

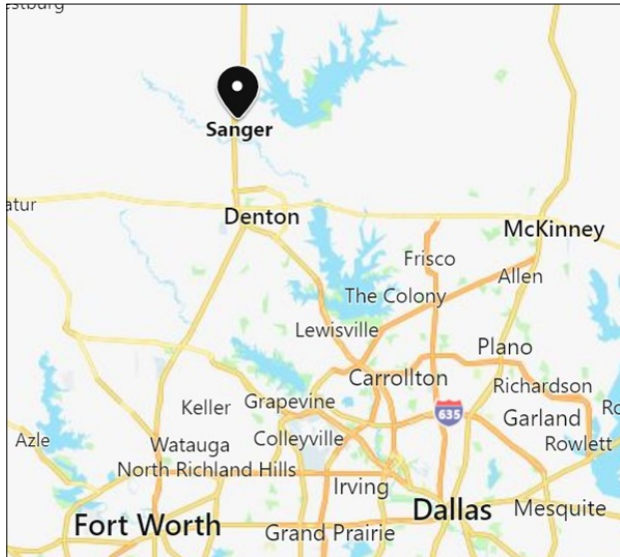


SANGER

★ TEXAS



Local and Regional Profile



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INTRODUCTION

Sanger, Texas, established in 1886, is a growing community with just the right balance of business opportunity and the quality of life to raise a family. Ranked as one of the Top 25 places in Texas to live and raise a family (Niche, 2015), Sanger provides its residents and businesses with something truly special. A small-town community where everybody knows their neighbors, and great quality of life while still being able to enjoy the amenities of a large metropolitan area less than an hour away.

Sanger is located along Interstate 35 just minutes north of the Dallas / Fort Worth Metroplex. This location in north central Texas offers residents and businesses direct access to the amenities of a major metropolitan area, extensive labor market, international airports and top universities.

Sanger boasts an outstanding school system that is large enough to offer a well-rounded curriculum and at the same time small enough to be responsive to the needs of parents and students. Sanger ISD has positioned itself well for the future and is known throughout the area as a progressive school system committed to providing a quality education to its students.



Lake Ray Roberts, with State Parks, boating, fishing, camping, swimming, and hiking is just five minutes east of Sanger. Many other amenities and sports entertainment venues are just minutes away in DFW.

Come to visit, or stay for a lifetime, Sanger offers a great quality of life to raise a family and a growing business community to ensure your success.

COMMUNITY OVERVIEW

Note: All contacts are provided on the last page.

Elected Leadership

Sanger is a Home-Rule city with a Council-Manager form of government. The Sanger City Council is comprised of a Mayor and five (5) City Councilmembers. All City Council places are 2-year terms being elected “at large” as each represents the entire community.

All City-elected leadership can be found at the following link:

<https://www.sangertexas.org/page/govt-city-council>

City Secretary

The City Secretary is hired by and reports directly to the City Council. Responsibilities include:

- Official record-keeper of the City
- Official minutes of all Council meetings
- Receives and processes open records requests

City Administration

The City Manager is responsible for supervising and coordinating all of the operations of the City, except those hired by the Council (City Secretary, City Attorney). The City Manager and Finance Director are responsible for developing and administering the budget and strategic planning, and also provide administrative support to the City Council, 4A Economic Development Board and 4B Economic Development Board.

All personnel not hired by or appointed by the City Council are hired by and report to the City Manager. Operational departments include the following:

- City Administration
- Human Resources
- Finance
- Parks & Recreation
- Public Works / Utilities
- Community Development / Planning
- Building Inspections / Permitting
- Economic Development
- Fire Services
- Police Services

Boards & Commissions

The following Boards & Commissions are appointed by the City Council. Primary functions are noted.

- Planning & Zoning Commission: An advisory board on all matters relating to zoning, planning and development applications. Preparation and maintenance of the City’s Zoning Ordinance and Zoning Map
- Board of Adjustment: Reviews applications for variances from the strict terms of the Zoning Ordinance to relieve unnecessary hardships.
- Parks & Recreation Board: A consulting, advisory and supervisory body to study and recommend policies relating to the operation, promotion, enlargement, future planning and such other matters involving City parks.
- Library Board: A consulting and advisory body to study and recommend policies relating to the operation, promotion, enlargement and future planning of the Sanger Public Library.
- Historic Preservation Commission: A consulting, advisory and supervisory body to study and recommend policies relating to historic preservation.
- Industrial Development Corporation Board (A): Empowered to expend funds for expanding existing businesses or attracting new businesses that will create primary jobs in the community.
- Sanger Texas Development Corporation Board (B): Authorized to expend funds not only for economic development projects but also on specific projects that improve the quality of life. This includes sports and parks improvements and expansions.

Development Processes

The Community Development and Public Works Departments administer the development review and approval processes. City ordinances require certain standards in all aspects of development. Developers should contact the Planning Director to begin any development activity.

COMMUNITY OVERVIEW cont.

Public Works Department

The Public Works Department provides vital public services through planning, engineering, constructing, inspecting, operating and maintaining Sanger’s public infrastructure. This is accomplished by maintaining the streets, sidewalks, curbs and gutters, street and traffic signs, pavement markings, drainage, water meters and meter reading, waterline and wastewater systems by repairing streets, water line repair, cleaning sewer lines, mowing right-of-ways and street sign repair and replacement.

Water Distribution: The Water Treatment Utility Team is responsible for providing safe drinking water to the citizens of Sanger. The Water Division maintains approximately 44 miles of city water mains and over 2,750 water meters. The divisions also maintains 6 water wells, 1 purchases water site, 3 elevated storage tanks and 5 ground storage tanks.

Water Distribution	
Provider	City of Sanger
Contact	See contacts page
Water Distr. Master Plan	Yes
Rating	Superior Public Water System
Water Source	Well + Purchased Surface Water
Water Wholesaler	n/a
Max Daily System Capacity	3.4 MGD
Max Daily Use to Date	1.8 MGD
Supply Line Size (to meters)	¾" up to 4"
Largest Main (Distribution)	20"
Smallest Main	2"
Main Highest Pressure	85psi
Main Lowest Pressure	40psi
Storage-Ground	1.4 MG
Storage-Elevated	1.2 MG
Storage-Total	2.6 MG
System Looped	Generally 85%
Cost per 1,000 gallons	Website: Utility Billing

Bolivar Water Supply Company: Bolivar Water Service provides water to portions of Sanger, mainly in the ETJ, though they do have some areas particularly along 455 East of Marion Rd. and West of N. Tejas.

Wastewater / Sanitary Sewer: The Wastewater Division is responsible for collection of all wastewater and its transmission to the wastewater treatment plant. This service includes the operation, maintenance, and repair of all sewer lines, manholes, and lift stations connected to the wastewater collection system.



Wastewater Treatment Plant

Wastewater - Sanitary Sewer	
Provider	City of Sanger
Contact	See contacts page
Wastewater Master Plan	Yes
Treatment Type	Conventional Activate-Sludge
Max Capacity	1.86 MGD
Max Daily Use to Date	2.8 MGD
Cost per 1,000 gallons	Website: Utility Billing

Streets / Drainage: The Streets / Drainage Division is responsible for construction and maintenance of all public streets and drainage systems.



COMMUNITY OVERVIEW cont.

Note: All contacts are provided on the last page.

Electric

Sanger has two providers of electric services in the City as follows.

Sanger Electric Utilities: The vast majority of electric service in Sanger is provided by Sanger Electric Utilities which is wholly owned and operated by the City of Sanger. Sanger Electric is dedicated to providing fast, reliable and professional service at the lowest cost possible.

Sanger Electric Utilities	
Distribution Provider	Sanger Electric Utilities
Contact	See contacts page
Reliability	99.961221
Transmission Voltage	138 KV
Distribution Primary Voltage	12.5 kV Phase to Phase 7.2 kV Phase to Ground
Service Voltage	120/208, 120/240, 240/480, 240, 4160, 277/480

CoServ Electric: Some areas of the City are provided electric service by CoServ. Contact the City for determination of your service area.

CoServ Electric	
Provider	Oncor Electric Delivery
Reliability	99.9612210
Transmission Voltage	69 KV, 138 KV
Distribution Primary Voltage	12.5 kV Phase to Phase 7.2 kV Phase to Ground
Service Voltage	120/208, 120/240, 240/480, 240, 2400, 2400/4160, 4160, 277/480, 480

Gas

Gas service throughout the City is provided by Atmos Energy. Contact the company for availability and service details (Contacts shown on last page).

Phone - TV - Internet

Phone, TV and Internet services are available from various companies through franchise agreements with the City. The services provided are shown in the table below. Contact the company for availability and service details.

Provider	Phone Service		TV Service		Internet Service		Website
	Type	% of City	Type	% of City	Type	% of City	
AMG Technology					Fixed Wireless	100.0%	www.amgtechnology-us.com
AT&T	Cell						www.ATT.com
CenturyLink	Land		IPTV	51.5%	DSL	94.9%	www.CenturyLink.com
HughesNet					Satellite	100.0%	www.hughesnet.com
Nortex	Land		Fiber	9.9%	Fiber, DSL	10.3%	www.Nortex.com
Optimum			Cable	53.1%	Cable, Fiber	51.3%	www.Optimum.com
Rise Broadband					Fixed Wireless	100.0%	www.RiseBroadband.com
Spectrum							www.Spectrum.com
Speed of Light					Fixed Wireless	100.0%	www.SolBroadband.com
Suddenlink	Land		Cable	55.3%	Cable	53.4%	www.SuddenLink.com
TMobile	Cell						www.T-Mobile.com
Verizon	Cell						www.Verizon.com
Viasat					Satellite	100.0%	www.viasat.com

COMMUNITY OVERVIEW cont.

Fire / EMS Services

The mission of the Sanger Fire Department (SFD) is to protect the persons and property of the citizens of Sanger and the surrounding community by providing quality and innovative emergency services including fire suppression, public education, emergency medical services, and rescue.

- **Fire Service Rating:** ISO rating of 4 (in town) and 9 (outside of our city limits)
- **Firefighters:** The SFD is a combination department staffed with 9 full-time, 18 part-time, and 1 volunteer firefighters.
- **Equipment:** The SFD responds from a single station with a fleet of 1 Engine, 1 Tanker/Pumper, 1 Tanker, 2 Brush Trucks, 2 Command units and 2 BLS Ambulances with MICU capabilities.
- **Regional Cooperation:** This region relies heavily on mutual aid and automatic aid. The SFD has an expansive mutual aid sphere of 20 fire departments.



COMMUNITY OVERVIEW cont.

