

Office/ Retail ★ SALE

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109 N SAGINAW BLVD SAGINAW, TX 76179



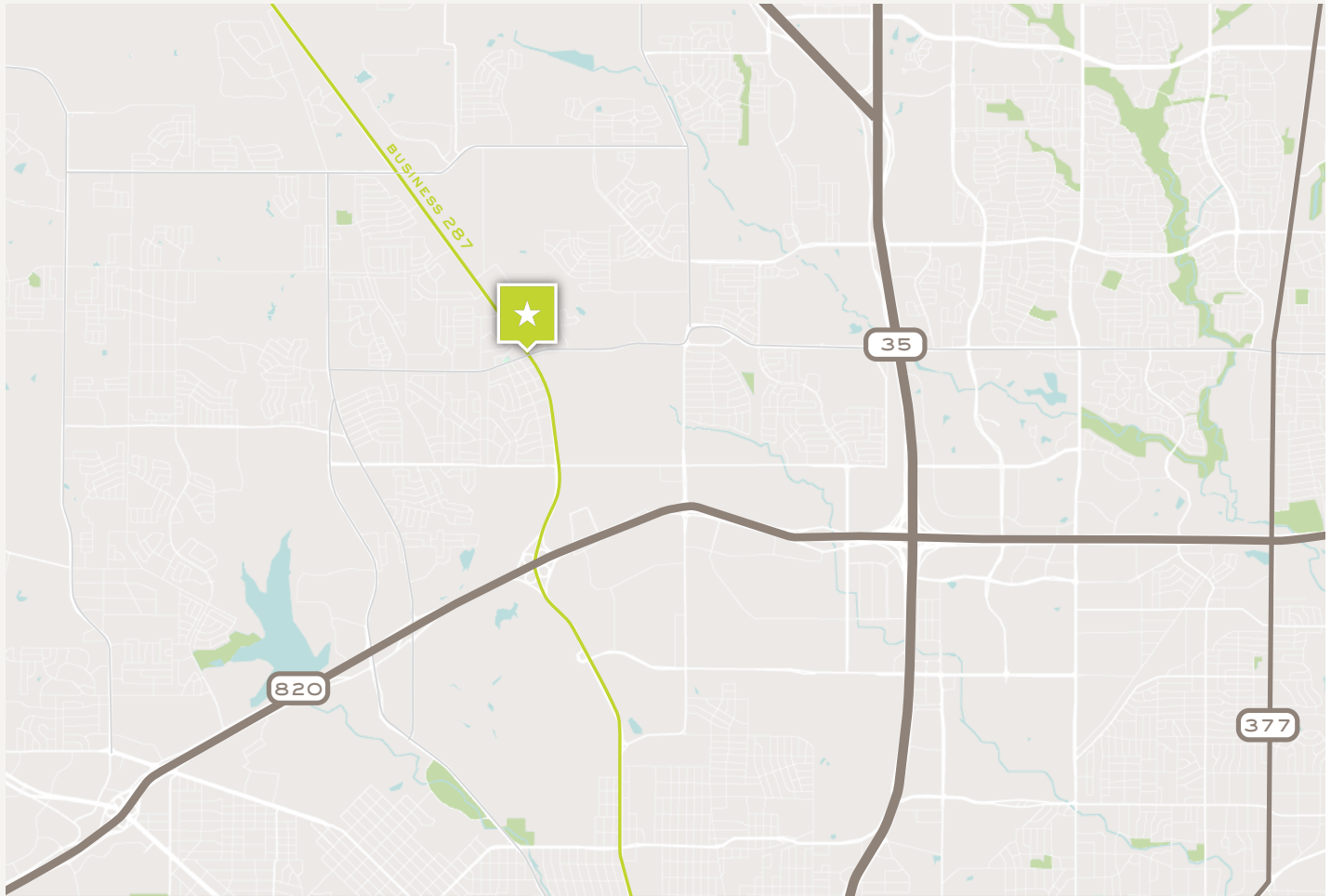
Brittany Doyle CCIM
806-206-0290
bdoyle@lancartecre.com

Ben Gehrke
612-206-5401
bgehrke@lancartecre.com

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PROPERTY FEATURES

- 1,475 SF on 0.07 AC
- City Utilities Available
- Built in 1965
- Prime Location on Saginaw Blvd Business 287
 - Bus 287 Traffic Count: 28,562 VPD
 - E McElroy Traffic Count: 7,913 VPD
- 2 Miles from Interstate 820
- Historic Building - First Fire Station in Saginaw
- High Visibility - Located at Traffic Light
- Next to Many High Traffic Area Hot Spots
- Zoning: CC-Community Commercial
- 4 miles North of the Stockyards on Main

LOCATION OVERVIEW

Located at 109 N Saginaw Blvd in Fort Worth, TX, this retail space boasts excellent visibility along Business 287 and is just minutes from I-820, offering prime access to the surrounding Fort Worth area. Positioned in a high-traffic corridor near established retail and residential communities, the property is ideal for businesses looking to attract a steady customer base. Its proximity to major highways ensures easy connectivity, making it a strategic choice for retail development in a rapidly growing area.

