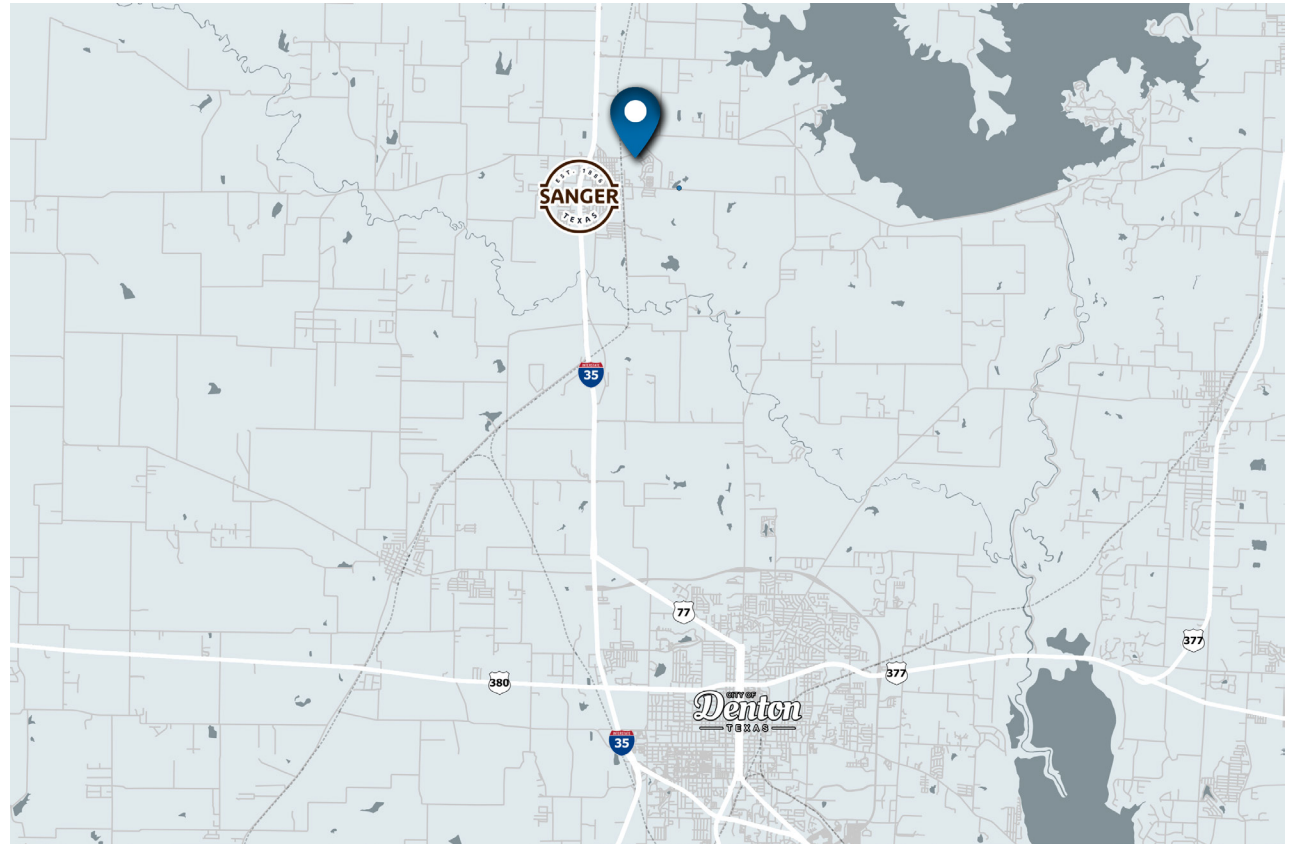
PADS AVAILABLE
1-7 AC DIVISIBLE

TRAFFIC COUNTS

I-35	FM 455 E
65,910 VPD 2022	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 HIGH SCHOOL IS ADJACENT TO SITE AND UNDER CONSTRUCTION WITH A COMPLETION DATE OF LATE 2025**
- ★ **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**



2023 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,414	11,926	16,072
EST. AVG. HH INCOME	\$100,525	\$105,172	\$114,139