Police Services

The Sanger Police Department provides law enforcement services to the citizens of Sanger, Texas. These services include preventing, detecting, and investigating criminal activity, as well as maintaining public safety. Police Services are provided by the City of Sanger with highlights as follows.

- Police Officers: 15 Sworn officers and 1 full-time SRO in cooperation with ISD.
- Crime Statistics: Below are current crime statistics from the Texas Department of Public Safety (DPS)
- Equipment: Our equipment is standard and includes 16 police vehicles. Specialized personnel and resources are available through inter-local and mutual aid agreements (SWAT etc.).
- Regional Cooperation: We participate in inter-local and mutual aid agreements with Denton County Communications.



Crime Statistics								
Item	Murder	Rape	Robbery	Assault	Burglary	Larceny	Auto Theft	Total
Sanger Police Dept. - #TX0610800 - Population 8,762								
Number of Offenses	0	6	1	8	6	58	14	93
Rate Per 100,000	0	68.5	11.4	91.3	68.5	661.9	159.8	1061.4
Number of Clearances	0	0	1	6	0	2	3	12
Percent Cleared	0	0	100	75	0	3	21	13
Number of Arrests	0	0	1	4	0	2	1	8
Denton County - Population 675,245								
Number of Offenses	7	358	177	457	1,009	6,250	672	8,930
Rate Per 100,000	1	53	26.2	67.7	149.4	925.6	99.5	1,322.50
Number of Clearances	7	86	59	237	103	1,148	104	1,744
Percent Cleared	100	24	34	52	11	19	16	20
Number of Arrests	4	35	51	173	59	937	53	1,312

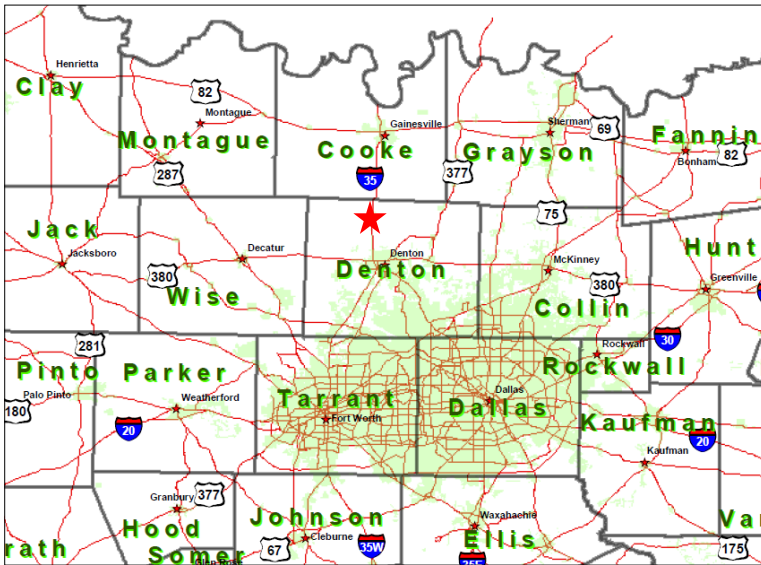
Source: Texas Department of Public Safety

THE REGION

Sanger is located in North Central Texas (NCT), one of the most vibrant areas in the United States. The greater NCT region provides Counties and Cities that work together and collectively provide a dynamic and fulfilling host of services and amenities. These will be highlighted in more detail in the following pages.

Counties

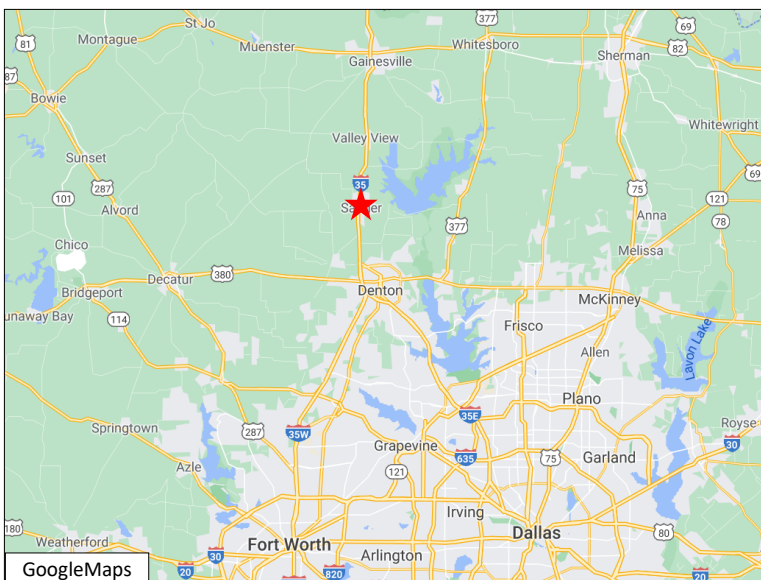
Following are Counties in the vicinity of Sanger.



County	2020 Estimate	Website
Collin	1,043,140	www.CollinCountyTX.gov
Cooke	40,903	www.co.cooke.tx.us
Dallas	2,591,820	www.DallasCounty.org
Denton	901,120	www.DentonCountyTexas.us
Grayson	135,311	www.Co.Grayson.TX.US
Jack	8,935	www.JackCounty.org
Montague	19,930	www.co.montague.tx.us
Parker	136,600	www.ParkerCountyTX.com
Tarrant	2,064,060	www.TarrantCounty.com
Wise	65,300	www.WiseCounty.com

Cities

Following are Cities in the vicinity of Sanger.



City / Town	2020 Estimate	Website
Argyle	4,310	www.ArgyleTX.com
Aubrey	5,380	www.AubreyTX.gov
Bowie	5218	www.CityofBowieTX.com
Bridgeport	6,190	www.CityofBridgeport.net
Corinth	22,160	www.CityOfCorinth.com
Dallas	1,314,610	www.DallasCityHall.com
Decatur	7,690	www.DecaturTX.org
Denton	138,250	www.CityofDenton.com
Fort Worth	873,130	www.FortWorthTexas.gov
Frisco	193,870	www.FriscoTexas.gov
Gainesville	16002	www.Gainesville.TX.US
Grapevine	52,980	www.GrapevineTexas.gov
Justin	4,620	www.CityOfJustin.com
Krum	5,120	www.ci.krum.tx.us
Lake Dallas	7,300	www.LakeDallas.com
Lewisville	107,120	www.CityOfLewisville.com
Little Elm	46,200	www.LittleElm.org
Plano	285,190	www.Plano.gov
Sanger	9,080	www.SangerTexas.org
Whitesboro	3,793	www.Whitesboro.org

TAXES

Ad-Valorem (Property) Tax Rates

Following are the ad-valorem tax rates per \$100 valuation for both real property and tangible business personal property (BPP) for the entirety of the municipal boundary:

All Taxing Jurisdictions (per \$100 valuation)	
City - Total	\$0.679100
Sanger ISD	\$1.197643
Denton County	\$0.224985
Total Property Tax Rate	\$2.101728

Following are Tax Rates for additional jurisdictions.

City / Town	Property Tax Rate per \$100 Valuation
Argyle	\$0.397500
Aubrey	\$0.541600
Bowie	\$0.544700
Bridgeport	\$0.626000
Corinth	\$0.545000
Dallas	\$0.776600
Decatur	\$0.649000
Denton	\$0.590454
Fort Worth	\$0.747500
Frisco	\$0.446600
Gainesville	\$0.696290
Grapevine	\$0.284271
Justin	\$0.650000
Krum	\$0.647489
Lake Dallas	\$0.644970
Lewisville	\$0.443301
Little Elm	\$0.649900
Pilot Point	\$0.584133
Plano	\$0.448200
Sanger	\$0.679100
Whitesboro	\$0.381375

County	Property Tax Rate per \$100 Valuation
Collin	\$0.174951
Cooke	\$0.309400
Dallas	\$0.243100
Denton	\$0.224985
Grayson	\$0.373540
Jack	\$0.435130
Montague	\$0.550000
Parker	\$0.283922
Tarrant	\$0.234000
Wise	\$0.699940

Primary Schools	
I.S.D.	Property Tax Rate per \$100 Valuation
Aubrey	\$1.568350
Denton	\$1.470000
Era	\$1.140000
Krum	\$1.391830
Pilot Point	\$1.268350
Sanger	\$1.197643
Slidell	\$1.070000
Valley View	\$1.272900

Sales and Use Tax Rates

Following are the sales and use tax rates for the entirety of the municipal boundary:

Sales Tax Rates	
City - General Fund	1.00%
City - Economic Dev. - A	0.50%
City - Economic Dev. - B	0.50%
State of Texas	6.25%
TOTAL	8.25%

Personal Income Taxes - Texas

There are no personal income taxes in the State of Texas.

Corporate Taxes - Texas

There are no Corporate Taxes in the State of Texas. There is however a Franchise Tax as follows.

- Franchise Tax: The Texas franchise tax is a privilege tax imposed on each taxable entity chartered/organized in Texas or doing business in Texas. Please see the following website for more information.

www.comptroller.texas.gov/taxinfo/franchise

DEMOGRAPHICS

Source: StatsAmerica.org based on U.S. Census Bureau, American Community Survey, latest 5-Year Estimates

