



Saginaw Commons

514 S. Saginaw Boulevard | Saginaw, TX

LEASING

(817) 927-0050

Restaurant

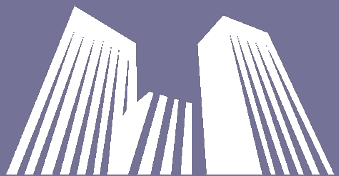
Retail

Office

Medical

AVAILABLE

9,000 RSF Endcap



Woodcrest Capital, LLC
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Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Saginaw Commons is a highly visible 58,930 square foot property located on Main Street in Saginaw, which is a major arterial through Saginaw. The exterior facade of Saginaw Commons was updated in 2006 to match the development in the nearby areas.



Type	Retail
NNN's	\$3.31
Lease Rates	Call for Rates

Traffic Counts	
Saginaw Boulevard	43,242 VPD



- 58,930 Square Foot Retail Center
- Frontage on Main Street
- Rapidly Growing Market Area
- Excellent Visibility
- Exterior Face Lift in 2006
- Large Parking Field

Demographics	1-mile	3-mile	5-mile
Population	5,998	26,723	38,548
Households	2,666	10,574	14,963
Average HH Income	\$63,504	\$70,451	\$78,548

*Demographic information taken from CoStar Realty information 2017 demographic



Palomino Drive

W. Southern Avenue

510	Dollar General
514B	Mexican Grocery Store
518	Edge Fitness Center
520-100	Wing Stop
520-200	Ensure Dental Care
522	Peace of Mind Home Furnishing
524-100	Barber Shop
524-200	Metro PCS
524-300	Church
528	Finance Company
530	Crossroads Church
	Nail Salon
548	AVAILABLE +/- 9,000 RSF



S. Main Street

PROPERTY AERIAL



SITE



WOODCREST CAPITAL, LLC

Approved by the Texas Real Estate Commission for Voluntary Use

Texas Law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with

The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date