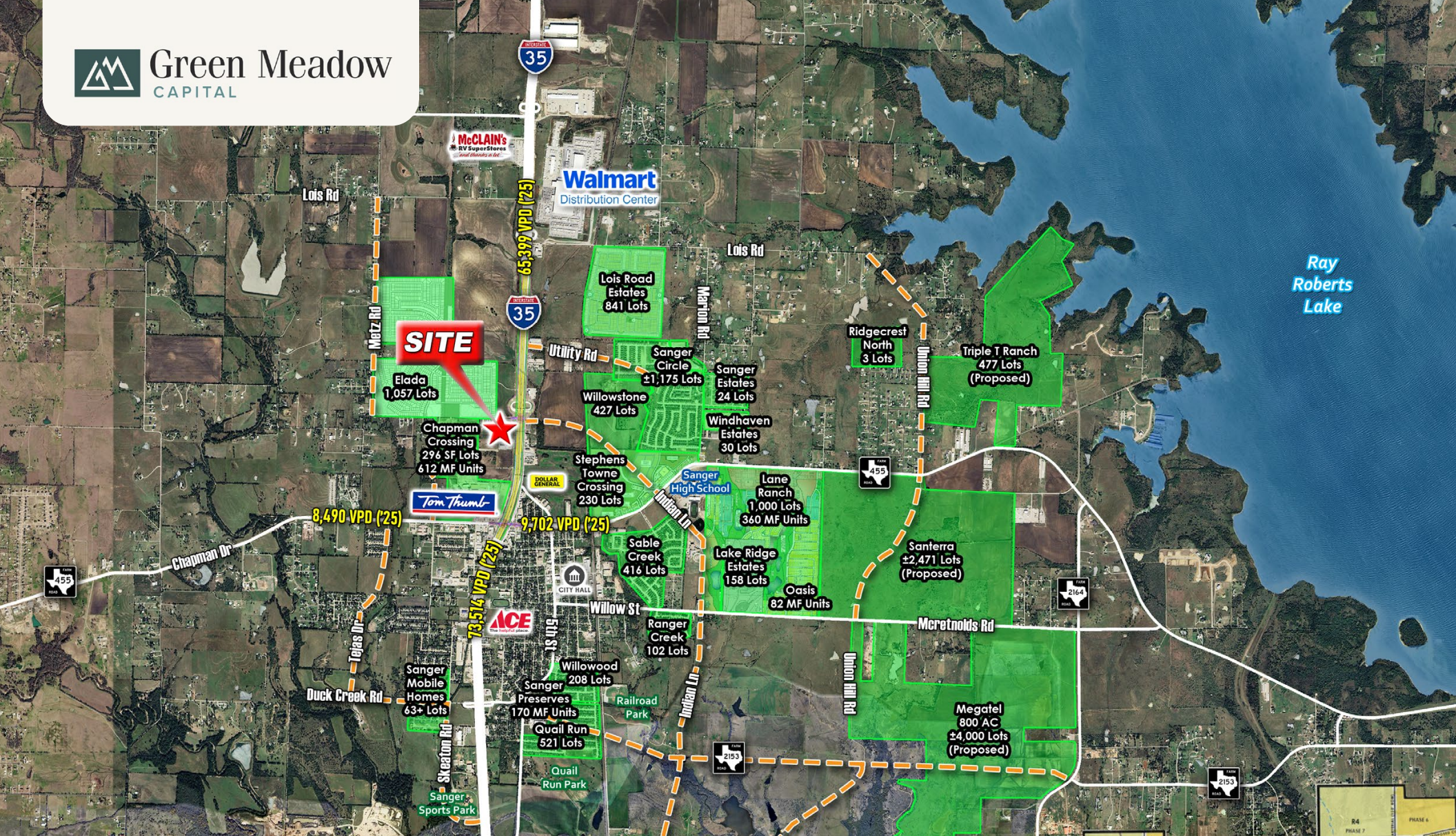




Green Meadow
CAPITAL



±1 - 4.4 AC Available

SWC I-35 & Belz Rd
Sanger, Texas

Brian Waxler

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Eric VerDuin

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214.783.5840

PROPERTY DETAILS

LOCATION	SWC of Belz Road & I-35, Sanger, Texas 76266
LAND SIZE	±1 - 4.4 Acres Available
PRICE / RATE	Please Call for Pricing

HIGHLIGHTS

- △ Located at the southwest corner of Belz Road & I-35, just north of Chapman Drive (FM-455) in Sanger
- △ The I-35 corridor is growing rapidly, with many new retail and residential developments that will bring more traffic to the area. Many new pad sites are available alongside hard corner and frontage pads primed to accommodate a growing population
- △ The Belz Rd and I-35 Intersection is undergoing construction to convert it into an Overpass Intersection with a Northbound-to-Southbound U-Turn, allowing easier access to all current and upcoming developments
- △ Across Belz Rd, there is a proposed Walmart-anchored retail center in development, and less than a mile south is a massive Tom Thumb-anchored retail development with many name-brand tenants