Item	Sanger, TX		Denton County, TX		DFW Metro	
	Value	%	Value	%	Value	%
Population by Age, 2018						
Total	8,023	100%	807,047	100%	7,255,028	100%
Preschool (0 to 4)	622	7.80%	52,426	6.50%	510,877	7.00%
School Age (5 to 17)	1,435	17.90%	152,650	18.90%	1,404,621	19.40%
College Age (18 to 24)	776	9.70%	75,786	9.40%	667,701	9.20%
Young Adult (25 to 44)	2,295	28.60%	245,526	30.40%	2,102,861	29.00%
Adult (45 to 64)	1,935	24.10%	203,994	25.30%	1,786,641	24.60%
Older Adult (65 plus)	960	12.00%	76,665	9.50%	782,327	10.80%
Pop. by Race and Hispanic Origin, 2018						
Total	8,023	100%	807,047	100%	7,255,028	100%
American Ind. or Alaskan Native Alone	0	0.00%	3,742	0.50%	33,918	0.50%
Asian Alone	22	0.30%	66,753	8.30%	479,347	6.60%
Black Alone	506	6.30%	76,648	9.50%	1,126,696	15.50%
Native Hawaiian and Other Pac. Isl. Alone	0	0.00%	694	0.10%	7,380	0.10%
White Alone	7,141	89.00%	605,355	75.00%	5,012,939	69.10%
Two or More Race Groups	240	3.00%	28,606	3.50%	214,833	3.00%
Hispanic or Latino						
Total Hispanic or Latino	1487	18.50%	155,047	19.20%	2,077,311	28.60%
Mexican	1392	17.40%	119,170	14.80%	1,729,530	23.80%
Cuban	0	0.00%	1,558	0.20%	17,892	0.20%
Puerto Rican	0	0.00%	6,393	0.80%	51,280	0.70%
Other	95	1.20%	27,926	3.50%	278,609	3.80%
Educational Attainment, 2018						
Total Population 25 and Older	5,190	100%	526,185	100%	4,671,829	100%
Less Than 9th Grade	275	5.30%	18,773	3.60%	344,519	7.40%
9th to 12th, No Diploma	522	10.10%	20,837	4.00%	348,500	7.50%
High School Graduate (incl. equiv.)	1737	33.50%	95,181	18.10%	1,047,419	22.40%
Some College, No Degree	1,113	21.40%	117,536	22.30%	1,001,728	21.40%
Associate Degree	463	8.90%	39,855	7.60%	324,620	6.90%
Bachelor's Degree	803	15.50%	157,893	30.00%	1,050,820	22.50%
Graduate or Professional Degree	277	5.30%	76,110	14.50%	554,223	11.90%
Households, 2018						
Total Households	2,784	100%	283,250	100%	2,536,055	100%
Family Households	2,138	76.80%	200,447	70.80%	1,762,198	69.50%
Married with Children	654	23.50%	80,210	28.30%	611,203	24.10%
Married without Children	957	34.40%	80,180	28.30%	684,265	27.00%
Single Parents	351	12.60%	22,987	8.10%	256,237	10.10%
Other	176	6.30%	17,070	6.00%	210,493	8.30%
Non-family Households	646	23.20%	82,803	29.20%	773,857	30.50%
Living Alone	509	18.30%	64,070	22.60%	631,196	24.90%

Item	Sanger, TX		Denton County, TX		DFW Metro	
	Value	%	Value	%	Value	%
Housing units, 2018						
Total Housing Units	3,005	100%	299,885	100%	2,744,543	100%
Owner Occupied	1,835	61.10%	182,646	60.90%	1,512,190	55.10%
Renter Occupied	949	31.60%	100,604	33.50%	1,023,865	37.30%
Vacant For Seasonal or Rec. Use	221	7.40%	16,635	5.50%	208,488	7.60%
1-Unit (Attached or Detached)	2,363	78.60%	202,940	67.70%	1,729,392	63.00%
2 - 9 Units	205	6.80%	22,935	7.60%	265,509	9.70%
10 - 19 Units	55	1.80%	19,855	6.60%	186,320	6.80%
20 or more Units	45	1.50%	27,235	9.10%	265,759	9.70%
Built prior to 1940	76	2.50%	2,256	0.80%	76,580	2.80%
Commuting to Work, 2018	Value	%	Value	%	Value	%
Workers 16 years and over	4,151	100%	428,520	100%	3,565,380	100%
Car, truck, or van -- drove alone	3,531	85.10%	346,802	80.90%	2,881,700	80.80%
Car, truck, or van -- carpooled	393	9.50%	35,526	8.30%	346,277	9.70%
Public transportation (including taxicab)	15	0.40%	3,660	0.90%	51,132	1.40%
Walked	34	0.80%	5,773	1.30%	44,619	1.30%
Other means	37	0.90%	5,899	1.40%	50,701	1.40%
Worked at home	141	3.40%	30,860	7.20%	190,951	5.40%
Resident Occupations, 2018	Value	%	Value	%	Value	%
Employed civilian pop. 16 years and over	4,244	100%	436,490	100%	3,624,044	100%
Management, professional, and related	1,379	32.50%	202,551	46.40%	1,413,179	39.00%
Service	840	19.80%	59,492	13.60%	562,015	15.50%
Sales and office	930	21.90%	104,878	24.00%	838,805	23.10%
Farming, fishing, and forestry	7	0.20%	526	0.10%	5,839	0.20%
Constr., extraction, and maintenance	349	8.20%	26,677	6.10%	336,270	9.30%
Prod., transp., and material moving	739	17.40%	42,366	9.70%	467,936	12.90%
StatsAmerica is a service of the Indiana Business Research Center at Indiana University's Kelley School of Business. This initiative is funded in part by the U.S. Commerce Department's Economic Development Administration.						

K-12 EDUCATION

Following are the primary public school districts serving the greater Sanger region.

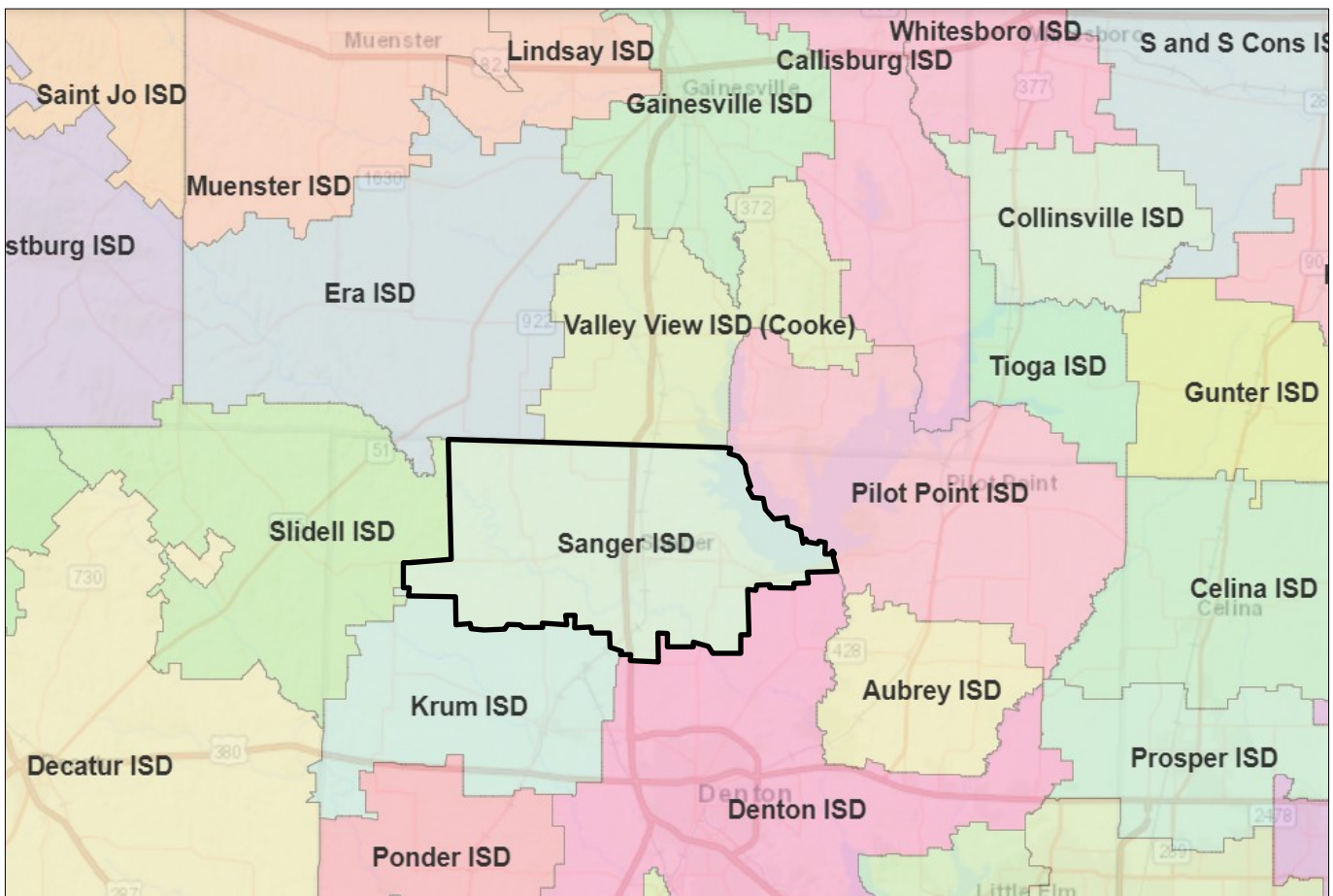
Primary Schools		
I.S.D.	Students Pre-K - 12	Website
Aubrey	2,485	www.AubreyISD.net
Denton	30,919	www.DentonISD.org
Era	479	www.eraisd.net
Krum	2,062	www.krumisd.net
Pilot Point	1,400	www.PilotPointISD.com
Sanger	2,635	www.sisd.sangerisd.net
Slidell	313	www.slidellisd.net
Valley View	884	www.vvisd.net

The region including and around the City of Sanger is served by several high-quality school districts as shown on the map below. For more information and specialized programs see the website provided.



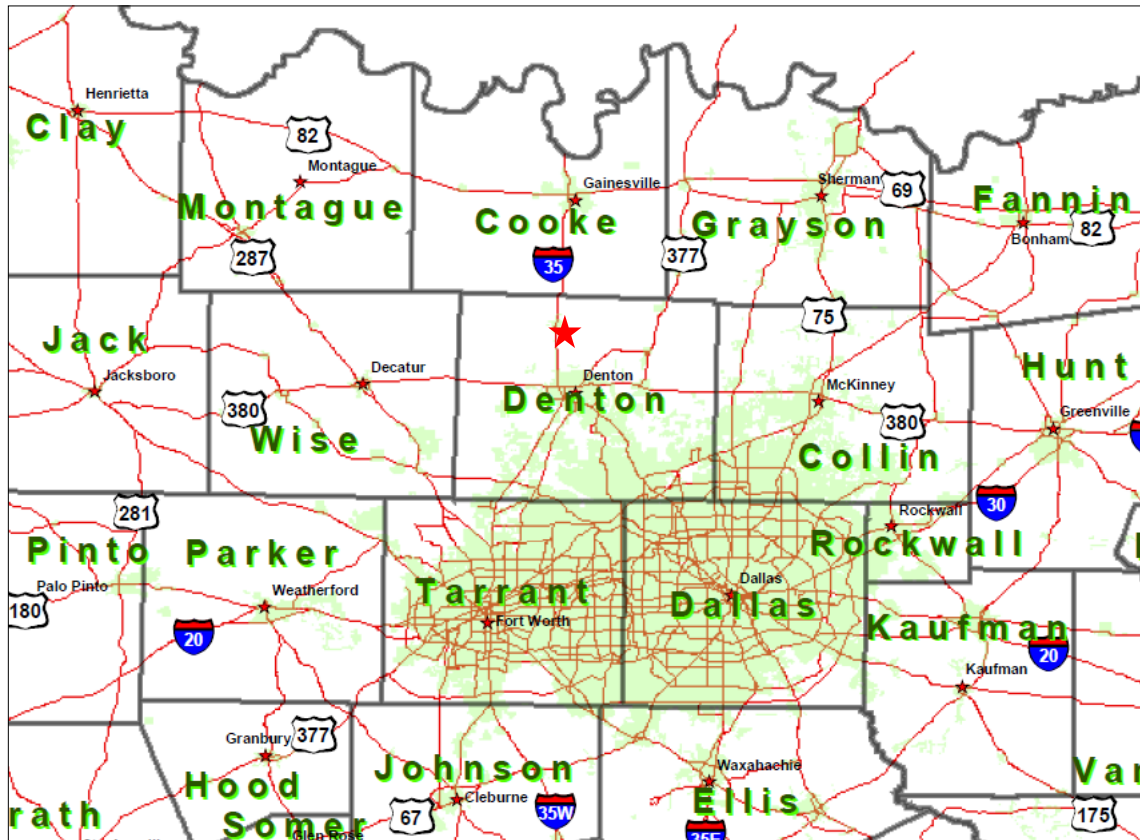
Sanger ISD Mission: To be a learning community, to engage, challenge, and inspire all students through innovative learning experiences.

