

FOR SALE



DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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COMMERCIAL LAND

NEC BAILEY BOSWELL RD & COMANCHE SPRINGS DR
SAGINAW, TEXAS

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Commercial Land | NEC Bailey Boswell Rd & Comanche Springs Dr, Saginaw, Texas

OVERVIEW

- ±22.6 Acres Available
- Zoned Commercial
- Located northeast of the N Saginaw Blvd/ Business 297 & Bailey Boswell Rd intersection at the northeast corner of Bailey Boswell Rd & Comanche Springs Dr
- Close proximity to Bar C Ranch
- Call for Pricing

TRAFFIC COUNTS

Saginaw Blvd: 25,590 VPD (TXDOT 2019)

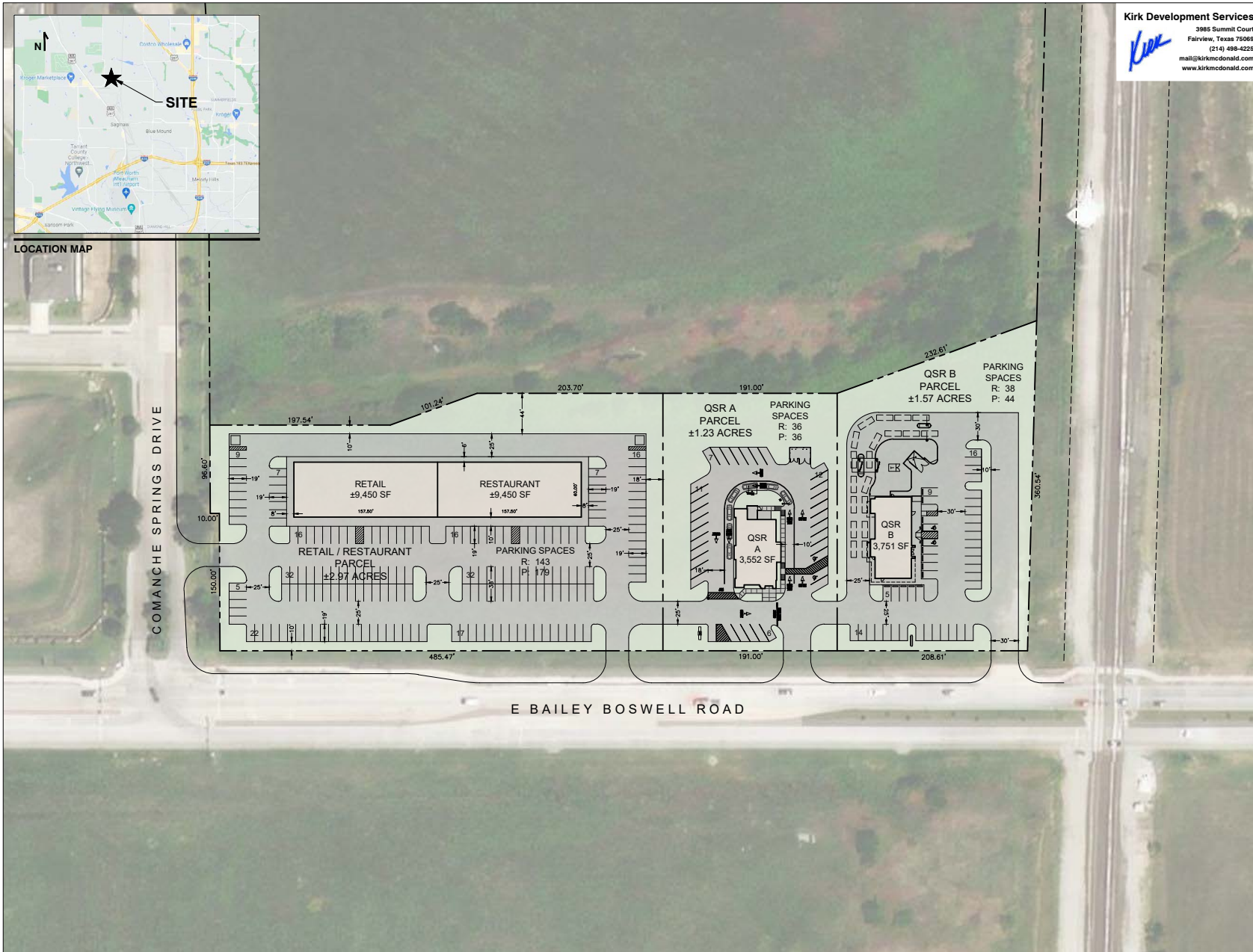
Bailey Boswell Rd: 12,634 VPD (TXDOT 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	8,962	87,061	201,787
2026 Projected Pop.	10,289	104,833	233,018
Daytime Pop.	7,574	75,669	180,361
Avg HH Income	\$103,503	\$100,386	\$101,802



CONCEPTUAL SITE PLAN



Kirk Development Services
3985 Summit Court
Fairview, Texas 75069
(214) 498-4226
mail@kirkmcdonald.com
www.kirkmcdonald.com

DuWEST
CREATING, ENHANCING & PROTECTING VALUE
4403 N. CENTRAL EXPY
SUITE 200
DALLAS, TEXAS 75205
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PROJECT INFORMATION

SITE AREA

RETAIL/RESTAURANT PARCEL	±2.97 ACRES
QSR A PARCEL	±1.23 ACRES
QSR B PARCEL	±1.57 ACRES
TOTAL	±5.77 ACRES

BUILDING AREA

RETAIL	9,450 SF
RESTAURANT	9,450 SF
QSR A	3,552 SF
QSR B	3,751 SF
TOTAL	26,203 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL	1/200 SF	48	48
RESTAURANT	1/100 SF	95	131
QSR A	1/100 SF	36	36
QSR B	1/100 SF	38	44
TOTAL		217	259

BUILDING COVERAGE RATIO

TOTAL BUILDING AREA = 27,400 SF
TOTAL SITE AREA = 85,981.5 SF (±1.97 AC)
RATIO = 8.6%

ZONING CLASSIFICATION

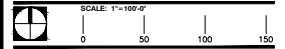
JURISDICTION CITY OF SAGINAW
EXISTING ZONING TBV
REQUIRED ZONING TBV

- PROJECT NOTES**
- THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.
 - THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.
 - ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
12/15/21	SCHEME 1	JKM

SAGINAW TX
EAST BAILEY BOSWELL ROAD



SCHEME 1



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 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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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