

FOR LEASE

# NEW SAGINAW BLVD RETAIL

1005 N Saginaw Blvd | Saginaw, TX



# VISION

COMMERCIAL REAL ESTATE



8,000 SF Retail  
Coming Soon

Barrett England

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VISIONCOMMERCIAL.COM

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PRICE | CONTACT BROKER PROPERTY AREA | 1,500—4,500 SF



## PROPERTY HIGHLIGHTS

- 👁️ New construction retail center
- 👁️ Endcap with drive-thru & patio availability
- 👁️ Traffic Count of 42,086 Vehicles Per Day at N Saginaw Blvd and E Bailey Boswell
- 👁️ Expected delivery third quarter 2023

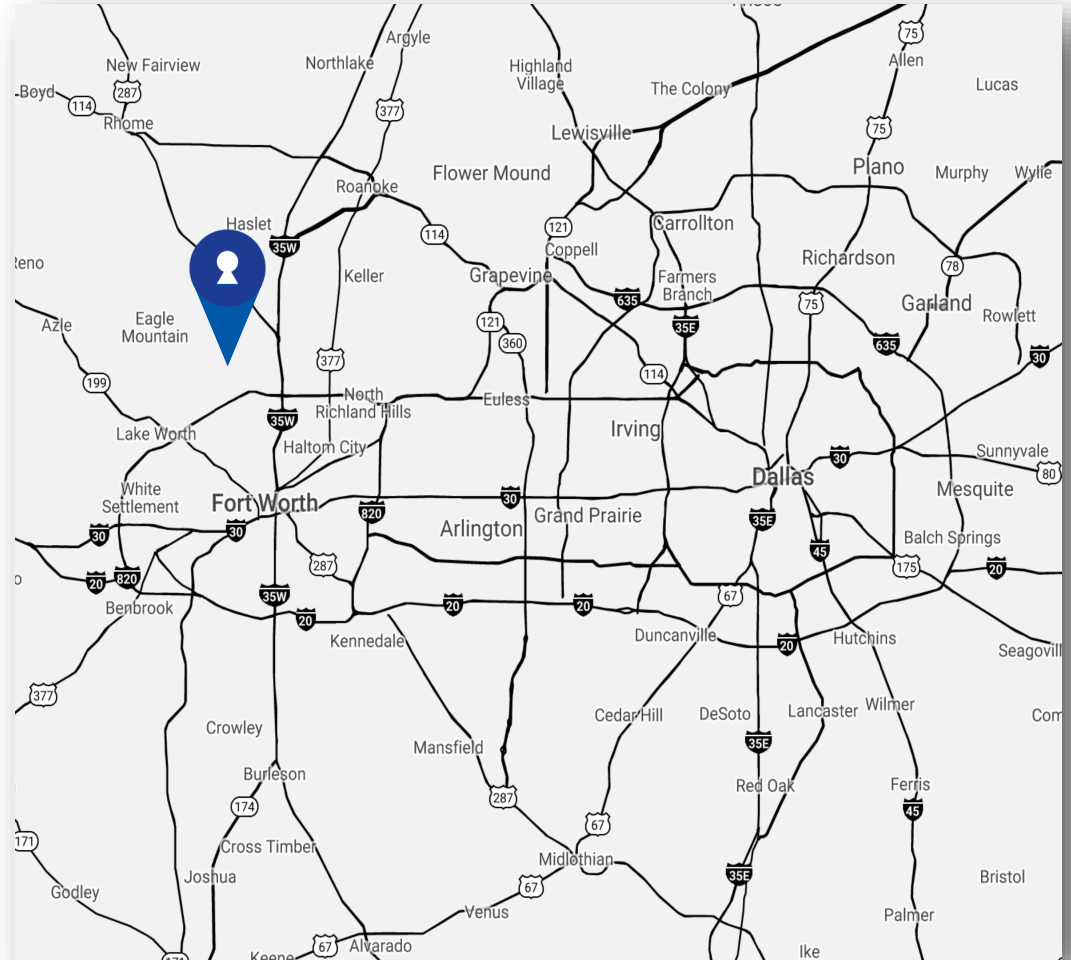
## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	8,586	35,626	73,424	167,238
EMPLOYEES	2,474	6,409	15,357	45,881
AVG HH INCOME	\$89,152	\$91,387	\$91,263	\$88,544
POPULATION GROWTH	2.14%	2.56%	3.12%	2.62%