Sanger ISD Values: • Pride & Tradition • Trust & Integrity • Faith & Community • Exploration & Ownership • Diversity & Uniqueness • High Academic Standards • Family Values • SISD Education Foundation awarded over \$1m in innovative grants • Employment Opportunities • Volunteer Opportunities • Substitute Opportunities



SECONDARY EDUCATION

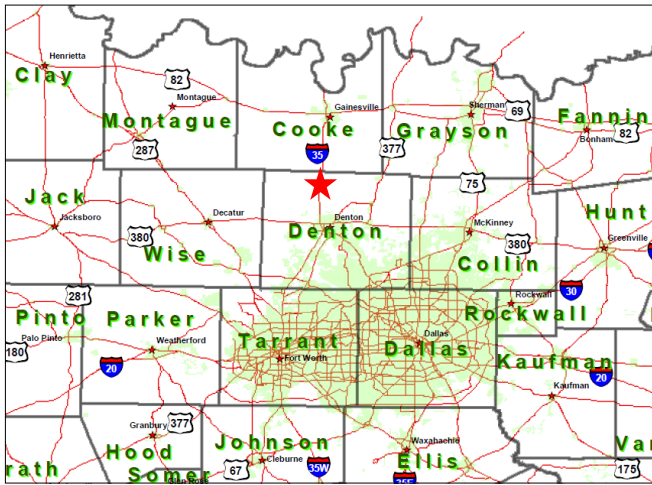
Our location allows for easy access to some of the best educational institutions in Texas. The types of institutions varies from smaller intimate atmospheres to internationally recognized systems with campuses throughout the State. Following is a summary of institutions within a short commute.



Secondary Education			
Institution	Enrollment	Website	County
Austin College	1,353	www.AustinCollege.edu	Grayson
Collin College	52,812	www.Collin.edu	Collin
Dallas Baptist University	5,445	www.DBU.edu	Dallas
Dallas Christian College	354	www.Dallas.edu	Dallas
Devry University-Texas	4,098	www.Devry.edu	Dallas
Grayson College	5,284	www.Grayson.edu	Grayson
NCTC - Gainesville	10,533 (all)	www.NCTC.edu	Cooke
NCTC - Industrial Tech. Center		www.nctc.edu/CTE/industech	Montague
North Central Texas College	6,550	www.NCTC.edu	Cooke
Southern Methodist University	11,739	www.SMU.edu	Dallas
Tarrant County College District	33,775	www.TCCD.edu	Tarrant
Texas Christian University	10,394	www.TCU.edu	Tarrant
Texas Wesleyan University	2,619	www.TXWES.edu	Tarrant
Texas Woman's University	15,655	www.TWU.edu	Denton
U.T. Arlington	39,714	www.UTA.edu	Tarrant
U.T. Southwestern Medical Center	3,673	www.UTSouthwestern.edu	Dallas
University of Dallas	1,471	www.UDallas.edu	Dallas
University of North Texas	37,973	www.UNT.edu	Denton
Weatherford College-Wise	5,629	www.WC.edu	Wise

HOUSING

Sanger is located in a beautiful part of Texas where it is desirable to live. Housing of all price-points can be found in Sanger or within a short commute.



County Housing Data

County	Housing Units ¹	# Sales	Average Price ²	Median Price ²
Collin	331,336	17,085	378,182	338,000
Cooke	15,368	453	300,203	229,000
Dallas	917,276	25,096	355,393	245,900
Denton	283,250	15,626	360,158	315,000
Grayson	47,957	2,046	211,177	184,000
Jack	3,160	50	225,789	169,500
Montague	7,995	227	199,805	155,000
Parker	44,255	2,758	306,309	281,300
Tarrant	698,995	28,254	289,005	242,000
Wise	22,080	952	295,610	265,500

Sources: ¹StatsAmerica

²MLS / Real Estate Center Tx A&M



Cooke County - \$279,000



Denton County - \$294,000



Source: Trulia

Sanger - \$302,450



Source: Trulia

Decatur - \$305,000



Sanger - \$279,900

Source: Trulia



Source: Trulia

Gainesville - \$173,000



Gainesville - \$330,000

Source: Trulia



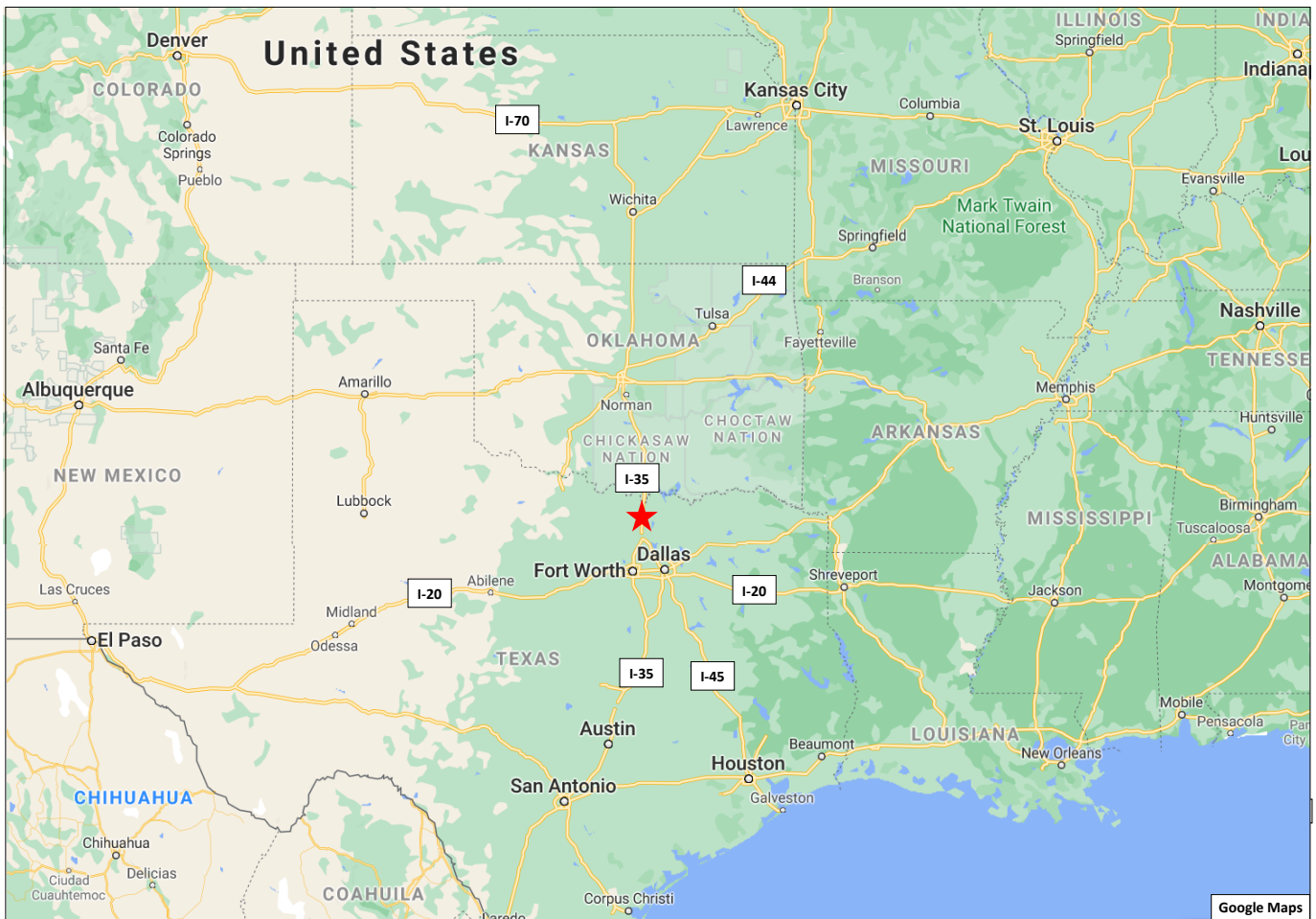
Source: Trulia

Valley View - \$724,900

TRANSPORTATION

Highways

Sanger's central Texas location provides for easy access to several markets via highways.



Following is an estimated drive time to important markets.

Destination	Miles	Drive Time
Dallas, TX	52	52 min.
Fort Worth, TX	45	44 min.
Oklahoma City, OK	155	2 hrs, 19 min.
Shreveport, LA	237	3 hrs, 30 min.
Austin, TX	234	3 hrs, 30 min.
Houston, TX	291	4 hrs, 27 min.
San Antonio, TX	313	4 hrs, 45 min.
Kansas City, MO	504	7 hrs, 11 min.
St. Louis, MO	626	9 hrs, 29 min.
El Paso, TX	646	9 hrs, 12 min.
Nashville, TN	712	10 hrs, 19 min.
Denver, CO	759	11 hrs, 30 min.

Interstate Connectivity

Sanger has excellent connectivity throughout the U.S. via the following Interstate highways.

- I-35 passes N-S through Sanger
- I-35 connects southbound to Austin and San Antonio
- I-35 to I-45 connects southbound to Houston
- I-35 to I-20 connects westbound to El Paso and eastbound to Shreveport and New Orleans
- I-35 connects northbound to Kansas City
- I-35 to I-44 northbound connects to St. Louis
- I-35 northbound to I-70 connects to Denver

TRANSPORTATION cont.

