





For Lease

9000 sqft



 **4601 PARK VIEW HILL LANE, SAGINAW, TX 78179**

PROPERTY FEATURES

-  With **proximity to I-820 and Highway 35W**, businesses here enjoy easy accessibility.
-  Directly across from Willow Creek Elementary and an upcoming **Pinnacle Montessori academy**, businesses benefit from substantial foot traffic, with added exposure from the adjacent Exxon station.
-  With a **traffic count of 6,552** on Park View Hill Lane in 2019, and projections indicating an increase due to ongoing suburban development.
-  Positioned at the entrance to the Marine Creek Hills community, boasting an average home price of \$420K, the **retail serves the affluent population** of Saginaw and Tarrant County.

RETAIL STRIP

PROPOSED

1800 - 9000

SqFt (Coldshell condition)

\$28 PSF

(Base Rent)

NNN \$10 psf

TIA \$20 psf

Lease Term: **5 yrs**

AVAILABLE FOR PRE-LEASE !!

CONTACT US



NAOMI FREEMAN

Realtor, Ready Real Estate

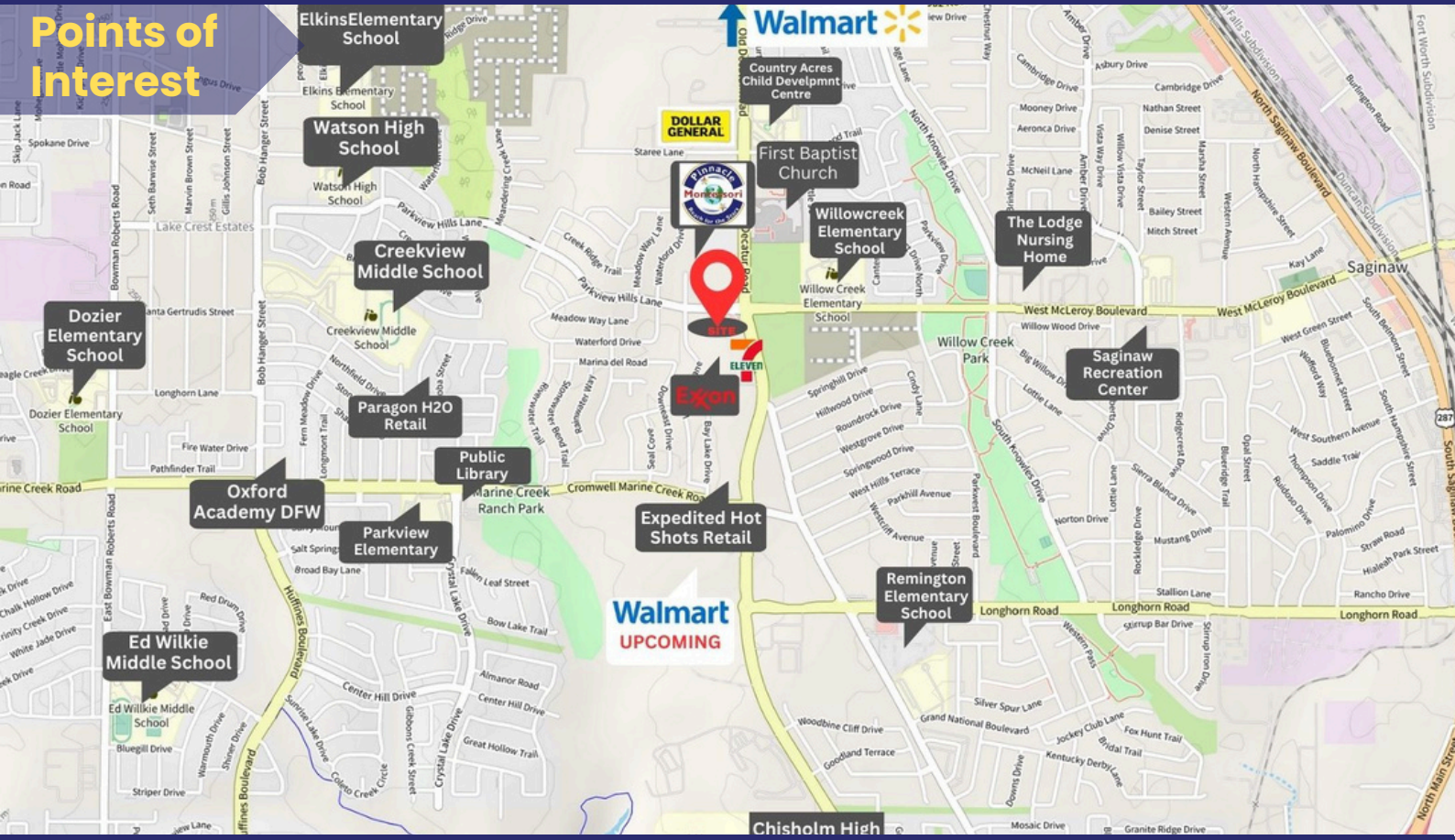
Contact us :



