

FOR LEASE

SHOPS OF SAGINAW

1029 N Saginaw Blvd | Saginaw, TX



VISION
COMMERCIAL REAL ESTATE



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VISIONCOMMERCIAL.COM

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PRICE | **\$24 PSF + NNN (est. \$7.14)** PROPERTY AREA | **1,200 - 3,080 SF**

PROPERTY HIGHLIGHTS

- 👁️ 1,000 In-line 2nd gen retail available
- 👁️ Over 42,000 cars per day on Saginaw Blvd
- 👁️ New tenants include Atheneum Cider Bar, Bag O' Crab Seafood Restaurant, and Indian Rainbow Grill
- 👁️ Average Household Income of over a \$91,000 within 2 miles

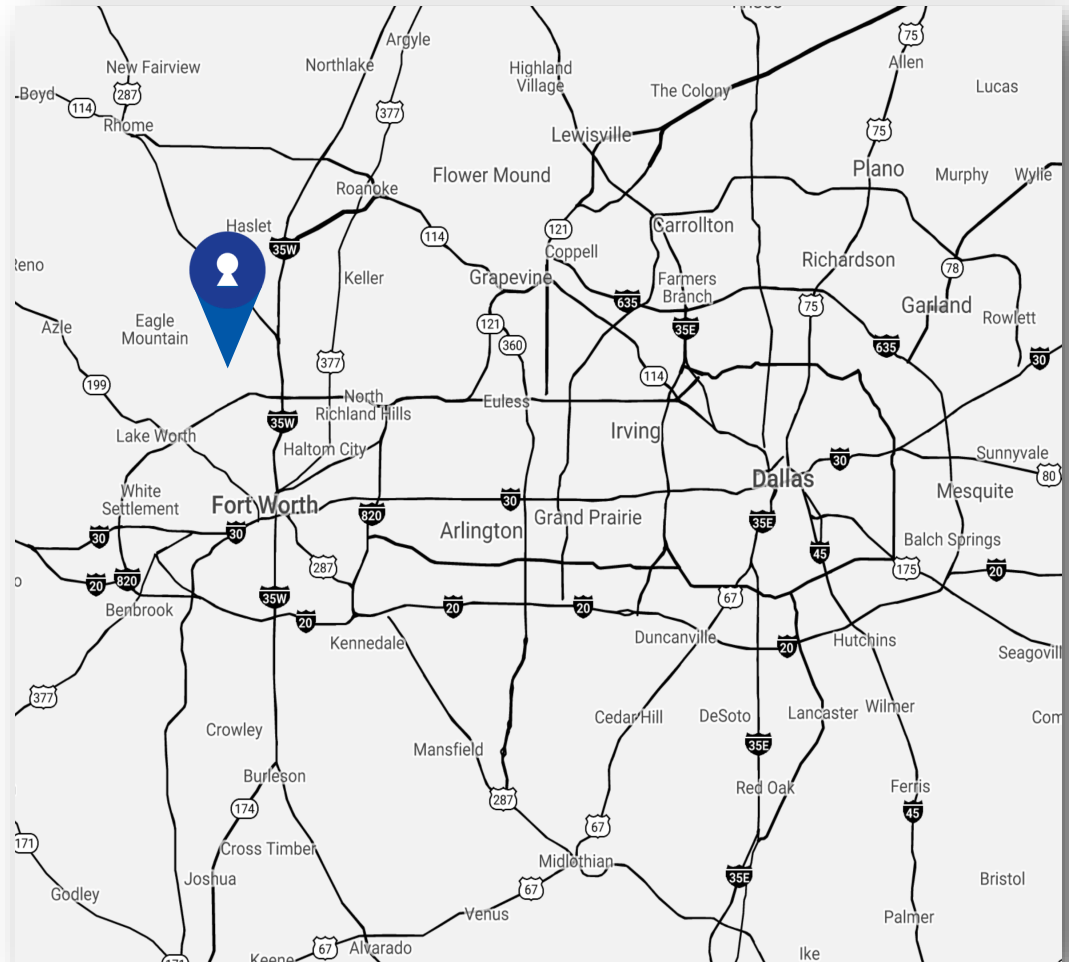
DEMOGRAPHICS

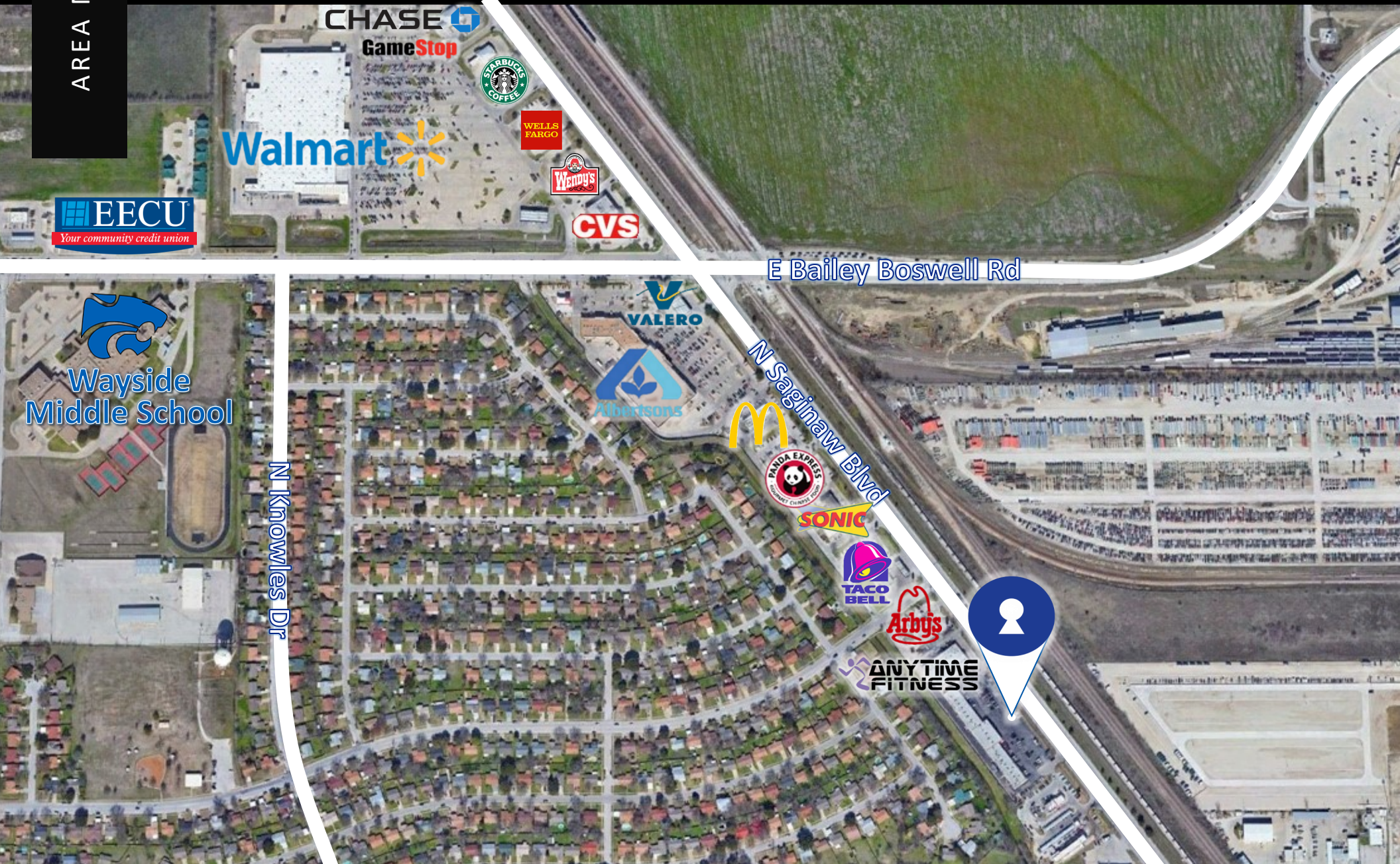
	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	8,586	35,626	73,424	167,238
EMPLOYEES	2,474	6,409	15,357	45,881
AVG HH INCOME	\$89,152	\$91,387	\$91,263	\$88,544
POPULATION GROWTH	2.14%	2.56%	3.12%	2.62%

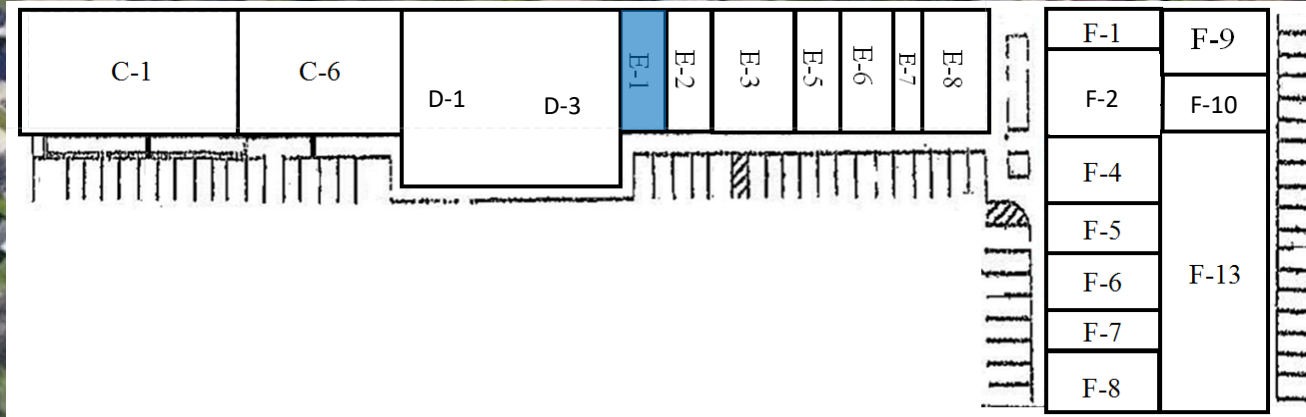
*STDBOnline.com 2022

TRAFFIC COUNT

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







SUITE	TENANT	SF
C-1	Bag O Crab Seafood Restaurant	5,000
C-6	Eagle Point Bar & Grill	4,000
D-1	Indian Rainbow Grill	3,080
D-3	Art Nails	3,927
E-1	AVAILABLE	1,000
E-2	Donuts	1,000
E-3	Centrum Health	2,000
E-5	Farmers Insurance	1,000
E-6	H&R Block	1,250
E-7	Smoke Shop	800
E-8	Feng Cha	2,000

SUITE	TENANT	SF
F-1	Saginaw Nutrition	750
F-2	Atheneum Cider	1,950
F-4	Ice Cream	1,000
F-5	Mr. Jim's Pizza	1,000
F-6	Gun Store	1,200
F-7	Cricket Wireless	800
F-8	Ace Cash Express	1,000
F-9	Flower Shop	1,000
F-10	Chiropractor	1,200
F-13	Anytime Fitness	6,000



INFORMATION ON BROKERAGE SERVICES



Information About 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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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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Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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