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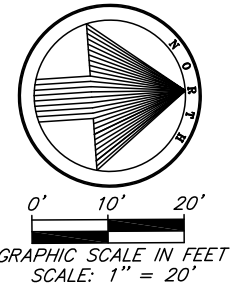
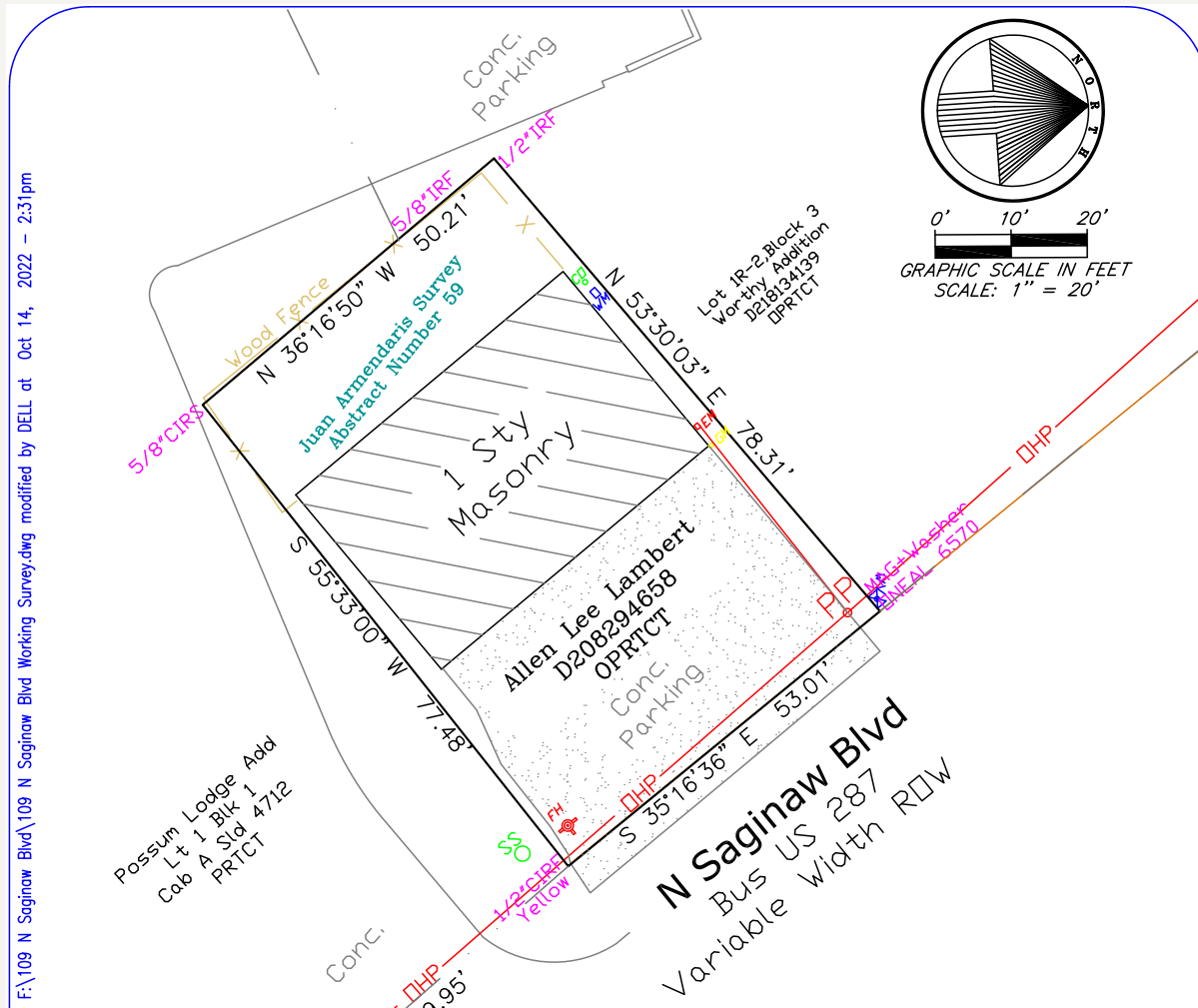
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F:\109 N Saginaw Blvd\109 N Saginaw Blvd Working Survey.dwg modified by DELL at Oct 14, 2022 - 2:31pm

Bearings based on Grid North, NAD 83, North Central Texas Zone.

All distances are measured perpendicular or radial to lot lines unless noted otherwise.

Per Texas Administrative Code, TBPLS RULE §663.18: Certification - Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. Registered Professional Land Surveyor 5094 Firm Registration Certificate number: 10135300

FOR REVIEW ONLY
 Michael B.H. Davis EMBOSSED SEAL
 Texas RPLS 5094
 Firm Registration Certificate Number: 10135300

NOTE: THE PROFESSIONAL LAND SURVEYOR HAS EMBOSSED THIS DRAWING WITH HIS RPLS SEAL. IF THIS DRAWING DOES NOT POSSESS THIS SEAL IT IS NOT A VALID DOCUMENT. THIS SURVEY IS NONTRANSFERABLE.

Land Survey

of a 4019 Sq.Ft./
 0.0923 Acre tract
 out of the
 Juan Armendaris
 Survey, Abstract
 Number 59
 Town of Saginaw
 Tarrant County, Texas.

Alpha Land Surveying, Inc.
 969 Elkin Lane
 KELLER, TEXAS 76262-4941
 Phone (817) 614-8017
 SURVEY DATE: October 14, 2022

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1 SAGINAW RECREATION CENTER
SAGINAW CITIZEN'S CENTER
SAGINAW AQUATIC CENTER

2 SAGINAW POLICE
DEPARTMENT

3 SAGINAW PUBLIC LIBRARY
SAGINAW CITY HALL
SAGINAW COMMUNITY GARDEN

4 SAGINAW ELEMENATRY
SCHOOL





LANCARTE
COMMERCIAL

Relentlessly Pursuing What Matters

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