

THE COMMONS AT BELTMILL

NEC E Bailey Boswell Rd & Millstone Rd, Saginaw, TX, 76131

INTERACTIVE
MARKETING PACKAGE



AVAILABLE
AT LEASE
LOI WORKING

GRAND AT SAGINAW
290 UNITS

LOT 1

NATIONAL
FITNESS USER
40,000 SF

MULTIFAMILY
200 UNITS
(Q2 2025 DELIVERY)

LOT 2

LOI WORKING
1,400 SF

AT LEASE
2,400 SF

AVAILABLE
FOR LEASE
1,200-27,700 SF

LOI WORKING

LOT 7

LOT 6

LOT 5

LOT 4

EAST BAILEY BOSSWELL RD

MEDIAN CUT

± 17,000 VPD

MILLSTONE RD

BELTMILL PARKWAY

RETENTION
POND

RETENTION
POND

MULTIFAMILY
300 UNITS
(Q4 2025 DELIVERY)

MATTHEWS
REAL ESTATE INVESTMENT SERVICES

WILLIAM CARR

DIR: (214) 692-2152 | MOB: (404) 277-9037

License No. 706457 (TX)

william.carr@matthews.com

BAYLOR WORMAN

DIR: (214) 600-5525 | MOB: (214) 227-2729

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baylor.worman@matthews.com

GRAYSON DUYCK

DIR: (214) 295-4247 | MOB: (214) 796-0289

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grayson.duyck@matthews.com

PROJECT SCOPE

- New Construction Retail for Lease & Pad sites Available for Lease / Sale
 - 1,200 - 27,700 SF of Retail Available for Lease (Lot 2)
 - At Lease with National Fitness Anchor
 - Pads Delivered "Pad Ready"
 - Zoning CC
- In conjunction with the city of Saginaw's Beltmill Development; a 115+ Acre development consisting of retail, multi-family, residential, senior living, & community activities
- [The city of Saginaw's first-ever mixed-use development property](#) (link)
- Strategically positioned across N Business 287 from various traffic generators including Walmart, Kroger Marketplace, Albertsons, McDonald's, and many more

TRAFFIC GENERATORS



EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH



**VIEW DEVELOPMENT
ON CITY OF SAGINAW'S
WEBSITE HERE**

DEMOGRAPHICS

POPULATION

1-MILE 3-MILE 5-MILE

Five-Year Projection	16,750	114,721	278,455
Current Year Estimate	14,433	99,433	246,669
2020 Census	13,648	93,478	235,595
Growth Current Year-Five-Year	16.05%	15.38%	12.89%
Growth 2020-Current Year	5.75%	6.37%	4.70%

HOUSEHOLDS

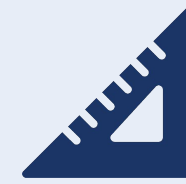
1-MILE 3-MILE 5-MILE

Five-Year Projection	5,136	38,969	93,641
Current Year Estimate	4,408	33,530	83,065
2020 Census	4,133	30,617	78,904
Growth Current Year-Five-Year	16.52%	16.22%	12.73%
Growth 2020-Current Year	6.66%	9.51%	5.27%

INCOME

1-MILE 3-MILE 5-MILE

Average Household Income	\$126,859	\$128,818	\$127,721
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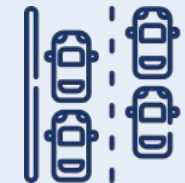
RETAIL SPACE AVAILABLE FOR LEASE

- ±1,200 SF- ±29,000 SF (Lot 2)
- \$11.00 PSF (NNN)



PADS AVAILABLE

- Delivered “Pad Ready”
- GL/BTS/Purchase
- Lot(s) 4 - 7



TRAFFIC COUNTS

- ±17,000 VPD (Bailey Boswell Rd)
- ±42,000 VPD (N Business 287)



