

**FOR LEASE**

# Shops of Saginaw

1029 N Saginaw Blvd | Saginaw, TX 76179



## SPACE AVAILABLE

**750 - 2,700 SF**

## PRICING INFORMATION

**\$16.00 PSF  
(NNN - \$5.12)**

## LOCATION

**SWC of N Saginaw  
Blvd & Park Center**

## AREA RETAILERS



- 👁️ 41,000 Square Foot, High Visibility Retail Center located on N Saginaw Blvd
- 👁️ Combined Traffic Count of over 156,000 Vehicles Per Day from North Saginaw Boulevard and North East Loop 820
- 👁️ Monument Signage Available for Tenants
- 👁️ Average Household Income of \$99,000
- 👁️ Opportunity for a Restaurant with Patio Space Available
- 👁️ City and Landlord Incentives for Restaurant with Patio Build-out

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
Average HH Income	\$100,645	\$102,561	\$106,676	\$88,544
2018-2023 Annual Rate	1.90%	2.35%	2.93%	2.46%
Traffic Count	45,000 VPD from N Saginaw Blvd & E Bailey Boswell Rd			

\*STDBonline.com 2018

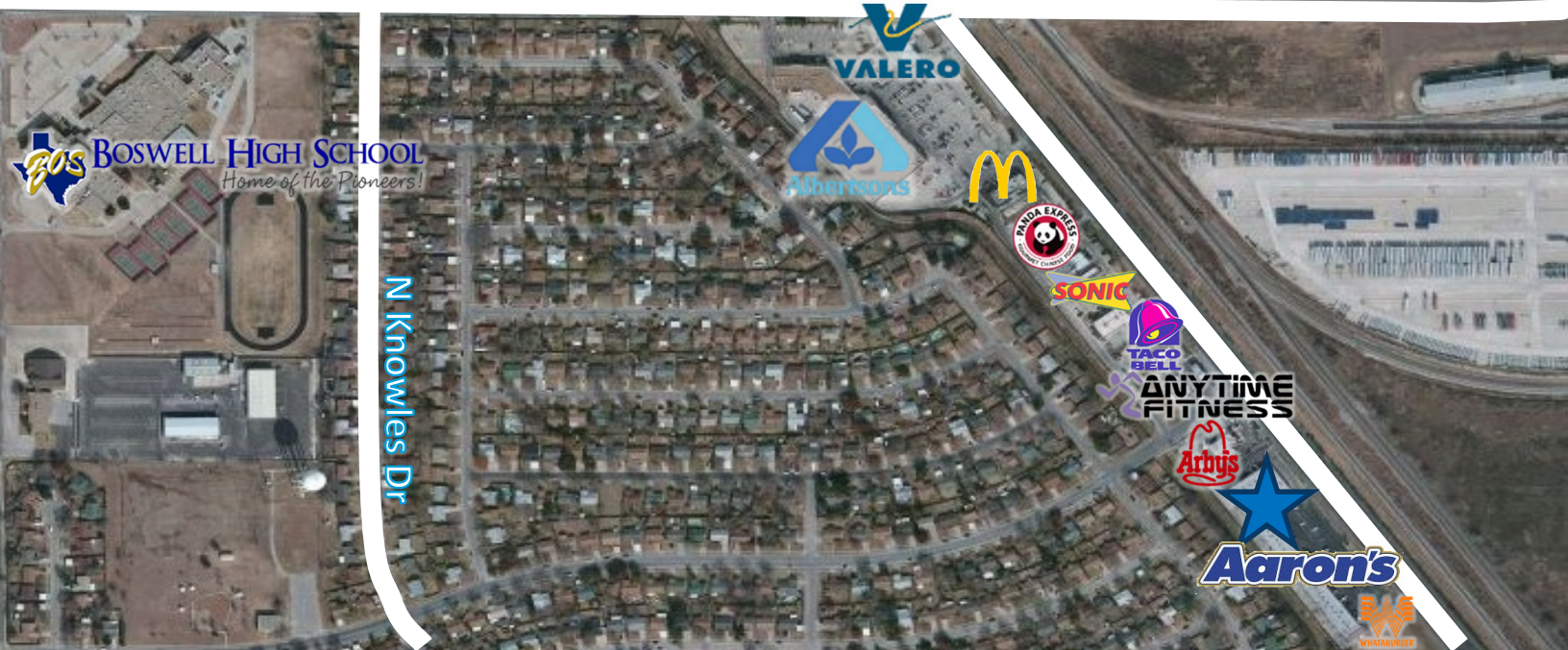
**Barrett England | 817-841-9875 | Info@VisionCommercial.com | VisionCommercial.com**