\*STDBOnline.com 2022

## TRAFFIC COUNT

42,086 VPD at N Saginaw Blvd & E Bailey Boswell





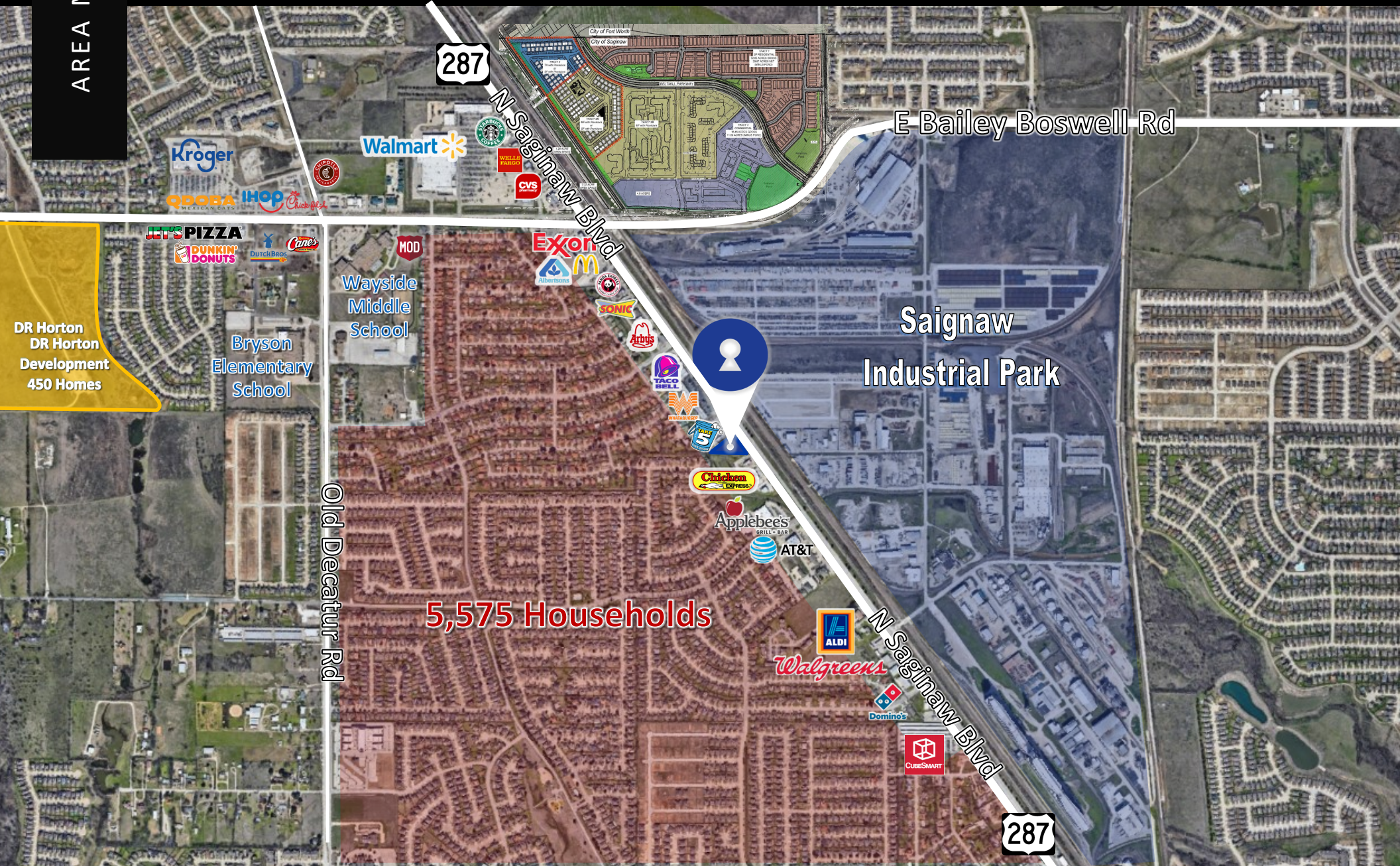
**PROPOSED LEGEND**

PROPOSED BUILDING	
PROPERTY LINE	
STD. IF CONCRETE CURB	
PARKING SPACE COUNT	
CONCRETE SIDEWALK	

<b>SITE</b>	
SITE NAME	North Saginaw
LOCATION	1017 North Saginaw BLVD
PARCEL AREA	42,872 sq. ft.
ZONING	Community Commercial (CC)
<b>PARKING</b>	
REQUIRED SPACES:	35 required spaces, 2 ADA
PROPOSED SPACES:	35 spaces, 2 ADA
<b>BUILDING SETBACKS</b>	
FRONT YARD SETBACK:	20'
SIDE (E&W) SETBACK:	10'
REAR SETBACK:	N/A
<b>LANDSCAPE BUFFERS</b>	
FRONT BUFFER:	15'