EXTERIOR ELEVATION - SOUTH



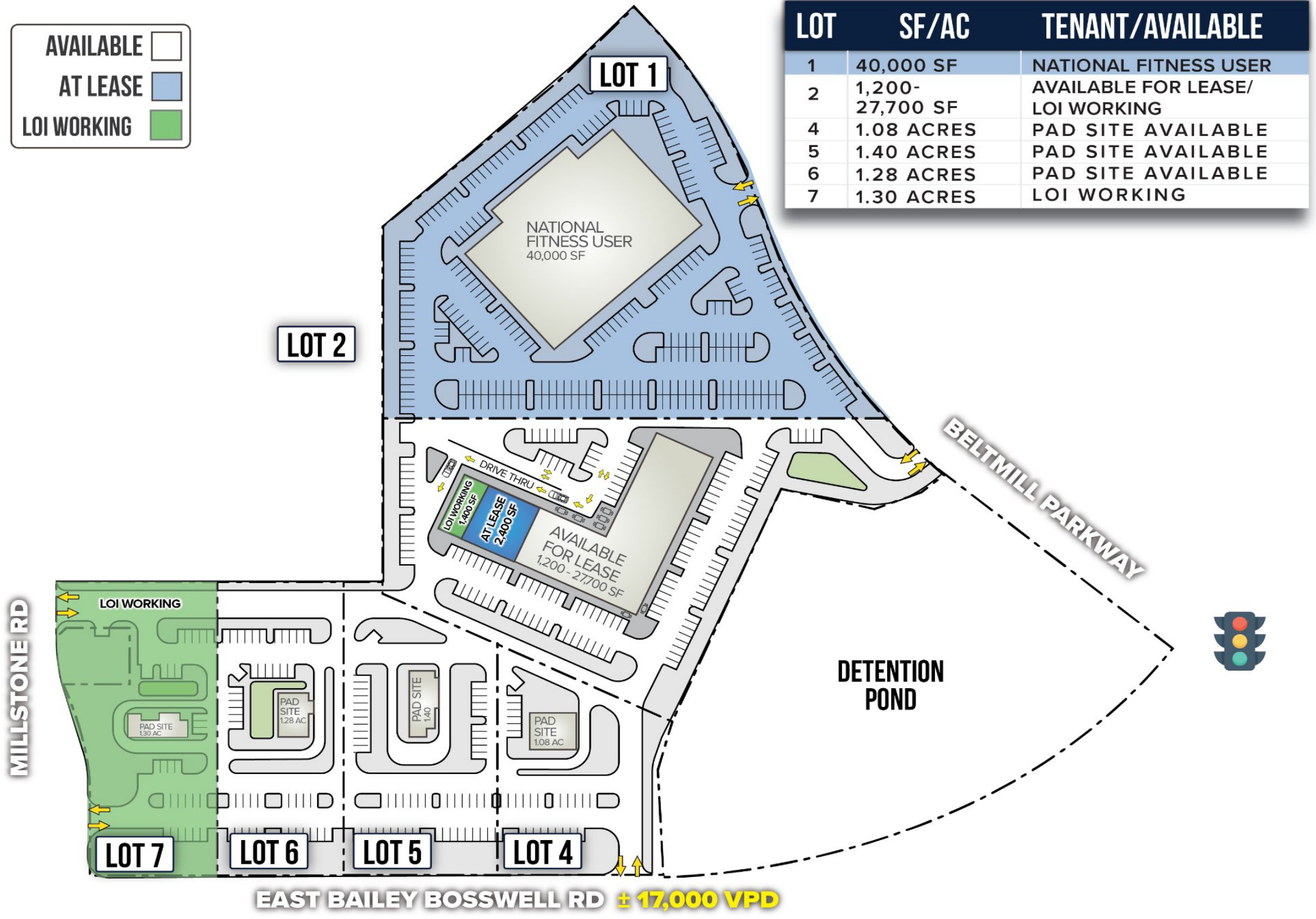
EXTERIOR ELEVATION - WEST

AVAILABLE 

AT LEASE 

LOI WORKING 

LOT	SF/AC	TENANT/AVAILABLE
1	40,000 SF	NATIONAL FITNESS USER
2	1,200-27,700 SF	AVAILABLE FOR LEASE/ LOI WORKING
4	1.08 ACRES	PAD SITE AVAILABLE
5	1.40 ACRES	PAD SITE AVAILABLE
6	1.28 ACRES	PAD SITE AVAILABLE
7	1.30 ACRES	LOI WORKING





AVAILABLE	<input type="checkbox"/>
AT LEASE	<input type="checkbox"/>
LOI WORKING	<input type="checkbox"/>

HIGHLAND MIDDLE SCHOOL
756 STUDENTS

TRINITY INDUSTRIES, INC.