Sanger's central Texas location provides for access to some of the best airport facilities in the world.

DFW International Airport (DFW)

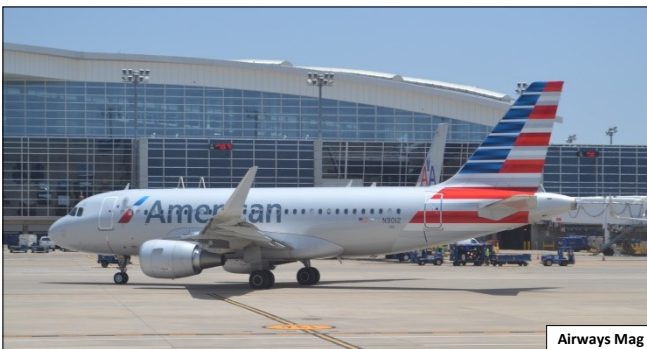
Sanger is approximately 40 miles from DFW International Airport, one of the largest commercial and passenger airports in the world.



DFW Airport

DFW Airport is located within a four-hour flight time of 95% of the U.S. population and currently ranks fourth among the world's busiest airports in terms of operations, and eighth in terms of passengers. Its central location is the focal point of one of the nation's largest intermodal hubs, connecting air, rail and interstate highway systems.

- www.DFWAirport.com
- 155 gates / 191 total destinations
- 20 airlines



Airways Mag

Miles	Area Airports	Call	Website	Longest Runway	Type	Surface	Gas	Lighted	Instr.
13	Denton Enterprise	DTO	www.CityofDenton.com	7,002	Muni.	Asphalt	Yes	Yes	Yes
23	Gainesville Municipal	GLE	www.gainesville.tx.us	6,001	Muni.	Asphalt	Yes	Yes	Yes
39	DFW International	DFW	www.DFWAirport.com	29,000	Intl.	Concrete	Yes	Yes	Yes
40	Addison Municipal	ADS	www.AddisonTexas.net/airport	7,200	Muni.	Asphalt	Yes	Yes	Yes
43	Fort Worth Meacham	FTW	www.Meacham.com	7,501	Intl.	Concrete	Yes	Yes	
45	McKinney National Airport	TKI	www.flytki.com	7,002	National	Concrete	Yes	Yes	Yes
49	Dallas Love Field	DAL	www.Dallas-LoveField.com	8,800	Intl.	Concrete	Yes	Yes	Yes

Central Time Zone

The central time zone allows for easy business communications and travel throughout the U.S.



Central Location

A central location in north Texas allows for easy flights throughout the U.S.

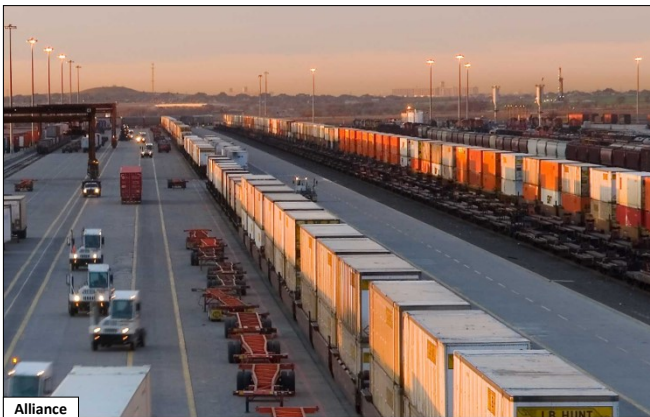


Destination	Miles	Flight Time
Oklahoma City, OK	155	50 min.
New Orleans, LA	554	1 hr, 25 min.
Denver, CO	759	1 hr, 55 min.
Chicago, IL	922	2 hrs, 10 min.
Miami, FL	1,394	2 hrs, 35 min.
Washington, DC	1,376	2 hrs, 45 min.
Las Angeles, CA	1,398	3 hrs, 5 min.
New York, NY	1,596	3 hrs, 10 min.
Portland, OR	2,002	4 hrs

TRANSPORTATION cont.

Alliance Global Logistics Hub: (817) 224-6000

- 9800 Hillwood Parkway, Suite 300
- Fort Worth, Texas 76177
- www.alliancetexas.com/global-logistics-hub
- BNSF Railway's Alliance Intermodal Facility
- Two Class I rail lines
- FedEx Southwest Regional Sort Hub
- Interstate Highway 35 from Mexico to Canada
- Texas Highways 114 and 170
- On-site ground handling and air cargo service
- FedEx Ground Sort Hub
- UPS Ground Sort Hub (Two in AllianceTexas)
- 20 minutes to DFW International Airport
- 29 miles to Sanger



Alliance



Alliance

Dallas Intermodal Terminal (DIT): (800) 877-5123

- 1550 Fulghum Road, Hutchins TX 75141
- www.up.com/customers/intermodal/intmap/dallas/wilmer/index.htm
- 360 acres
- 387,000 Lift Capacity and 4,100 Parking Stalls
- 10-Lane Automated Gate System Entrance
- State-of-the-Art Security
- Terminal Operations Systems
- 24-Hour, Seven-Day-a-Week Operations
- 4 Loading Tracks
- Repair Buildings
- Located within the Dallas Customs District
- Future Expansion
- 65 miles to Sanger



Dallas Intermodal Terminal

Intermodal Facilities / Inland Ports			
Miles	Facility	Address	Contact
35	Alliance Global Logistics Hub (BNSF)	9800 Hillwood Parkway, Suite 300, Fort Worth, Texas	(817) 224-6000
		www.alliancetexas.com/global-logistics-hub	
84	Dallas Intermodal Terminal (UP)	3701 South Interstate 45, Wilmer, TX 75172	(800) 877-5123
		www.up.com/customers/intermodal/intmap/dallas/wilmer/index.htm	
65	Dallas - Mesquite Intermodal (UP)	4100 Forney, Mesquite, TX 75149	(800) 877-5123
		https://www.up.com/customers/premium/intmap/dallas/mesquite/index.htm	
293	Houston (UP)	6800 Kirkpatrick Blvd., Houston, TX 77028	(800) 877-5123
		https://www.up.com/customers/premium/intmap/houston/settegast/index.htm	
326	San Antonio (UP)	13001 IH-35 South, Von Army, TX 78073	(800) 877-5123
		https://www.up.com/customers/premium/intmap/sait/index.htm	
465	Marion, AR (UP)	5500 Kuhn Road, Marion, AR 72364	(800) 877-5123
		https://www.up.com/customers/premium/intmap/marion/index.htm	

BUSINESS COMMUNITY

Existing Businesses

Sanger and the surrounding region are served by a good diversity of businesses providing products and services. The Economic Development Office maintains a spreadsheet listing of all the businesses in Sanger, currently including approximately 140 businesses. Following are highlights of the existing businesses.

Major Employers

Major Employers	
Business	Classification
Wal-Mart Distribution Center	Distribution
Sanger ISD	Education
Sam's Distribution Center	Distribution
City of Sanger	Government
A&W Productions	Manufacturing
Eikon Engineering	Professional
Babe's chicken	Restaurant
Super Save	Grocery
Hollingsworth Manufacturing	Manufacturing
North Texas Plastics	Manufacturing
Sanger Bank	Financial

Sanger Chamber & Visitor Center

www.SangerTexas.com

The mission of the Chamber is to enhance and strengthen our business community by promoting a thriving business environment and supporting all of the economic, commercial and educational welfare of the entire Sanger area without prejudice. By maintaining a professional, working partnership, we are dedicated to serving as a catalyst in uniting the voices of our members and our community through encouraging leadership and continuity throughout the Sanger area with a prosperous future in mind.

Business Support / Promotion

Several programs are implemented by the Chamber, the City or the Economic Development Corporations to help support the existing businesses in the area. Examples include:

- Chamber: Quarterly Mixers, Ambassador Program and Monthly Networking Luncheons
- EDC – Property Enhancement Grant, Promotional and Community Event Grants, Incentives

Downtown

Sanger's charming, historic downtown is filled with a collection of structures dating back to the early 1800's. The Sullivan Senior Center is the oldest building in Sanger and was built in 1890. The former Opera House, now home to several retail shops and the Sanger Chamber of Commerce, was built in 1910 and was used as a movie theatre for silent movies. The Wilfong Building was built in 1917 and now houses several businesses. Historic downtown is home to a number of locally owned businesses, boutiques, professional services, city offices, a candy shop, restaurants and a beautiful park that attracts Sanger residents and visitors alike. The famous Babe's Chicken opened in 2003 and is located across the street from the oldest church building in Sanger that was built in 1906, and Bolivar Street Barbeque was featured in Texas Monthly as a must stop BBQ restaurant in North Texas. Downtown Sanger is also the gathering place for many community events like Sanger Sellabration and the annual Christmas Parade.



Religion

There are a variety faith-based facilities in Sanger including Baptist, Church of Christ, Methodist, Pentecostal, Non-Denominational, Catholic and other faiths within a short drive of Sanger.

Restaurants

Sanger and the surrounding area offer a wide variety of restaurants to choose from, you can find anything from sizzling steaks and delicious pasta dishes to fried barbeque egg rolls and great Tex-Mex.

Retailers

You can find plenty of retail establishments including fitness centers, salons and barbershops, hardware and auto parts, appliances, home décor and fish and ski shops. And if you're in need of something extra a short 10 minute drive to Denton adds an abundance of shops and available items.

BUSINESS COMMUNITY cont.

Healthcare Facilities

Healthcare services are available both in Sanger as well as just down I-35 to comprehensive full-service facilities.

Texas Health Presbyterian Denton



Texas Health offers compassionate and comprehensive care for virtually any stage of life. Physicians on the medical staff, clinicians and volunteers are all called to care, and stand ready to promptly assist when your needs arise.

Medical City Denton



Medical City Healthcare is one of the region's largest, most comprehensive health care providers and includes 16 hospitals, 8 off-campus emergency rooms, 12 ambulatory surgery centers, 5,200 active physicians and 14,500 employees in the Dallas-Fort Worth area.