SIDE (E) BUFFER:	N/A

**CONCEPTUAL PLAN NOTES:**  
 CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THE SITE AS SHOWN. BOWMAN DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.  
 NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SPRAWN HEREON.  
 THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.  
 PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.





DR Horton  
DR Horton  
Development  
450 Homes

5,575 Households

Saignaw  
Industrial Park

287

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



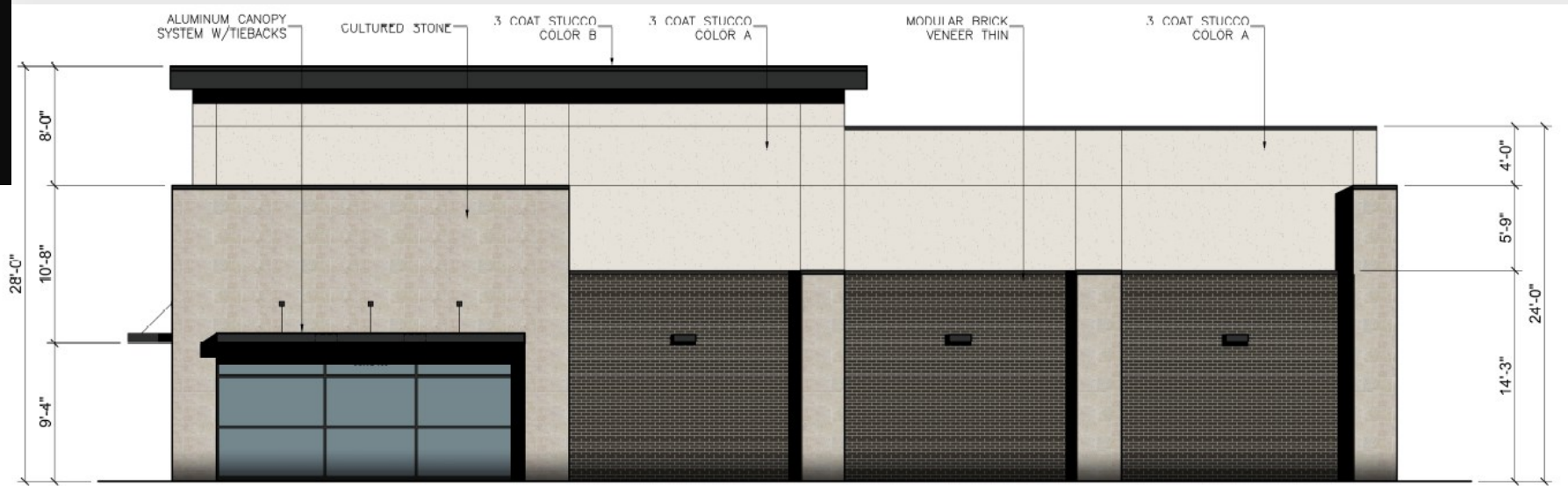


1 - (NORTH) FRONT ELEVATION SCALE 3/16"=1'-0"

