

Retail ★ LEASE

LanCarteCRE.com

325 N SAGINAW BLVD SAGINAW, TX 76179



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PROPERTY FEATURES

- Brand New Retail/Office Development on N Saginaw Blvd
- Build Out Options Available
- 15,777 SF Building on 1.35 AC; Up to 8,750 SF Available
- Monument Signage Available
- Zoning: CC
- 58 Parking Spots
- Traffic count: 45,075 VPD

LOCATION OVERVIEW

This newly built retail center boasts direct visibility and monument signage on a major retail corridor. With a traffic count of approximately 45,000 VPD, it captures a steady flow of regional consumers. Centrally positioned in a thriving area 4 miles north of the Fort Worth Stockyards (9M+ visitors/year), this location is ideal for restaurants, shops, and services seeking high exposure and easy accessibility.

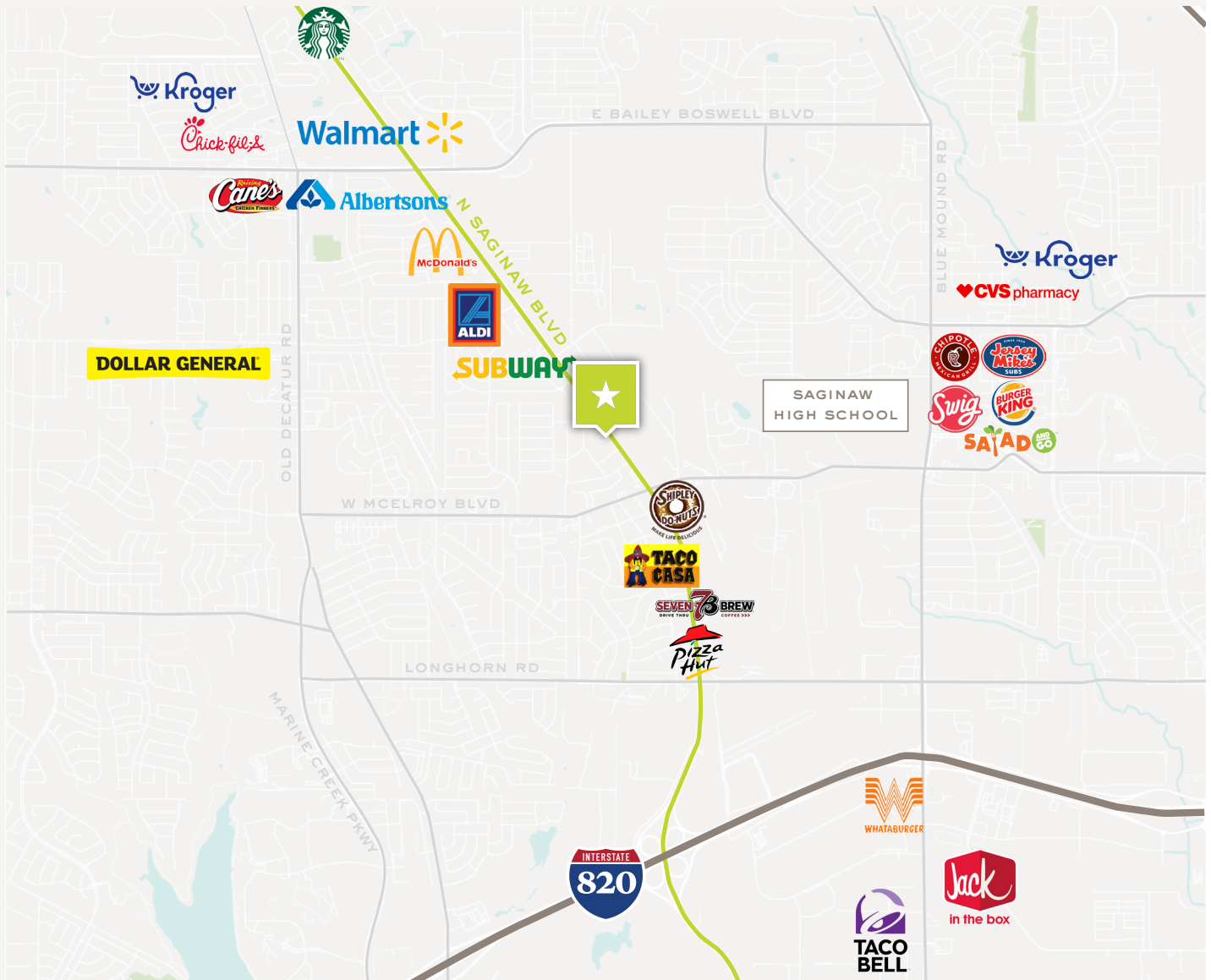
LEASING STRUCTURE

\$25-30/SF \$5.83/ SF NNN

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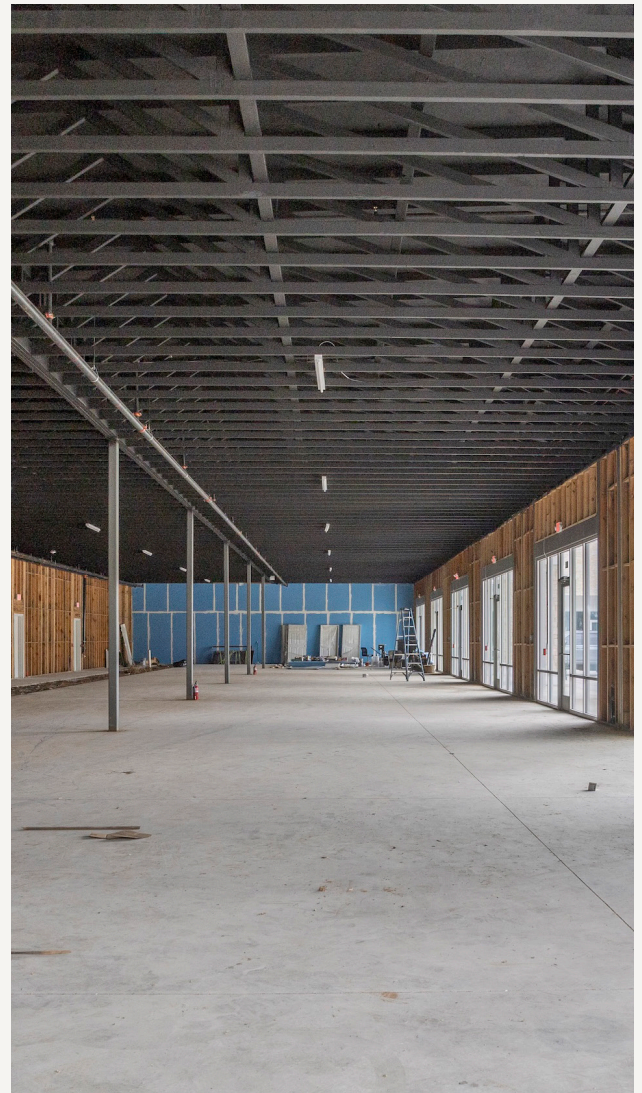
AVAILABLE SPACES

SUITE 100	1,250 SF	SUITE 120	1,250 SF
SUITE 105	1,250 SF	SUITE 125	1,250 SF
SUITE 110	1,250 SF	SUITE 130	1,250 SF
SUITE 115	1,250 SF		

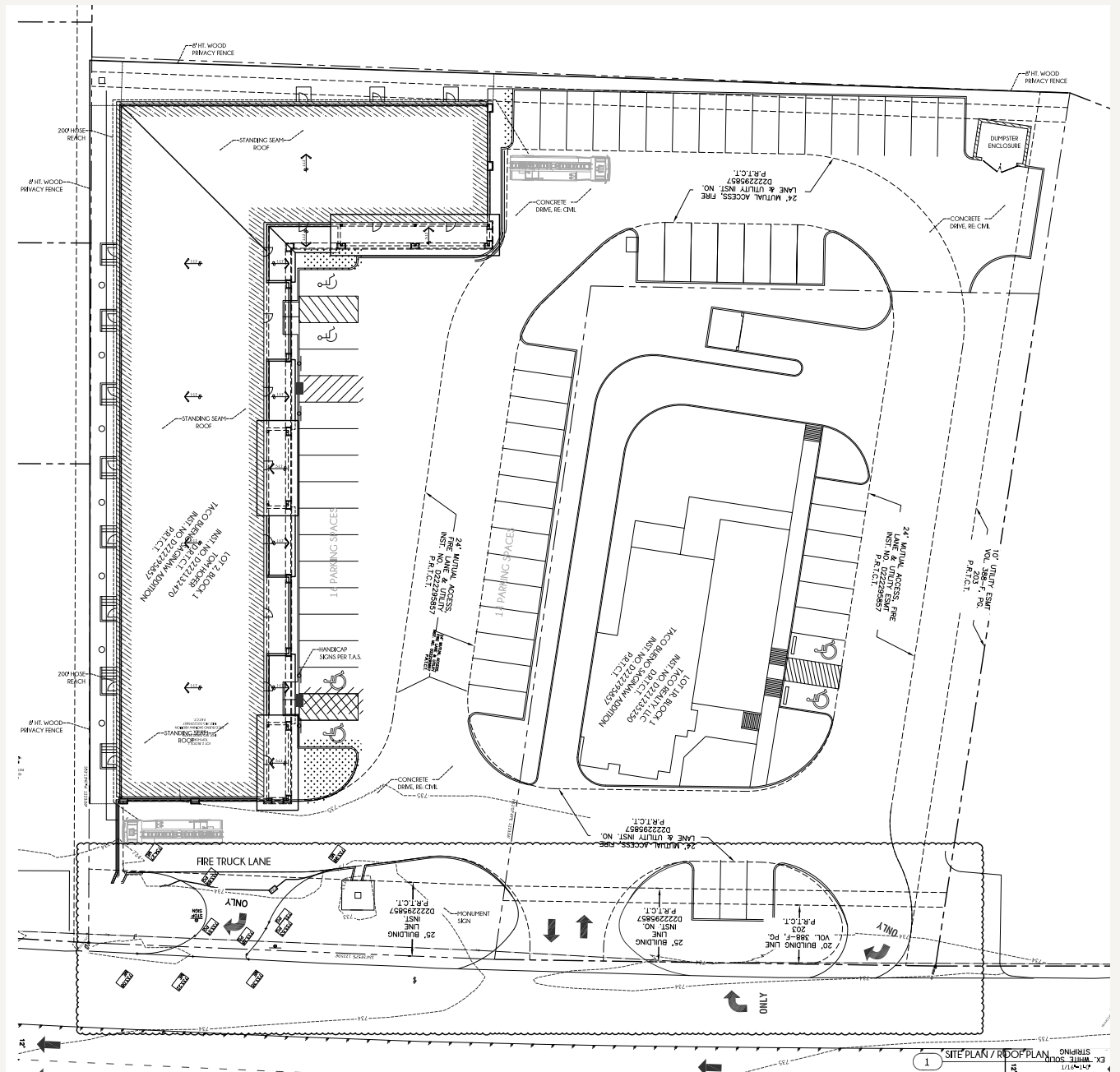
*Suites can be combined

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SITE PLAN





LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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