Local Healthcare Facilities			
Name / Website	Address	Phone	Type
Calhoun Family Medicine n/a	1650 W Chapman Dr #500, Sanger, TX	(940) 458-2044	Family Practice
Red Bird Manor n/a	1906 W Chapman Dr, Sanger, TX	(940) 458-0645	Assisted Living
Premier Independent Physicians n/a	1630 W. Chapman Drive, Sanger, TX		
Regional Healthcare Facilities			
Texas Health Presbyterian Hospital Denton https://www.texashealth.org/locations/texas-health-denton Services include: Back & spine, behavioral health, cancer / oncology, fitness centers, heart & vascular, neurosciences, orthopedics, primary care, rehabilitation, sports medicine, and women's services. We also house the only Level III designated Neonatal Intensive Care Unit (NICU) in Denton, offering advanced neonatal care to our tiniest patients.	3000 N Interstate 35, Denton, TX 76201	(940) 898-7000	Hospital
Medical City Denton https://medicalcityhealthcare.com/locations/medical-city-denton/ Specialties include: bariatric surgery, breast health, cardiology, emergency care, imaging services, neurological care, orthopedic care, physical therapy and rehabilitation, spine care, stroke, surgery, and women's care.	3535 S Interstate 35, Denton, TX 76210	(940) 384-3535	Hospital
Baylor Scott & White Emergency – Aubrey https://bit.ly/2zftBgY At Baylor Scott & White Emergency Hospital, you will see a physician within minutes. Our professional team will treat your condition with speed, compassion and medical expertise.	26791 US-380, Aubrey, TX 76227	(972) 347-2525	Emergency

BUSINESS COMMUNITY cont.

Hotel & Lodging Facilities

The greater Sanger region has a variety of hotel and lodging facilities to accommodate your stay or business needs.

Holiday Inn Express & Suites

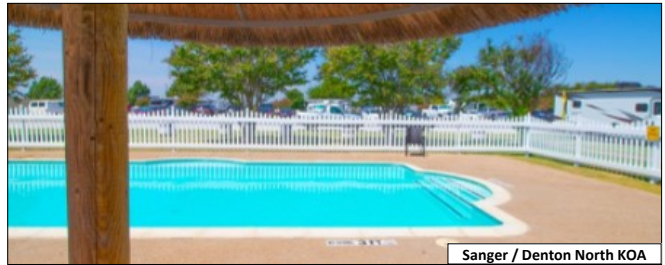
Welcome to the Holiday Inn Express & Suites. We welcome you to our brand new product!



Sanger Inn



Discover the charm and convenience of this engaging small town in our centrally located hotel in Sanger, TX, Sanger Inn. Just off I-35 and less than 40 minutes from Dallas/Fort Worth International Airport (DFW),

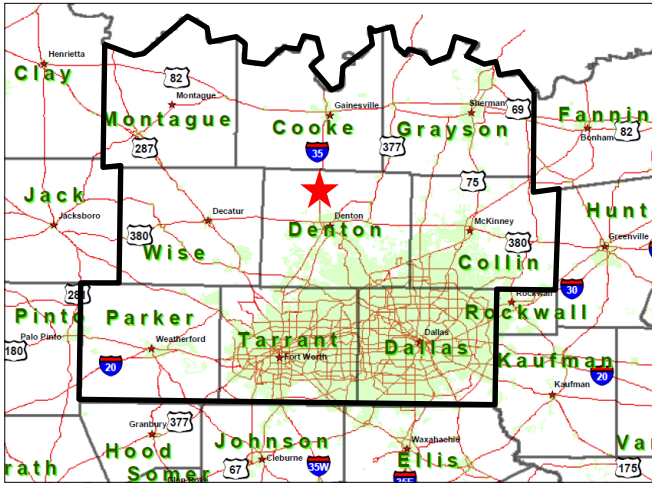


Local Hotel & Lodging Facilities					
Name / Website	Address	Phone	Type	Rooms	
Holiday Inn Express & Suites Denton - Sanger https://www.ihg.com/holidayinnexpress/hotels/us/en/sanger/dfwsg/hoteldetail?cm_mmc=GoogleMaps--EX--US--DFWSG Free Express Start Breakfast, WIFI, meeting room, fitness center, pool, laundry, business center	600 N Stemmons St, Sanger, TX	(940) 777-0321	Hotel	77	
Sanger Inn http://www.sangerinn.com/#/ HDTV, FREE WiFi, DirecTV, work desk, coffeemaker, microwave and mini fridge!	1400 N Stemmons St, Sanger, TX	(940) 458-7910	Hotel	29	
Wagon Master RV Park http://www.wagonmasterrv.com/ Full hook-ups (20, 30 & 50 amp), water and sewer, laundry facility, community kitchen, workout space, nice pool, free mail service, a community room for park socials, stock pens for overnight horse guests, dog corrals for off-leash play and on-site owners.	3926 FM 455 W., Sanger, TX	(940) 458-0077	RV Park	102	
Indian Village Campground http://indianvillagecampground.com/ With 34 campsites available we can accommodate small to large rigs. We offer nightly, weekly and extended stay rates. Our new building houses, the office, bathrooms, and laundry.	1806 N. Stemmons, Sanger, TX	(940) 458-0677	RV Park	34	
Sanger / Denton North KOA https://koa.com/campgrounds/sanger/ 50 max amp, 90' max length, pool, fishing, dog park, snack store, pavilion, wi-fi, playground, firewood, showers, propane	13037 I-35, Sanger, TX 76266	(940) 458-5979	RV Park	168	
Regional Hotel & Lodging Facilities					
OYO Hotel Valley View TX U.S. 77 https://www.oyorooms.com/us/97261-oyo-hotels-oyo-hotel-valley-view-tx-u.s. WiFi, covered parking, TV, AC	1000 I-35, Valley View, TX	(628) 228-0330	Hotel		
Lone Star Lodge & Marina https://www.lonestar-lodge.com/ on Lake Ray Roberts, wedding venue, microwave, mini refrigerator, coffee maker, flat screen TV with DirectTV, telephone	2200 FM 1192, Pilot Point, TX	(940) 686-0261	Hotel		
WoodSpring Suites Denton https://www.woodspring.com/extended-stay-hotels/locations/texas/dallas pet-friendly, no smoking; laundry room, kitchen	4505 N Interstate 35, Denton, TX	(940) 387-3400	Ext Stay		
Holiday Inn Express & Suites Denton-Unt-Twu https://www.ihg.com/holidayinnexpress/hotels/us/en/denton/dtowu/hoteldetail?cm_mmc=GoogleMaps--EX--US--DTOWU free Express Start Breakfast, WIFI,	4485 I-35, Denton, TX 76207	(940) 808-0600	Hotel		
La Quinta Inn & Suites by Wyndham Denton https://www.wyndhamhotels.com/laquinta/denton-texas/la-quinta-denton-university-drive hot tub, pool, free parking	4465 N Interstate 35, Denton, TX	(940) 808-0444	Hotel		

WORKFORCE

Availability

An estimate of workforce availability is summarized in the following table and includes persons 18-64 in the following Counties: Collin, Cooke, Dallas, Denton, Grayson, Jack, Montague, Parker, Tarrant, and Wise.



Workforce Estimate by Age Group			
County	18-24	25-44	45-64
Collin	76,626	272,683	246,007
Cooke	3,433	9,044	10,546
Dallas	250,073	780,820	604,098
Denton	75,786	245,526	203,994
Grayson	11,093	30,554	34,046
Jack	903	2,328	2,241
Montague	1,421	4,115	5,202
Parker	10,527	30,935	36,610
Tarrant	189,330	578,496	495,279
Wise	5,253	15,781	17,960
TOTALS:	624,445	1,970,282	1,655,983
Source: StatsAmerica		TOTAL:	4,250,710

Unemployment

The unemployment rate for Denton County can be found at any time using www.Tracer2.com as provided by the Texas Workforce Commission.

Wages - www.TexasWages.com

Wages for Specific Occupational Categories (SOC) can be found at the link above.

Local Workforce Development Areas

The Texas Workforce Commission (TWC) has divided the State of Texas into twenty-eight (28) Local Workforce Development Areas (LWDA). These areas are serviced by Workforce Development Boards that provide job training, leads and childcare. www.twc.texas.gov

Sanger and Denton County are part of the North Central Texas LWDA (#4) but are adjacent to and



surrounded by several LWDAs as shown on this LMCI map.

Considerable additional information and mapping is available from the TWC Labor Market and Career Information (LMCI) Department, (866) 938-4444 www.LMCI@twc.state.tx.us on each of the LWDA.

- 3-North Texas
- 4-North Central Texas
- 5-Tarrant County
- 6-Dallas County
- 7-Northeast Texas
- 8-East Texas
- 25-Texoma

North Central Texas LWDA - <https://dfwjobs.com/>

Our mission is to advance business-driven solutions that promote economic growth, opportunity and a skilled workforce.

RECREATION - LEISURE

Parks & Open Space

The City of Sanger Parks Department works in conjunction with the Parks Board and the Keep Sanger Beautiful Board to coordinate and develop park facilities, recreational opportunities, and special events. The Parks and Recreation Department is responsible for maintaining 87 acres consisting of a sports complex, parks, 2 miles of trails, ball fields, public land and public buildings. The Parks Department also coordinates the use of City facilities with various soccer, softball, and baseball associations and community groups.

Recreational Programs

Recreational associations provide programs for little league baseball, softball, football, track, and basketball. Baseball and softball are played at A City parks and track runs in conjunction with us by using our TAAF membership as a governing body.



Local Parks - Lakes - Open Space		
Name / Website	Location / Address	Notes
Sanger Sports Park https://www.sangertexas.org/page/parks_sanger_sports_park 40 acre park that includes a 3 field softball complex, 2 concession stands, restrooms, picnic areas, grills, playground, 2 pavilions, 3 acre fishing pond, and 1.5 mile concrete walking path.		Owned / managed by City of Sanger
Switzer Park https://www.sangertexas.org/page/parks_switzer_park Splash pad, baseball practice field, walking trail, playground, pavilion, grill, horseshoe pits, sand volleyball, basketball court, tennis court, and a community center.	Corner of Freese St and Austin St.	Owned / managed by City of Sanger
Railroad Baseball Park https://www.sangertexas.org/page/parks_railroad_baseball Four-diamond baseball complex with a batting cage, concession stand, restrooms, and picnic tables.	600 Railroad Avenue	Owned / managed by City of Sanger
Downtown Park https://www.sangertexas.org/page/parks_downtown Gazebo, veteran's memorial, playground, picnic tables, and benches.	Downtown Sanger	Owned / managed by City of Sanger
Kammie Patten Park https://www.sangertexas.org/page/parks_kammie_patten Climbing bars, swings, picnic tables, grills, and a basketball court.	201 Railroad Avenue	Owned / managed by City of Sanger
Quail Run Park https://www.sangertexas.org/page/parks_quail_run 7.5 acres, two playground systems one for 2-5 years and one for 5 years and up, benches, picnic tables, grills and a 6 goal concrete basketball court.	Teal Street in Quail Run Nbhd	Owned / managed by City of Sanger
Duck Creek Park https://www.sangertexas.org/page/parks_duck_creek 4.5 acres, undeveloped lot with rolling terrain.	Duck Creek Rd.	Owned / managed by City of Sanger
Regional Parks - Lakes - Open Space		
Lake Ray Roberts https://tpwd.texas.gov/state-parks/ray-roberts-lake State Park: Isle du Bois Unit	100 PW 4137, Pilot Point, TX	
Lake Ray Roberts Marina http://www.rayrobertsmarina.com/ Wet & Dry Boat Slip, Overnight Slips, Service Center, Fuel Dock, Night Security, Private Restrooms, Private Showers, Private Launch Ramp, Marine Pump Out, Complete Convenience & Ships Store, RV Park, Fishing Pier, Pontoon Boat Rentals, Kayak Rentals	1399 Marina Circle, Sanger, TX	(940) 458-7343
Lake Texoma https://tpwd.texas.gov/fishboat/fish/recreational/lakes/texoma/ http://www.lake-texoma.org/ https://www.laketexoma.com/ Lake Texoma is one of the largest reservoirs in the United States. Lake Texoma is surrounded by two huge state parks as well as dozens of other parks, marinas, and outdoor retreats. This a phenomenal lake for fishing, camping, hiking, and recreational boating.	Red River impoundment on TX-OK border	Managed by US Army Corps of Engineers, (903) 465-4990

RECREATION - LEISURE cont.