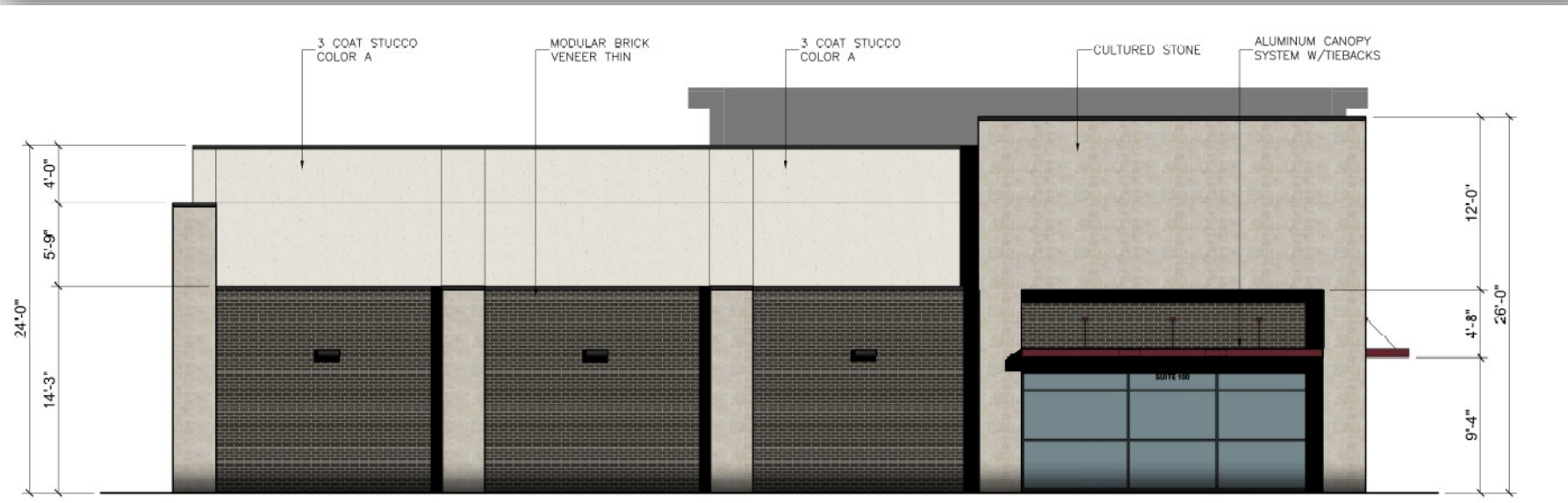


2 - (SOUTH) BACK ELEVATION SCALE 3/16"=1'-0"





1 (WEST) SIDE ELEVATION SCALE 3/16"=1'-0"



2 - (EAST) SIDE ELEVATION SCALE 3/16"=1'-0"





Kroger  
DUNKIN' DONUTS  
Chick-fil-A  
DUTCH BROS  
CHIPOTLE  
JET'S PIZZA  
IHOP  
QDOBA MEXICAN EATS  
Cane's

E Bailey Boswell Rd

Walmart



N Saginaw Blvd

AT&T  
Pet Me Plus

Applebee's  
GRILL + BAR

Chicken EXPRESS

TAKE 5  
CAR WASH

WHATABURGER

ANYTIME FITNESS

TACO BELL

Arby's

SONIC

McDonald's



**COMMERCE**

250+ Major Companies & Headquarters

70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)  
 #1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)  
BLS, Dec. 2021

4 **Global 500 Companies**  
Fortune, 2021  
 9 **World's Most Admired Companies**  
Fortune, 2022  
 22 **Fortune 500 Companies**



**DFW AREA GROWTH**

**+328**

people per day (2020)



**1,302,041**

added in 2010-2020

**7,694,138**

TOTAL POPULATION

**11,200,000**

Population by 2045

4TH LARGEST METRO IN U.S.

OVER 200 CITIES

Suites F1-F13

50%

LOWER COST OF LIVING

With a lower cost of living than the top three U.S. Metros.

+7.2%

EMPLOYMENT GROWTH

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations



**HIGHER EDUCATION**

Three **Research 1 Universities**



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions

15 Major Universities Including:



**HEALTH CARE**

138 HOSPITALS & FACILITIES with Acute Care

32 MAJOR HOSPITALS

23 HEALTHCARE SYSTEMS



# INFORMATION ON 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 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 parties to a real estate transaction honestly and fairly.

## 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)