retail@srclandbuilding.com

naomirealestate11@gmail.com

Points of Interest



ZONE FEATURES

- Surrounded by established neighborhoods like **Lake Creek Estates**, **Marine Creek Hills**, **Park West**, and more, businesses attract clientele with substantial disposable income.
- Located in Saginaw, a town experiencing significant growth, businesses here tap into a **burgeoning market**, with new home developments expanding the customer base.
- Situated on **Old Decatur Road**, with a **traffic count of more than 13,000**, businesses capitalize on the daily influx of commuters, ensuring maximum visibility for their signage.
- Projections foresee rising traffic from suburban growth, ensuring **steady customer flow for businesses**.

CONSUMER SEGMENTATION:

Sprouting Explorers
Young homeowners with families

MEDIAN AGE: 33.9

ZONE DEMOGRAPHY

TX-78179	2022	2027
Total Population	24,746	25,353
Total Household Population	22,175	22,681
Average Household Income	\$103,183	\$119,434
Disposable income	\$84,336	

ZONE TRAFFIC COUNT

1	2	3	4	5
127,469 2023 Est. daily traffic counts	32,730 2023 Est. daily traffic counts	29,912 2023 Est. daily traffic counts	29,615 2023 Est. daily traffic counts	28,759 2023 Est. daily traffic counts
Street: I-820 Cross: S Blue Mound Rd Cross Dir: E Dist: 0.1 miles	Street: S Saginaw Blvd Cross: Palomino Dr Cross Dir: N Dist: 0.08 miles	Street: S Saginaw Blvd Cross: W Green St Cross Dir: NW Dist: 0.04 miles	Street: Saginaw Blvd Cross: W J Boaz Rd Cross Dir: NW Dist: 0.12 miles	Street: Saginaw Blvd Cross: W J Boaz Rd Cross Dir: SE Dist: 0.09 miles
Historical counts	Historical counts	Historical counts	Historical counts	Historical counts
Year Count Type	Year Count Type	Year Count Type	Year Count Type	Year Count Type
2020 ▲ 129,334 AADT	2012 ▲ 33,759 AADT	2012 ▲ 31,969 AADT	2012 ▲ 29,340 AADT	2012 ▲ 28,492 AADT
2019 ▲ 147,713 AADT	2004 ▲ 30,000 AADT	2011 ▲ 31,000 AADT		
2018 ▲ 136,484 AADT	2002 ▲ 23,000 AADT	2009 ▲ 28,000 AADT		
2016 ▲ 119,104 AADT	2000 ▲ 22,000 AADT	2008 ▲ 29,000 AADT		
2015 ▲ 118,080 AADT	1999 ▲ 24,050 AADT			