GRAND AT SAGINAW
290 UNITS

MULTIFAMILY DEVELOPMENT
200 UNITS
(Q2 2025 DELIVERY)

MULTIFAMILY DEVELOPMENT
300 UNITS
(Q4 2025 DELIVERY)

NATIONAL FITNESS USER
40,000 SF

LOI WORKING
1,400 SF

AT LEASE
2,400 SF

AVAILABLE FOR LEASE
1,200 - 27,700 SF

PAD SITE
1.40 AC

PAD SITE
1.08 AC

PAD SITE
1.28 AC

PAD SITE
1.30 AC

MILLSTONE RD

EAST BAILEY BOSWELL RD + 17,000 VPD

MEDIAN CUT

MEDIAN CUT

MEDIAN CUT

MEDIAN CUT



AVAILABLE	<input type="checkbox"/>
AT LEASE	<input type="checkbox"/>
LOI WORKING	<input type="checkbox"/>

- PAD SITE 1.30 AC
- PAD SITE 1.28 AC
- PAD SITE 1.40 AC
- PAD SITE 1.08 AC

AVAILABLE FOR LEASE
1,200 - 29,000 SF

AT LEASE
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MEDIAN CUT

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BELTMILL PARKWAY

EAST BAILEY BOSWELL RD ± 17,000 VPD





AVAILABLE

AT LEASE

LOI WORKING

PAD SITE
1.08 AC

PAD SITE
1.40 AC

PAD SITE
1.28 AC

PAD SITE
1.30 AC

MULTIFAMILY DEVELOPMENT
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(Q4 2025 DELIVERY)

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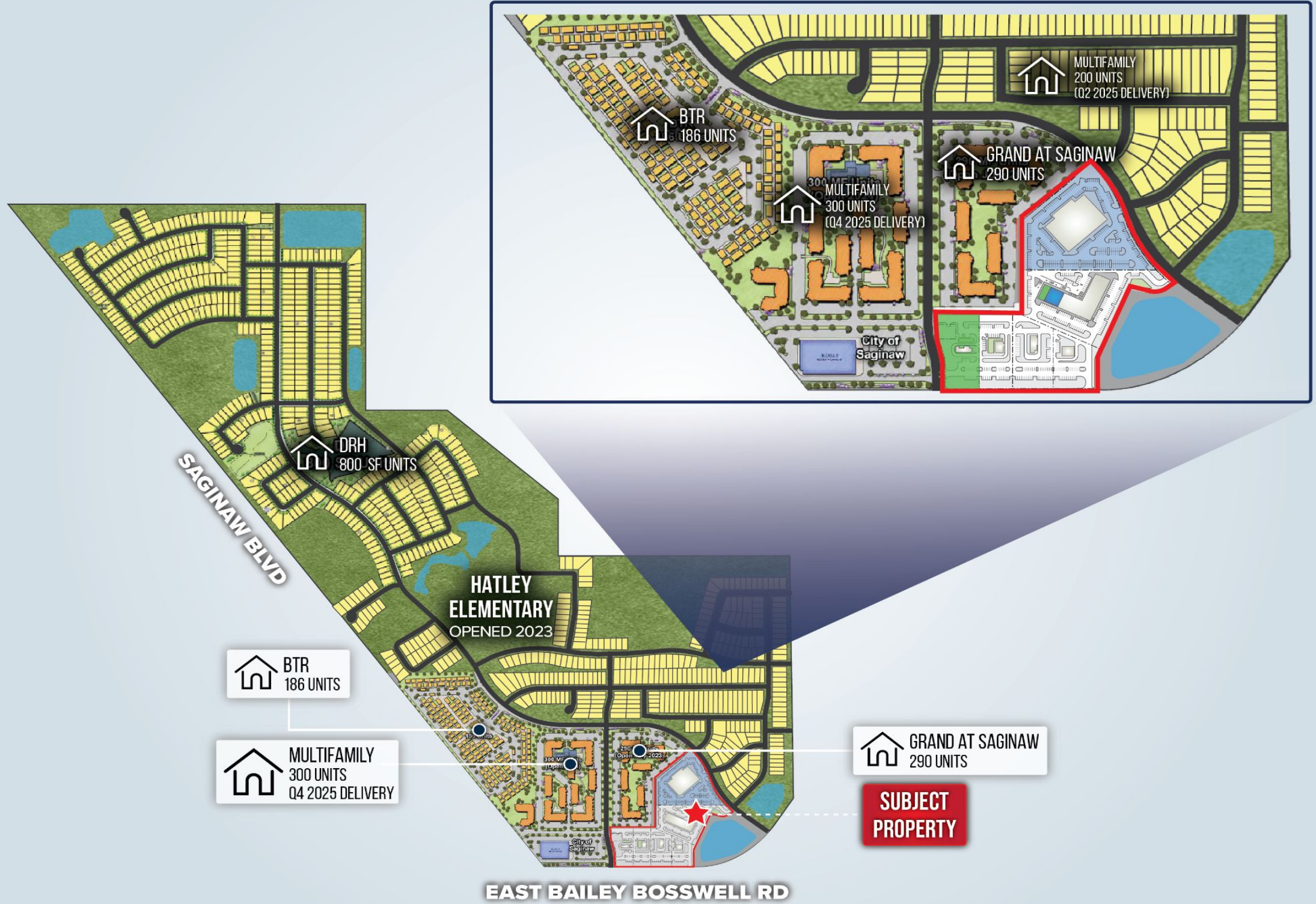
EAST BAILEY BOSWELL RD ± 17,000 VPD