NEARBY TRAFFIC DRIVERS

NEW Tom Thumb, Whataburger, Panda Express, O'Reilly Auto Parts, Family Dollar, 7 Brew Coffee, Club Car Wash, Sanger Bank, Starbucks Coffee Company, McDonalds, Family Dollar, Taco Bell, Fuzzy's Taco Shop, and much more to come

TRAFFIC COUNTS

8,490 VPD 25'
Chapman Rd/FM-455

65,399 VPD 25'
I-35

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	2,177	11,655	15,512
2031 TOTAL POPULATION	2,413	12,929	17,341
DAYTIME POPULATION	3,414	10,521	13,007
AVERAGE HOUSEHOLD INCOME	\$128,407	\$124,683	\$130,594



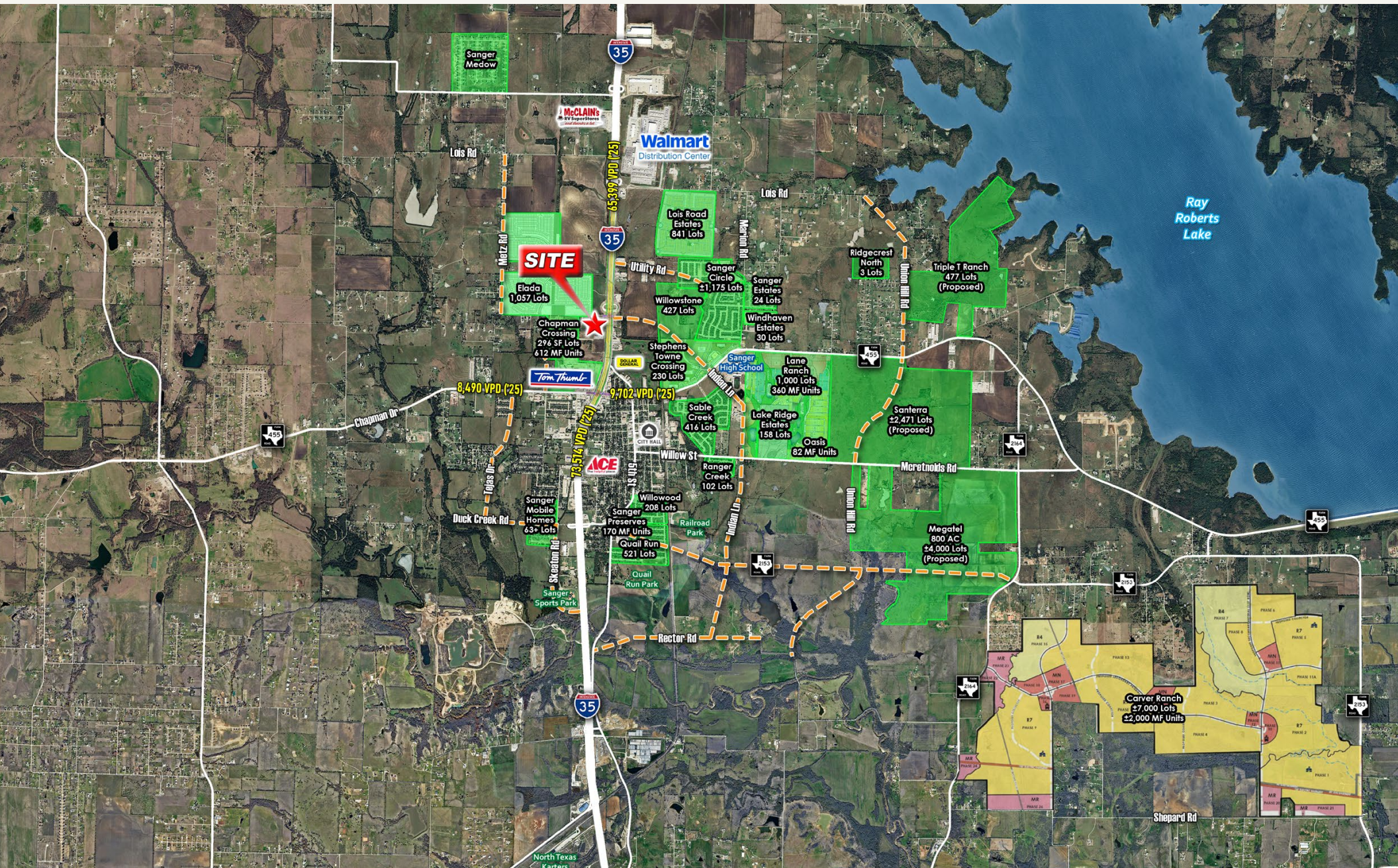
SWC I-35 & BELZ RD, SANGER, TX



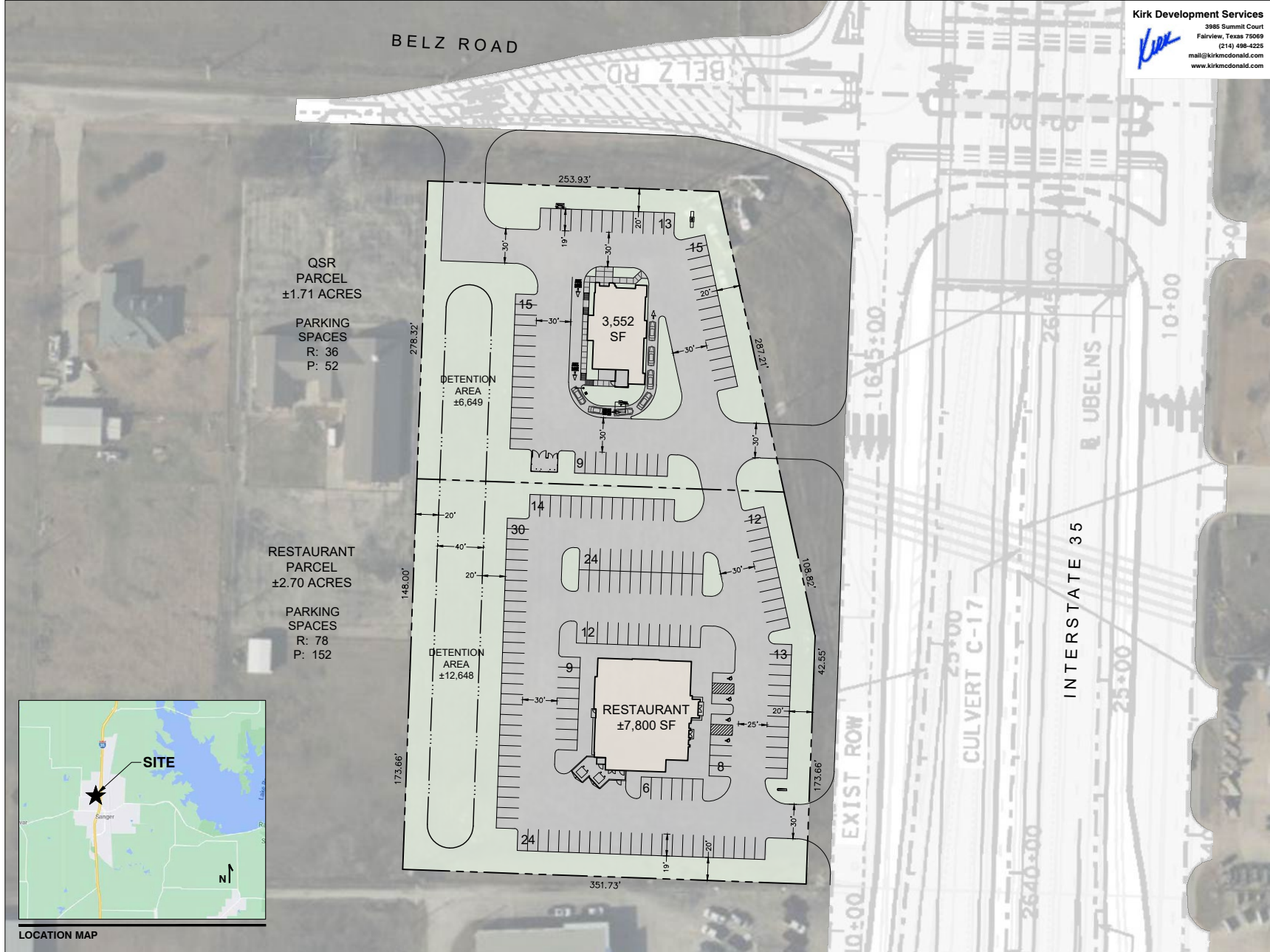
PROPERTY AERIAL



TRADE AREA AERIAL



CONCEPTUAL SITE PLAN



Kirk Development Services
3986 Summit Court
Fairview, Texas 75069
(214) 498-4225
mail@kirkdevelopment.com
www.kirkdevelopment.com

PROJECT INFORMATION

SITE AREA	
QSR PARCEL	±1.71 ACRES
RESTAURANT PARCEL	±2.70 ACRES
TOTAL	±4.41 ACRES

BUILDING AREA	
QSR	±3,552 SF
RESTAURANT	±7,800 SF
TOTAL	±11,352 SF

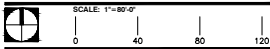
PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROVIDED
QSR	1/100 SF	36	52
RESTAURANT	1/100 SF	78	152
TOTAL		114	204

ZONING CLASSIFICATION	
JURISDICTION	CITY OF SANGER
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD		
DATE	NARRATIVE	INITIALS
4/27/26	SCHEME 2	JAN

SANGER TX
INTERSTATE 35 & BELZ ROAD



SCHEME 2



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.



11-3-25

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 sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Green Meadow Capital	9012217	brian@greenmeadowcap.com	214-335-1661
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Waxler	589969	brian@greenmeadowcap.com	214-335-1661
Designated Broker of Firm	License No.	Email	Phone
Eric VerDuin	693196	eric@greenmeadowcap.com	217-783-5840
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

±1 - 4.4 AC Availble In Sanger, TX

SWC of I-35 & FM-1446, Waxahachie, TX 75165

Contact

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