



# SANGER

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★ TEXAS

The City of Sanger is strategically located along Interstate 35 in northern Denton County. Sanger offers residents and businesses direct access to the amenities of a major metropolitan area, extensive labor market, airports and top universities while still retaining a small-town quality of life.



## SANGER CITY LIMITS



11.75 MI.

## TRANSPORTATION



To Downtown Dallas

50 MI.

To Fort Worth

50 MI.

To DFW Airport

38 MI.

To Denton

10 MI.

## POPULATION



Sanger Population

2010 — 6,916

2015 — 8,059

2019 — 9,304

Denton County Population

2010 — 662,614

2015 — 779,528

2019 — 882,727

## PRIMARY TRADE AREA POPULATION

2019 Primary Trade Area Population

25,516

Estimated 2024 Primary Trade Area Population

27,911

## EDUCATION



### Sanger I.S.D.

2,730 Students • 7 Campuses • 2 Elementary Schools  
1 Intermediate School • 1 6th Grade Campus  
1 Middle School • 2 High Schools

## AREA UNIVERSITIES / COLLEGES

11 Miles to:

University of North Texas

11 Miles to:

Texas Woman's University

20 Miles to:

North Central Texas College

## EDUCATION ATTAINMENT

Associates

8.9%

Bachelor's

16%

Graduate

5.1%

## MEDIAN HOUSEHOLD INCOME

2019 \$72,849

## MEDIAN HOME VALUE

2019 \$171,418

## QUALITY OF LIFE

Historic Downtown • Lake Ray Roberts  
80+ Acres of Park Land  
Friendly Neighborhoods with Low Cost of Living

## MEDIAN AGE

2019 35.12

## DEVELOPMENT OPPORTUNITIES

More Than

**800 Acres Along I-35** Available for Industrial/Commercial Development

Easy Access to

**Extensive Labor Market**

Denton Co. Workforce

**489,556**

Major Employers

**Wal-Mart Distribution Center**

**Sam's Distribution Center**

## INCENTIVES

- ✓ Tax Abatements
- ✓ Economic Development Grant (Chapter 380)
- ✓ Infrastructure Participation & Waiver of Fees

## INDUSTRY TARGETS

- ✓ Local Grocery
- ✓ Restaurants
- ✓ Retail
- ✓ Offices
- ✓ Hotels

## TAXES

**Property Tax Rate**  
(Per \$100 Assessed Value)

City of Sanger — .06791

Denton County — .2722

Sanger ISD — 1.308

**Sales Tax Rate**

City and State Sales Tax — 8.25%

# SANGER

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