MEDIAN CUT

MEDIAN CUT



BELTMILL PARKWAY



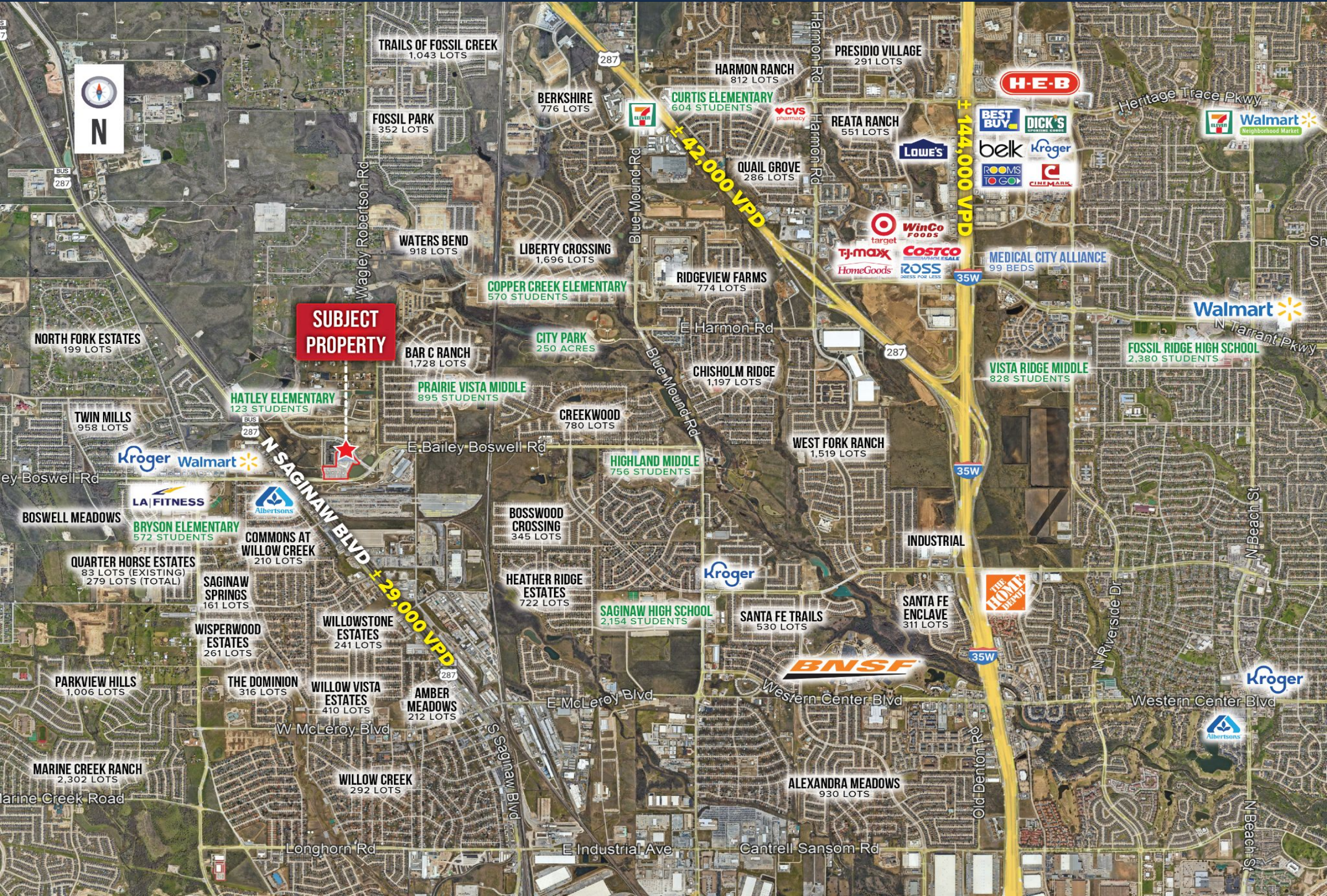
BTR
186 UNITS

MULTIFAMILY
300 UNITS
Q4 2025 DELIVERY

GRAND AT SAGINAW
290 UNITS

**SUBJECT
PROPERTY**

EAST BAILEY BOSWELL RD



SUBJECT PROPERTY

+42,000 VPD

+144,000 VPD

+29,000 VPD

TRAILS OF FOSSIL CREEK
1,043 LOTS

FOSSIL PARK
352 LOTS

BERKSHIRE
776 LOTS

HARMON RANCH
812 LOTS

PRESIDIO VILLAGE
291 LOTS

NORTH FORK ESTATES
199 LOTS

WATERS BEND
918 LOTS

COPPER CREEK ELEMENTARY
570 STUDENTS

RIDGEVIEW FARMS
774 LOTS

QUAIL GROVE
286 LOTS

REATA RANCH
551 LOTS

TWIN MILLS
958 LOTS

HATLEY ELEMENTARY
123 STUDENTS

BAR C RANCH
1,728 LOTS

PRAIRIE VISTA MIDDLE
895 STUDENTS

CITY PARK
250 ACRES

CHISHOLM RIDGE
1,197 LOTS

VISTA RIDGE MIDDLE
828 STUDENTS

FOSSIL RIDGE HIGH SCHOOL
2,380 STUDENTS

BOSWELL MEADOWS

LA FITNESS

Albertsons

BRYSON ELEMENTARY
572 STUDENTS

COMMONS AT WILLOW CREEK
210 LOTS

HIGHLAND MIDDLE
756 STUDENTS

WEST FORK RANCH
1,519 LOTS

QUARTER HORSE ESTATES
83 LOTS (EXISTING)
279 LOTS (TOTAL)

SAGINAW SPRINGS
161 LOTS

WISPERWOOD ESTATES
261 LOTS

WILLOWSTONE ESTATES
241 LOTS

BOSSWOOD CROSSING
345 LOTS

HEATHER RIDGE ESTATES
722 LOTS

SAGINAW HIGH SCHOOL
2,154 STUDENTS

SANTA FE TRAILS
530 LOTS

SANTA FE ENCLAVE
311 LOTS

PARKVIEW HILLS
1,006 LOTS

THE DOMINION
316 LOTS

WILLOW VISTA ESTATES
410 LOTS

AMBER MEADOWS
212 LOTS

E McLeroy Blvd

Kroger

BNSF

THE HOME DEPOT

MARINE CREEK RANCH
2,302 LOTS

WILLOW CREEK
292 LOTS

WILLOW CREEK
292 LOTS

S Saginaw Blvd

E McLeroy Blvd

SANTA FE TRAILS
530 LOTS

SANTA FE ENCLAVE
311 LOTS

ALEXANDRA MEADOWS
930 LOTS

Old Denton Rd

Western Center Blvd

Albertsons

Kroger

Marine Creek Road

Longhorn Rd

E Industrial Ave

Cantrell Sansom Rd

N Beach St

AREA OVERVIEW

SAGINAW, TX