Lake Ray Roberts - www.TexasParksWildlife.com

Lake Ray Roberts is just 5 minutes east of Sanger off Hwy 455 and offers fun on water and land. On water, you can swim, boat, fish, ski, scuba dive and snorkel. On land, you can camp, picnic, hike, bike, geocache, and study nature.

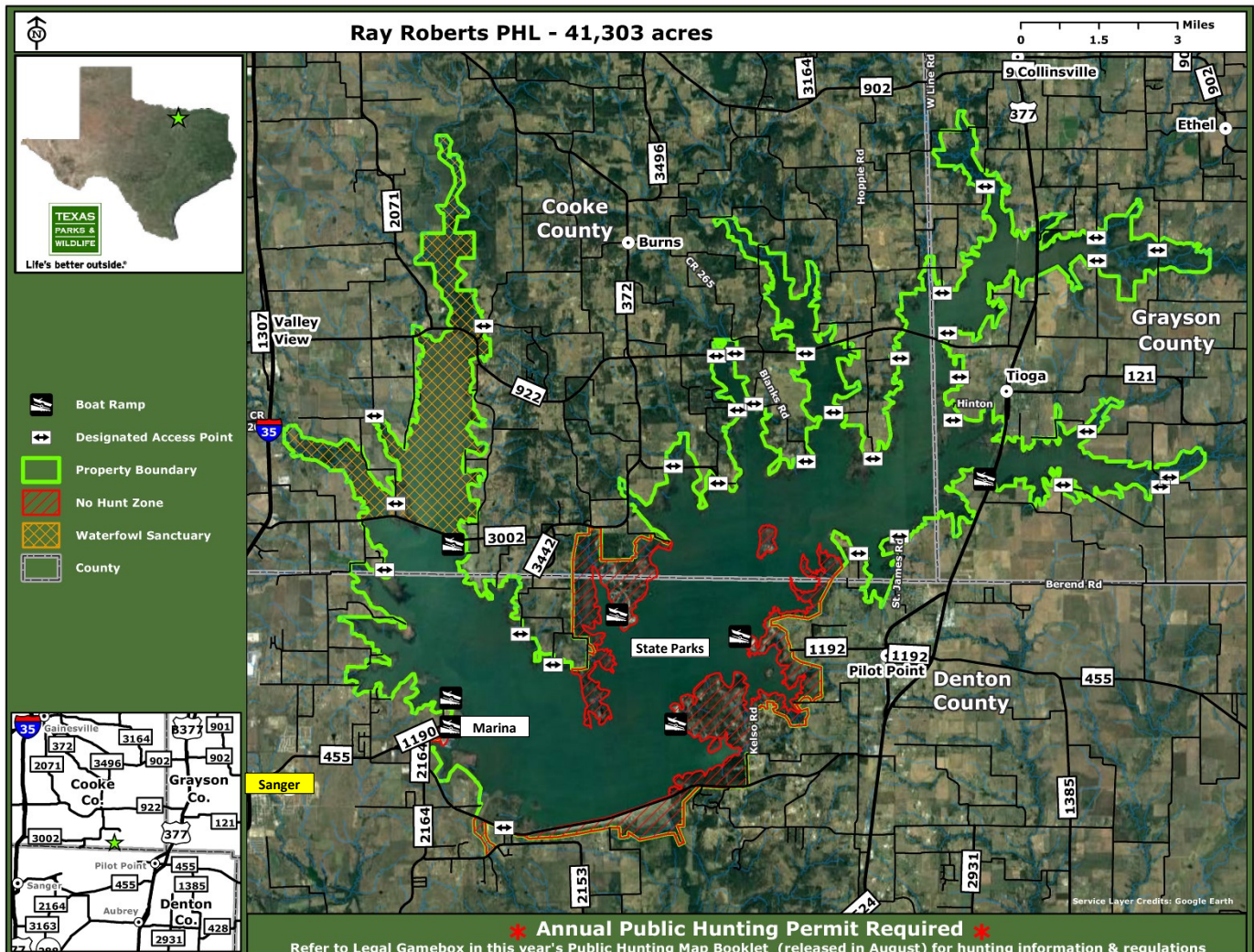
Lake Ray Roberts has 29,000 acres of water and is the 6th largest lake in Texas, larger than Lewisville, Grapevine and Eagle Mountain Lakes. You will find Lake Ray Roberts to be less crowded and more family oriented than other area lakes. There is plenty of open water for wake boarding, tubing or sailing and plenty of coves to enjoy. Lake Ray Roberts hosts several major bass tournaments and 8 to 10 lb. black bass are common.

Ray Roberts Marina - www.RayRobertsMarina.com

Ray Roberts Marina is just off Hwy 455 before the dam. Amenities include: Wet & Dry Boat Slips, Service Center, Fuel, Security, Launch Ramp, RV Park, Fishing Pier, and pontoon / kayak rentals.



Ray Roberts Marina



Map compiled by the Texas Parks & Wildlife Department. No claims are made to the accuracy of the data or to the suitability of the data to a particular use. This is not a surveyed product.

RECREATION - LEISURE cont.

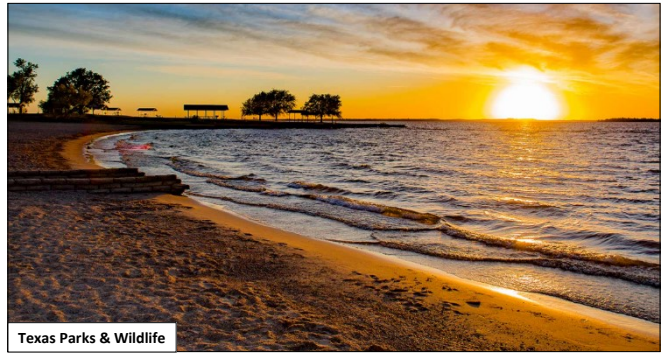
Lake Ray Roberts State Parks

Lake Ray Roberts includes a State Park with two separate units as noted below.

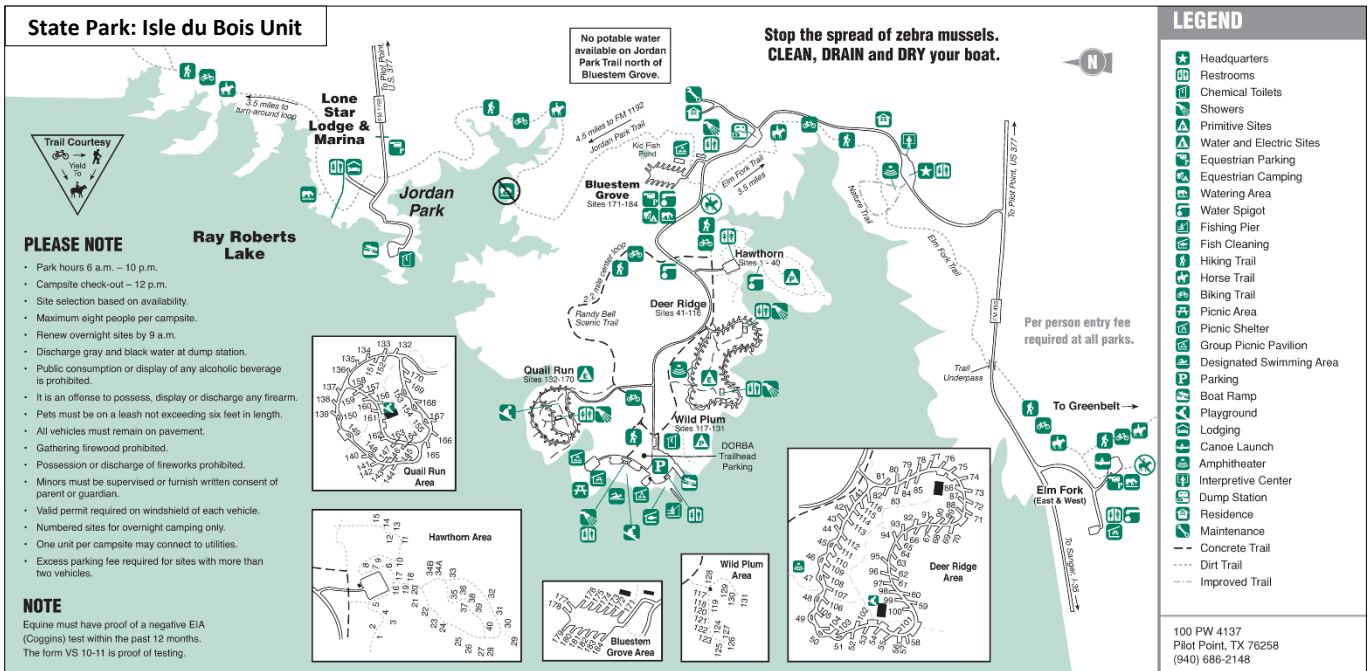
- <https://tpwd.texas.gov/state-parks/ray-roberts-lake>

Isle du Bois Unit: 100 PW 4137 Pilot Point, TX
(940) 686-2148

Johnson Branch Unit: 100 PW 4153, Valley View,
(940) 637-2294



Texas Parks & Wildlife



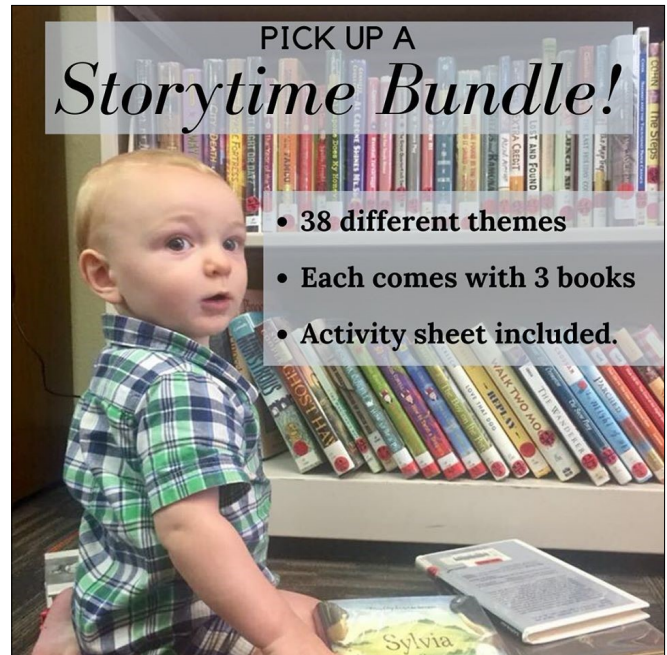
RECREATION - LEISURE cont.