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# 1029 N Saginaw Blvd

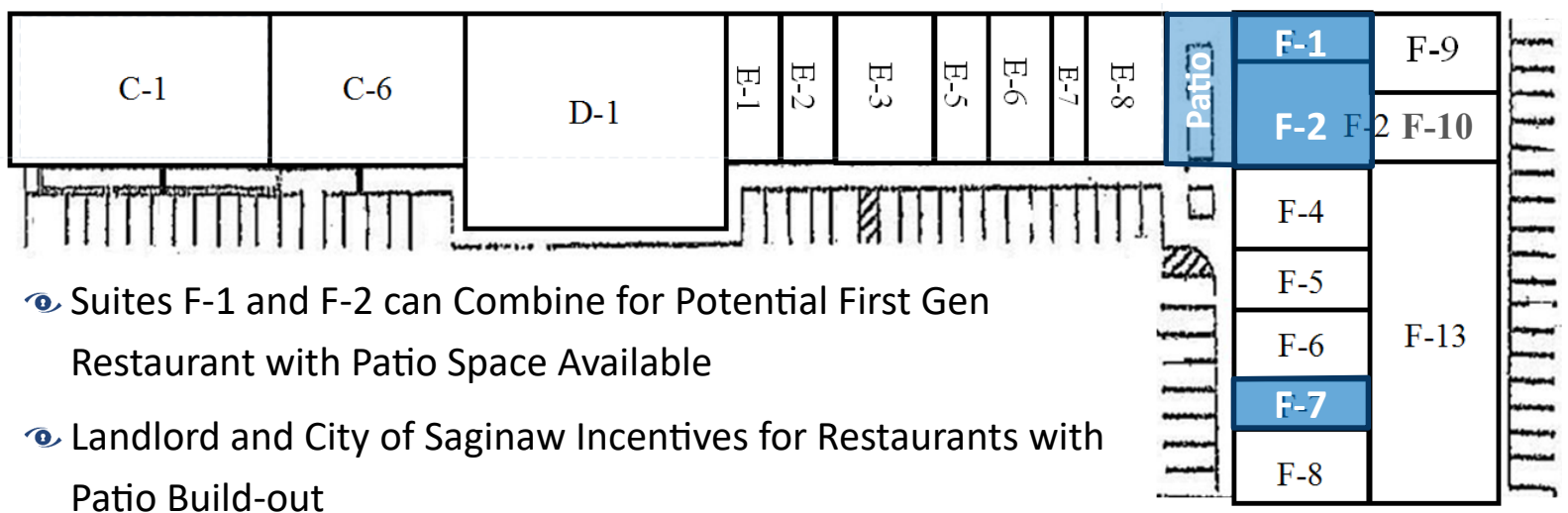
High Visibility Shopping Center with Easy Access from N Saginaw Blvd





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High Visibility Shopping Center with Easy Access from N Saginaw Blvd