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



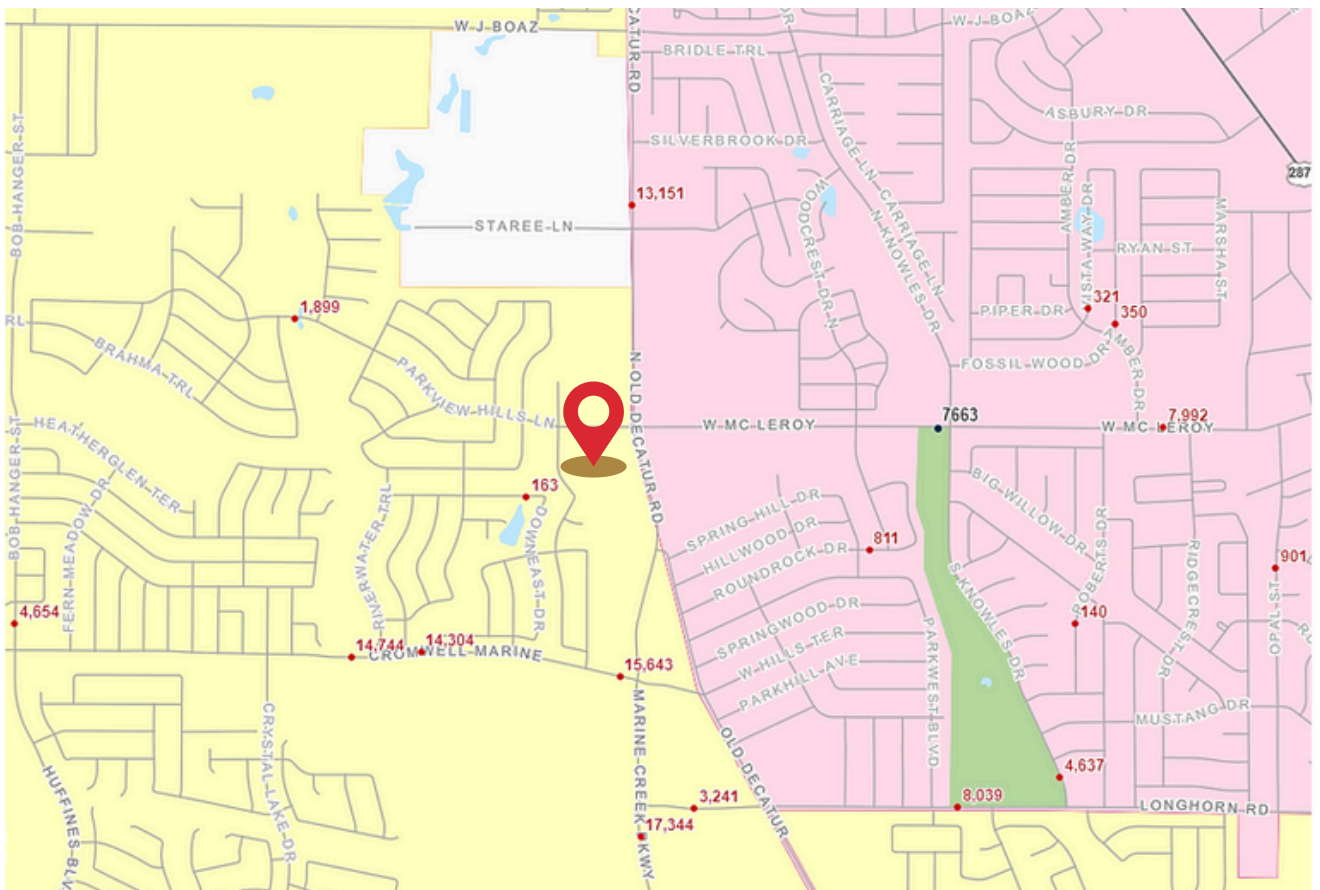
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Annual Average daily traffic- the total number of vehicles passing the site in a year divided by 365