Attractions & Entertainment

Sanger is home the Sanger Museum and other attractions and entertainment venues as shown below. As well, being this close to the DFW Metroplex provides access to world-renowned cultural and professional sports activities.



Sanger Museum



Local Attractions & Entertainment			
Name / Website	Address	Phone	Type
Sanger Museum Operated by the Sanger Area Historical Society, the museum is located on the downtown square and open every Saturday. You can find historical information about all the historical sites in Sanger.	511 N. 5th Street, Sanger, TX	(559) 392-0815	Museum
Sanger Public Library www.SangerLibrary.org Includes more than 23,000 items, plus cardholders can access hundred of thousands of additional items through 11 other area libraries in the North Texas Library Consortium. We also offer a full slate of programs and special events that are free and open to the public.	501 Bolivar Street, Sanger, TX	(940) 458-3257	Library
Veteran Memorial - Downtown Dedication: 1979 - A memorial to Sanger community American war veterans stands on the grounds of Downtown Park, which is between, Main Street, Elm and North Fourth Street.	Bolivar Street, Sanger, TX		Memorial
Morton Museum of Cooke County www.MortonMuseum.org The place to find historical information about the people, area and places of Cooke County.	210 S Dixon St, Gainesville, TX	(940) 668-8900	Museum
Frank Buck Zoo http://www.gainesville.tx.us/108/Frank-Buck-Zoo Frank Buck Zoo is a small zoo founded in 1930 and located in the 30 acre Leonard Park in Gainesville, Texas. The zoo started as the Gainesville Community Circus in 1930. It is home to more than 130 animals.	1000 W California St, Gainesville, TX	(940) 668-4539	Zoo
Regional Attractions & Entertainment			
Fort Worth Botanic Garden www.FWBG.com Gift shop, tours, meeting space, Japanese Garden	3220 Botanic Garden Blvd., Fort Worth, TX	(817) 463-4160	Botanic Garden
Amon Carter Museum of American Art www.CarterMuseum.org The Carter collection celebrates the breadth and depth of American art, from early daguerreotypes to site-specific installations by contemporary artists. Founded around Amon G. Carter Sr.'s extensive collection of works by Frederic Remington and Charles M. Russell	3501 Camp Bowie Blvd., Fort Worth, TX	(817) 738-1933	Museum
Modern Art Museum of Fort Worth www.TheModern.org The Modern Art Museum of Fort Worth is a leader in collecting, showing, and interpreting art from the 1940s to the present.	3200 Darnell Street, Fort Worth, TX	(817) 738-9215	Museum
Fort Worth Zoo www.FortWorthZoo.org Nationally acclaimed Fort Worth Zoo is a pioneer in using natural habitats	1989 Colonial Parkway, Fort Worth, TX	(817) 759-7555	Zoo

RECREATION - LEISURE cont.

Community Events

The Sanger Parks & Recreation department holds several community events for families to enjoy. Come and join in on the fun.

- Annual Easter Egg Hunt: This annual event is held at the Sanger Sports Park (Porter Park) and features over 5,000 eggs filled with candy and prizes, including a jelly-bean counting contest
- Movies in the Park: Movies in the Park several times throughout the year
- Mother / Son Dance: Annual Mother & Son Valentine Dance located at the historic Presbyterian Church
- Concerts in the Park: Concerts in Sanger Sports Park (Porter Park) several times a year
- Fun Runs: Annual Halloween Trick or Trot 5K and Monster Fun Run, TINEY Triathlon for ages 2-7 and the Coffee Run in Historic Downtown
- Annual freedom Fest: A family fun free event with free food, watermelon, games, water bounce houses, a patriotic bike parade and tons more. Event is held at Switzer Park.
- Kid Fishing Derby: This event is held at the Sanger Sports Park (Porter Park) and is open to children ages 4 to 15. Trophies are awarded for 1st, 2nd, and 3rd place for the biggest fish
- Christmas Parade: Hosted by the Sanger, TX Parks and Recreation. This annual event takes place in downtown with an evening full of Fun. The event kicks off with a reading of Twas the Night Before Christmas, followed by a Tree Lighting Ceremony and Parade.

Sanger Area Chamber of Commerce Events

The Sanger Area Chamber of Commerce also holds several community events for families to enjoy. www.sangertexas.com

- Annual Sanger Sellabration: Annual event held on the last Saturday in October in downtown. This free event is filled with lots of vendors, food trucks, games and live entertainment. This is the biggest event held in Sanger.
- Safe Spook: Downtown businesses give out candy to trick or treaters on the spookies day of Halloween. There is also a costume contest and pumpkin decorating contest in the downtown park.
- Monthly Networking Luncheons: Held on the fourth Wednesday of the month.

Regional Events

There are many major events held throughout the



Texas Motor Speedway



Alliance Air Show

Regional Events			
Name / Website	Location Held	Organized By	Type
Texas Motor Speedway www.TexasMotorSpeedway.com O'Reilly Auto Parts 300 NASCAR XFINITY Series Race; Autotrader EchoPark Automotive 500 & SpeedyCash.com 400 NASCAR Double Header; Goodguys Car Show; Ducks Unlimited Expo; Texas Indy 300 NTT IndyCar Series Double Header; Lonestar Corvette Nationals; SpeedyCash.com 400 NASCAR Camping World Truck Series Race; NASCAR All-Star Cup Series Race	3545 Lone Star Cir, Fort Worth, TX	TMS Partners	Motor Race / Events
Alliance Air Show www.AllianceAirShow.com The Bell Fort Worth Alliance Air Show is dedicated to creating a vibrant air show that gives back to the community and supports, sustains and grows our region's aviation legacy by honoring our military and veterans, raising funds for local nonprofit organizations in the Dallas-Fort Worth area and engaging and inspiring the future generation to explore a career in aviation.	2221 Alliance Boulevard, Fort Worth, TX	Fort Worth, Hillwood	Air Show

City Contacts				
Mayor	Thomas Muir	940-458-7930	tmuir@sangertexas.org	www.SangerTexas.org
City Manager (Interim)	Jeriana Staton	940-458-7930	citymanager@sangertexas.org	www.SangerTexas.org
City Secretary (Interim)		940-458-7930	citysecretary@sangertexas.org	www.SangerTexas.org
Finance Director	Clayton Gray	940-458-7930	finance@sangertexas.org	www.SangerTexas.org
Public Works Director	Jim Bolz	940-368-2962	JBolz@sangertexas.org	www.SangerTexas.org
Recreation & Events Coord.	Jennifer Shumate	940-458-2059	parksandrecreation@sangertexas.org	www.SangerTexas.org
Director Of Development Svcs	Ramie Hammonds	(940) 458-2059	rhammonds@sangertexas.org	www.SangerTexas.org
Economic Devel. Dir.	Shani Bradshaw	(940) 458-2059	sbradshaw@sangertexas.org	www.SangerTXEDC.org
Building Official	Ramie Hammonds	(940) 458-2059	rhammonds@sangertexas.org	www.SangerTexas.org
Police Chief (Interim)	Jonathan Perkins	940-458-7444	police@sangertexas.org	www.SangerTexas.org
Fire Chief	David Pennington	940-458-7595	fire@sangertexas.org	www.SangerTexas.org
County Contacts				
County Judge	Andy Eads	940-349-2820		www.DentonCounty.gov
Precinct Commissioner	Hugh Coleman	940-349-2810		www.DentonCounty.gov
County Administrator	Sandy Hardy	940-349-2300		www.DentonCounty.gov
Tax Collector	Michelle French	940-349-3500		www.DentonCounty.gov
State Contacts				
Governor	Greg Abbott	(512) 463-2000		www.Gov.Texas.gov
Comptroller	Glenn Hegar	(512) 463-4444	-	www.Comptroller.TX.gov
Economic Devel. Mgr.	Adriana Cruz	(512) 936-9405	adriana.cruz@gov.texas.gov	www.governor.state.tx.us
Tx Com. on Env. Quality		(512) 239-1000	ac@tceq.texas.gov	www.tceq.texas.gov
Workforce Contacts				
Texas Workforce Comm.	Ed Serna	(512) 463-2222	edward.serna@twc.state.tx.us	www.twc.state.tx.us
TWC-NORTEX WDA		(940) 322-1801	-	www.ntxworksolutions.org
TWC-North Central Tx WDA				
Utility Contacts				
Water - City	Jim Bolz	940-458-2571	JBolz@sangertexas.org	-
Boliver Water Supply Comp.		940-458-3931	Bolivar-info@bolivarwatersc.com	www.BolivarWaterSC.com
Sewer - City	Jim Bolz	940-458-2571	JBolz@sangertexas.org	-
Waste Connection		(877) 592-5030	-	www.WasteConnections.com
Sanger Electric Services	Mike Prater	940-458-2064	electric@sangertexas.org	-
Atmos Gas		214-733-5145	-	www.AtmosEnergy.com
CoServe		940-321-7800	-	www.coserv.com
<i>See Page 5 for Phone / TV / Internet Utilities</i>				
Miscellaneous Contacts				
Chamber of Commerce	Debbie Reaves	(940) 458-7702	chamber@sangertexas.com	www.SangerTexas.com
ISD Superintendent	Dr. Tommy Hunter	940-458-7438	tommy.hunter@sangerisd.net	www.SangerISD.net