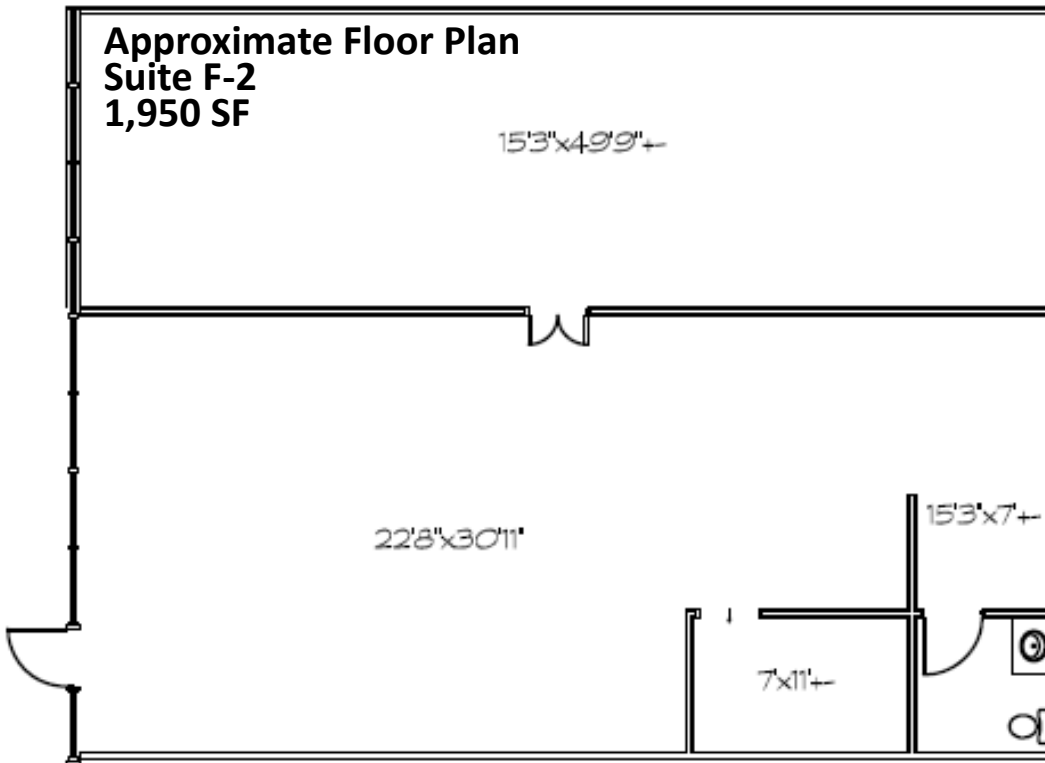
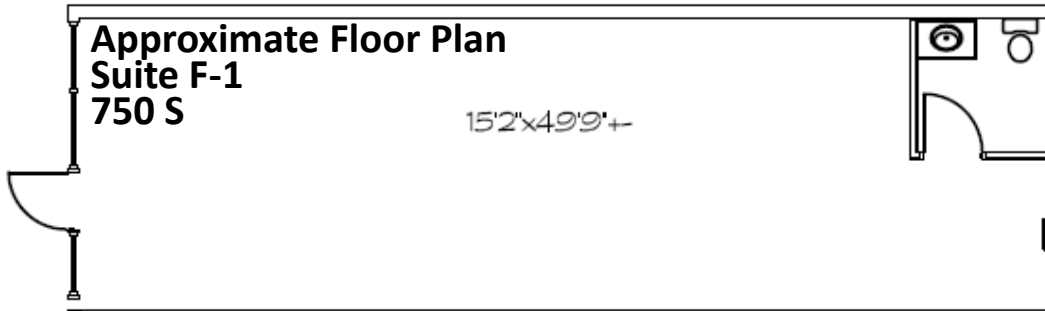


- Suites F-1 and F-2 can Combine for Potential First Gen Restaurant with Patio Space Available
- Landlord and City of Saginaw Incentives for Restaurants with Patio Build-out
- Potential Patio Renderings Displayed Below



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## AVAILABILITIES

Suite	Details	Space
C-1	Pulido's Restaurant	5,000
C-6	Eagle Point Bar & Grill	4,000
D-1	Aaron's	7,070
E-1	My Cleaners	1,000
E-2	Donuts	1,000
E-3	Eagle MT Saginaw	2,000
E-5	New - Salon	1,000
E-6	H&R Block	1,250
E-7	Art Nails	800
E-8	Painting with a Twist	2,000
F-1	Available	750
F-2	Available	1,950
F-4	Ice Cream Gallery	1,000
F-5	Mr. Jim's Pizza	1,000
F-6	Lead Heads Gum Store	1,200
F-7	New - Cricket Wireless	800
F-8	Ace Cash Express	1,000
F-9	Flower Shop	1,000
F-10	1st Class Nails	1,200
F-13	Anytime Fitness	6,000



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# THE LANDLORD OF CHOICE FOR SMALL BUSINESS CHAMPIONS

*Baceline Investments is committed to the success of our tenants, regardless of size. We are proud to offer unique and custom programs to support small businesses unlike any other landlord.*

- 1 Personal Service:** When you work with Baceline you get a personal team; leasing, | construction, property management and a community event planner. Our goal is to improve your business. We pride ourselves on providing personal service and support you can count on.
- 2 Partnership:** Community involvement goes a long way. Baceline organizes and markets events at every shopping center to drive new shopper traffic & encourage community loyalty. In addition, Baceline assists with digital marketing campaigns to boost sales for all retailers in our centers.
- 3 Green Programs:** Baceline offers programs that not only help the environment, but they help the pocketbook - something every small business owner can appreciate.



Baceline  
Investments LLC

INVESTING IN OUR COMMUNITIES  
[www.bacelineinvestments.com](http://www.bacelineinvestments.com)

# 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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