The Saginaw, TX area has witnessed significant retail and industrial growth in recent years, fueled by its strategic location within the Dallas-Fort Worth metroplex and favorable economic conditions. Retail expansion has been particularly notable, with several shopping centers and malls catering to the growing population's diverse needs. Big-box retailers, specialty shops, and dining establishments have flourished, providing residents with convenient access to a wide range of goods and services. Additionally, the influx of new residents has spurred demand for housing and amenities, further driving retail development.

On the industrial front, Saginaw has experienced a surge in manufacturing and logistics activities, thanks to its proximity to major transportation networks like highways and railways. The area has attracted various industrial firms seeking affordable land, skilled labor, and logistical advantages. Warehousing and distribution centers have proliferated, serving as crucial hubs for e-commerce and supply chain operations. Moreover, favorable business incentives and a supportive regulatory environment have encouraged further industrial investment, positioning Saginaw as a vibrant hub for both retail and industrial growth within the Dallas-Fort Worth region.



16.05%

**ESTIMATED CURRENT YEAR TO FIVE
YEAR POPULATION GROWTH**



\$126,859

**AVG HOUSEHOLD
INCOME IN TRADE AREA**



±13 MI

**DISTANCE TO
FORT WORTH**





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.

11-2-2015



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:
 - 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 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

IABS 1-0

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **NEC E Bailey Boswell Rd & Millstone Rd, Saginaw, TX, 76131** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.