AREA ATTRACTIONS



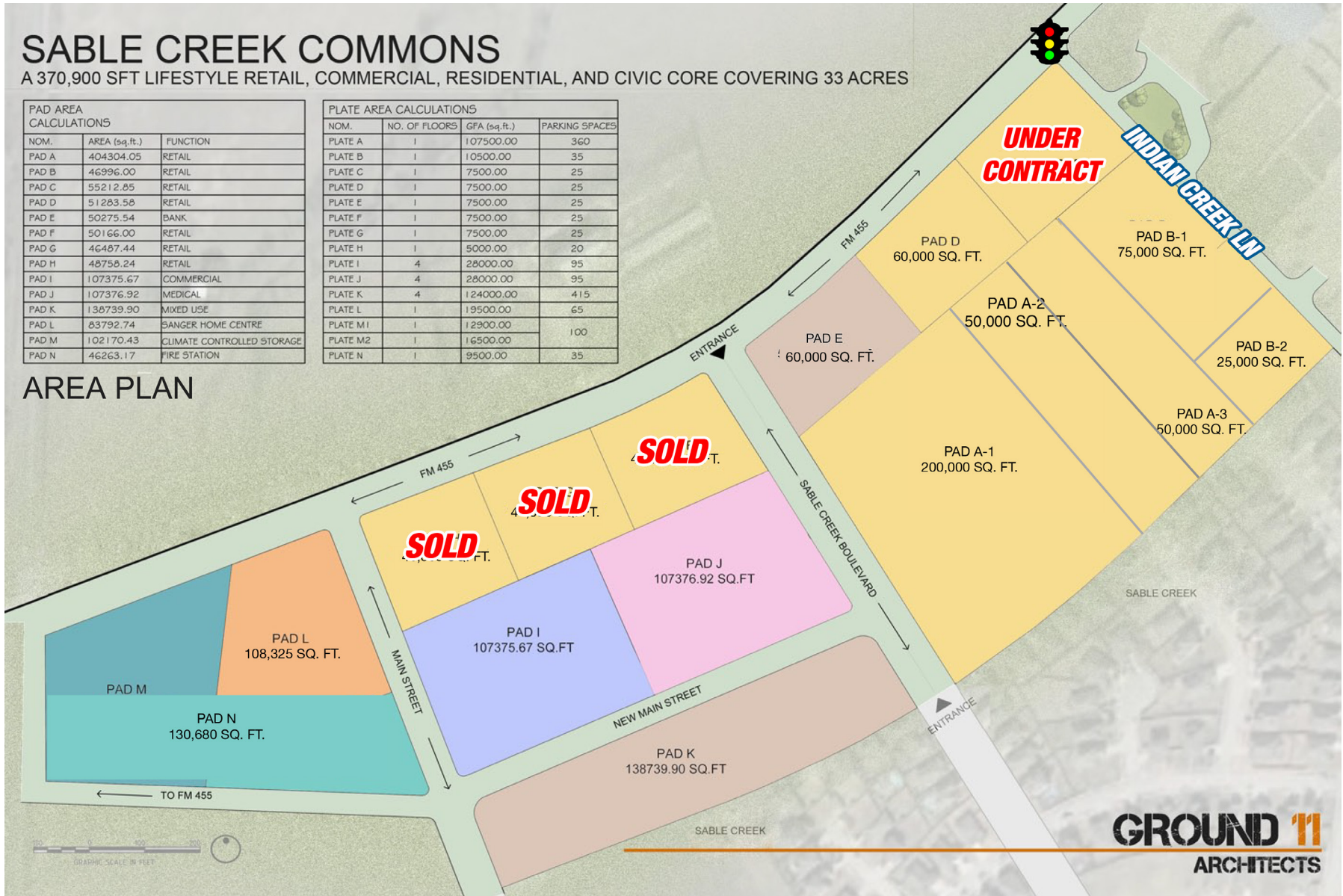
SABLE CREEK COMMONS

A 370,900 SFT LIFESTYLE RETAIL, COMMERCIAL, RESIDENTIAL, AND CIVIC CORE COVERING 33 ACRES

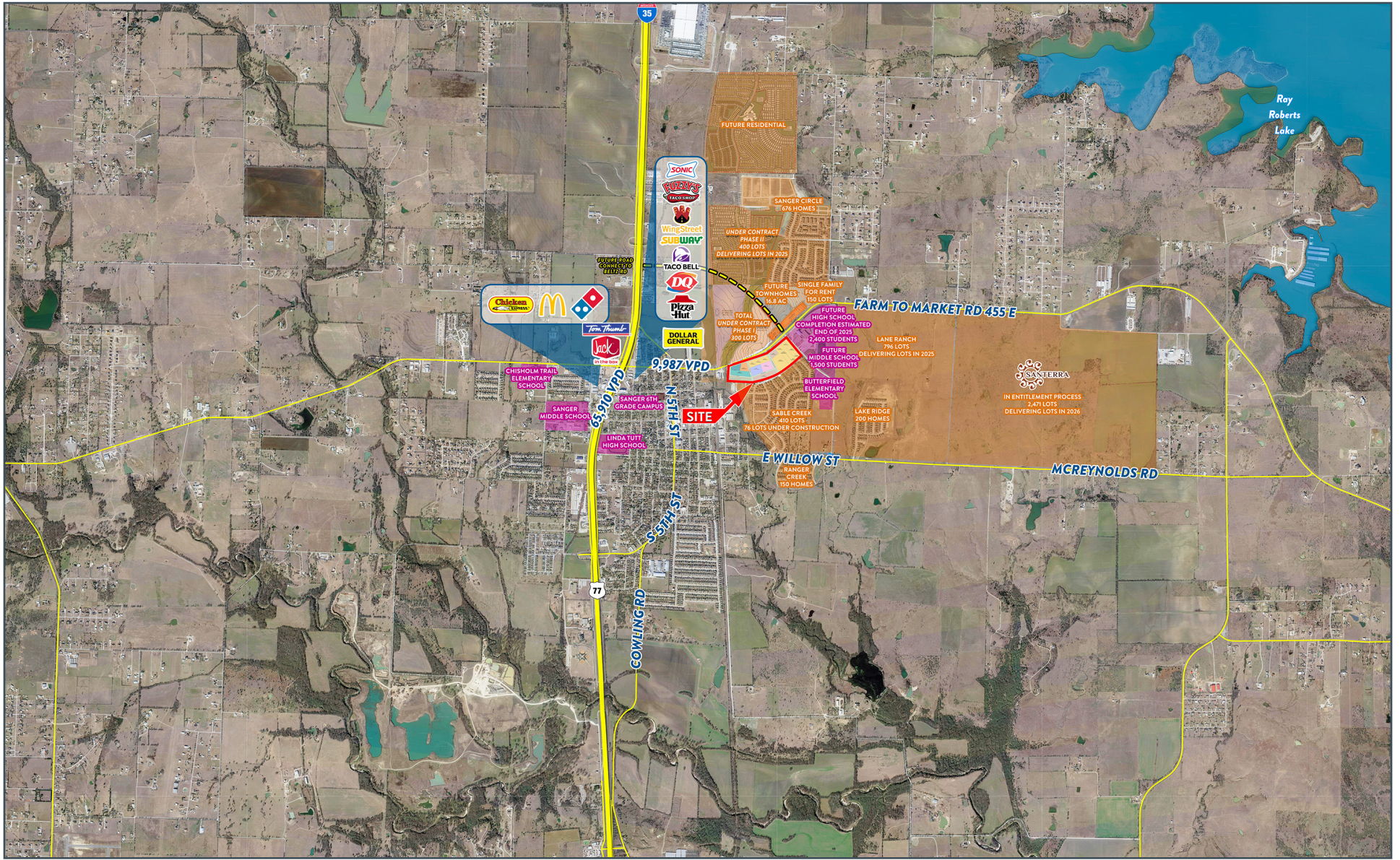
PAD AREA CALCULATIONS		
NOM.	AREA (sq.ft.)	FUNCTION
PAD A	404304.05	RETAIL
PAD B	46996.00	RETAIL
PAD C	55212.85	RETAIL
PAD D	51283.58	RETAIL
PAD E	50275.54	BANK
PAD F	50166.00	RETAIL
PAD G	46487.44	RETAIL
PAD H	48758.24	RETAIL
PAD I	107375.67	COMMERCIAL
PAD J	107376.92	MEDICAL
PAD K	138739.90	MIXED USE
PAD L	83792.74	SANGER HOME CENTRE
PAD M	102170.43	CLIMATE CONTROLLED STORAGE
PAD N	46263.17	FIRE STATION

PLATE AREA CALCULATIONS			
NOM.	NO. OF FLOORS	GFA (sq.ft.)	PARKING SPACES
PLATE A	1	107500.00	360
PLATE B	1	10500.00	35
PLATE C	1	7500.00	25
PLATE D	1	7500.00	25
PLATE E	1	7500.00	25
PLATE F	1	7500.00	25
PLATE G	1	7500.00	25
PLATE H	1	5000.00	20
PLATE I	4	28000.00	95
PLATE J	4	28000.00	95
PLATE K	4	124000.00	415
PLATE L	1	19500.00	65
PLATE M1	1	12900.00	
PLATE M2	1	16500.00	100
PLATE N	1	9500.00	35

AREA PLAN



GROUND 11
ARCHITECTS





8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
T 214.378.1212
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MIA UREÑA

Transaction Manager
214.378.1212
murena@venturedfw.com



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

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- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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