SATELLITE MAP SHOWING LOCATION OF RETAIL STRIP

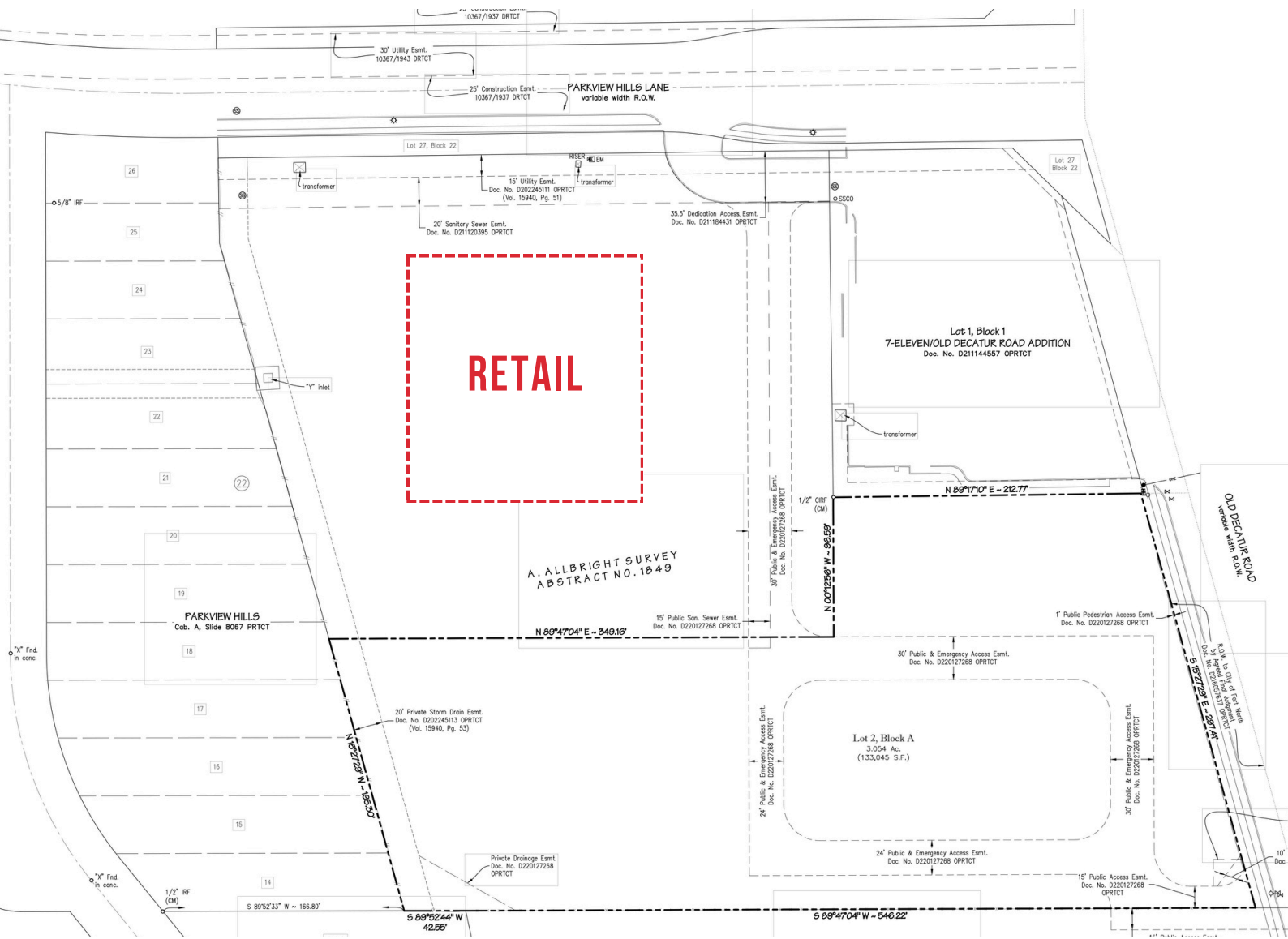


TRAFFIC COUNT MAP



SITE PLAN

(Proposed Retail Location)



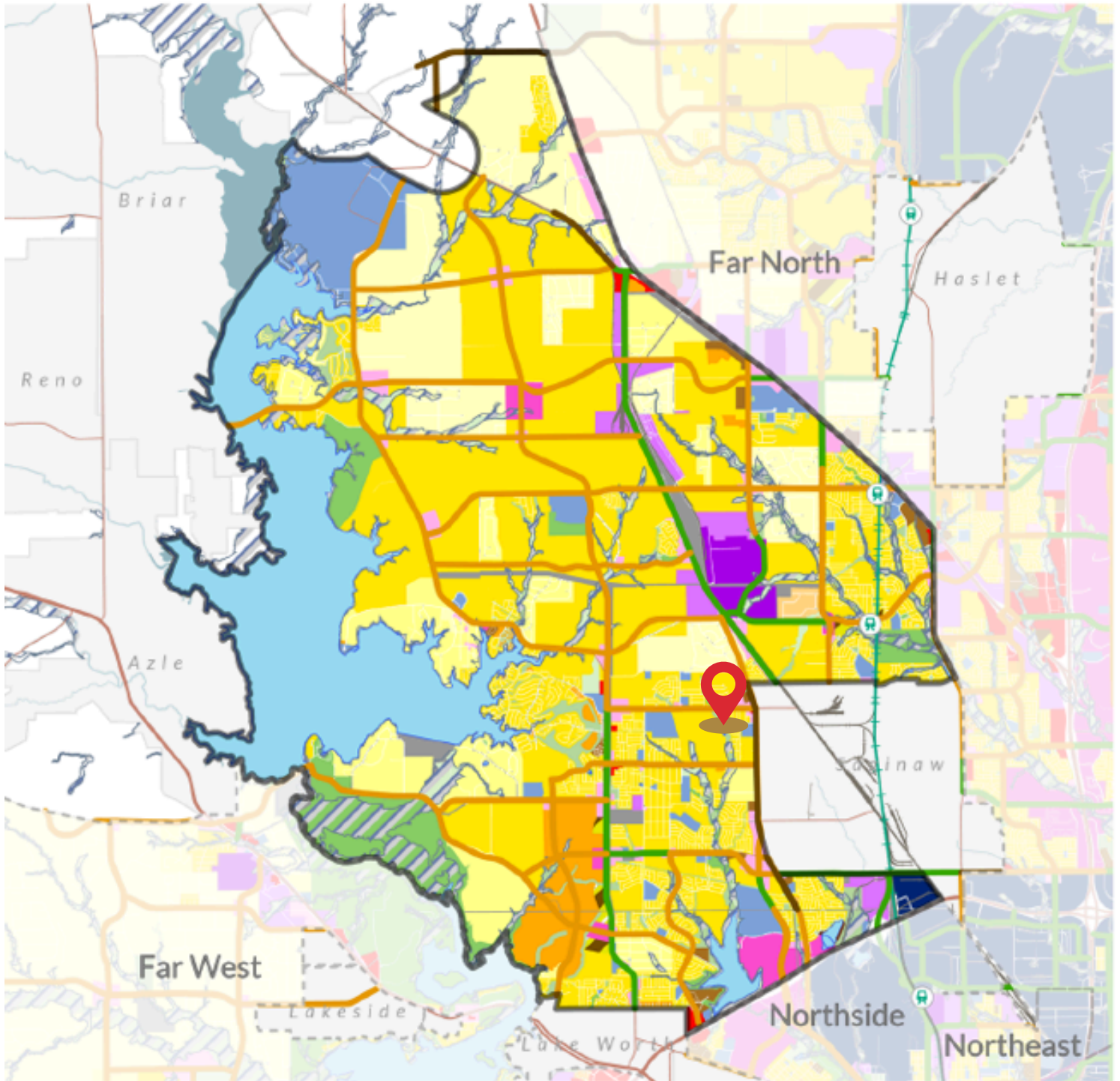
Future Development

Master Thoroughfare Plan

- Commercial Mixed Use Street
- Neighborhood Connector
- Commercial Connector
- SL - System Link

- Existing Transit Stations
- Future Transit Stations

- TexRail Commuter Rail
- TRE Commuter Rail
- Recommended Passenger Rail



Future Land Use Designation

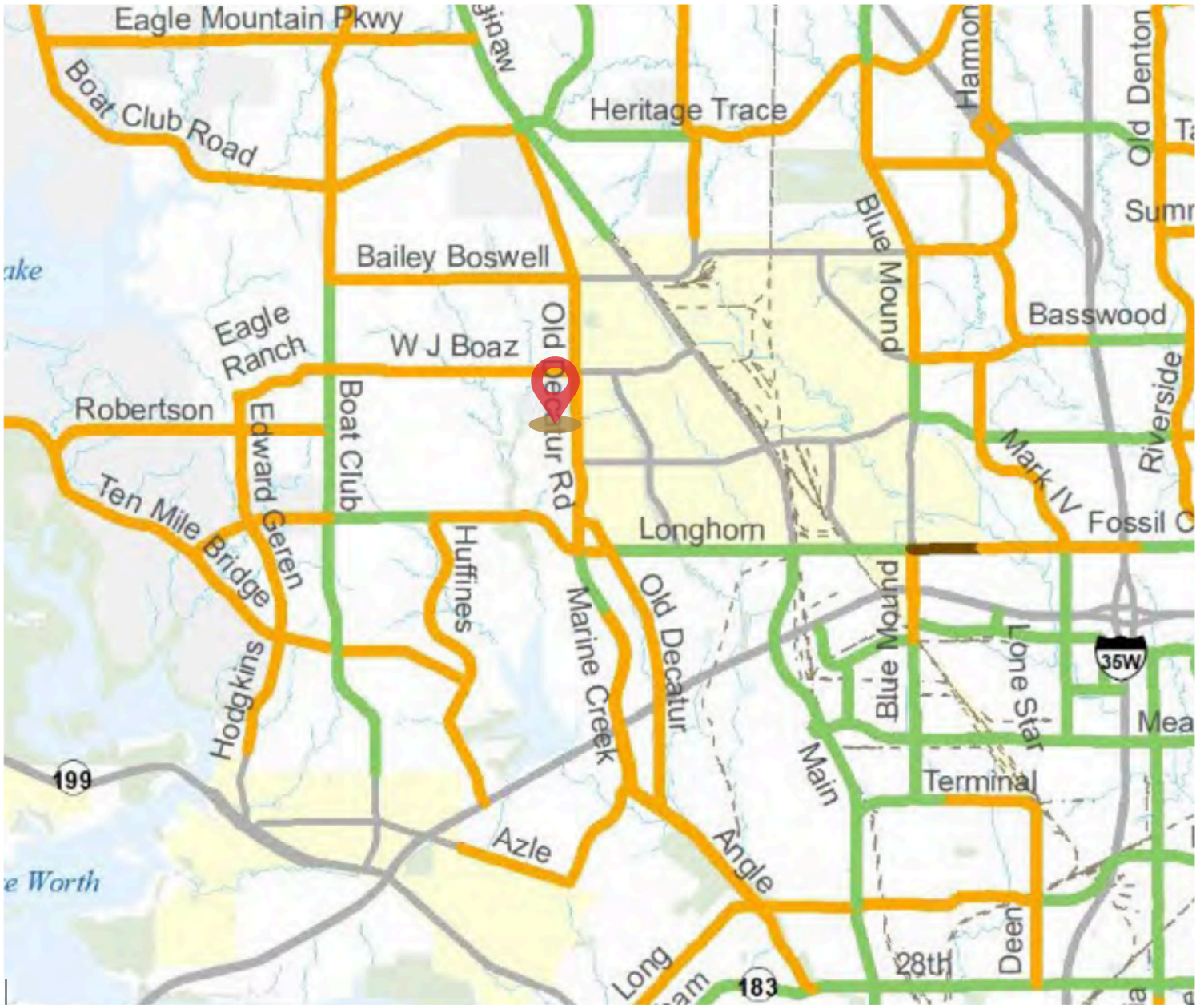
- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential

- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Urban Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use
- Industrial Growth Center

- Infrastructure
- 100 Year Flood Plain
- Public Park, Recreation, Open Space
- Private Park, Recreation, Open Space
- Lakes and Ponds

Thorough-fare Map



Neighborhood Connector

Neighborhood Connectors provide access from neighborhoods to services. They often run at the peripheries or within residential areas, and landscaped medians are fairly common. Sidewalks or multi-use paths are typically separated from the street by a landscape buffer. Buildings (or residential fences) are generally set well back from the street. Automobile speeds are moderate.



Saginaw, Texas: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2022
 Update Frequency: Annually



Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.
 Data Source: Bureau of Labor Statistics via PolicyMap
 Update Frequency: Monthly



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.
 Data Source: Bureau of Labor Statistics via Esri, 2022
 Update Frequency: Annually



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.
 Data Source: U.S. Census American Community Survey via Esri, 2022
 Update Frequency: Annually





Information About Brokerage Services

Texas law requires all real estate licensees 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.

READY REAL ESTATE LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Naomi Freeman	651102	naomif11@gmail.com	(214)679-6182
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Ready Real Estate, 7557 Rambler Rd. Dallas, TX 75231
Naomi Freeman

Phone: (469)766-3976

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

IABS 1-0 Date
Camp Bullis Rd-



NAOMI FREEMAN

Realtor, Ready Real Estate

Contact us :



retail@srclandbuilding.com

naomirealestate11@gmail.com