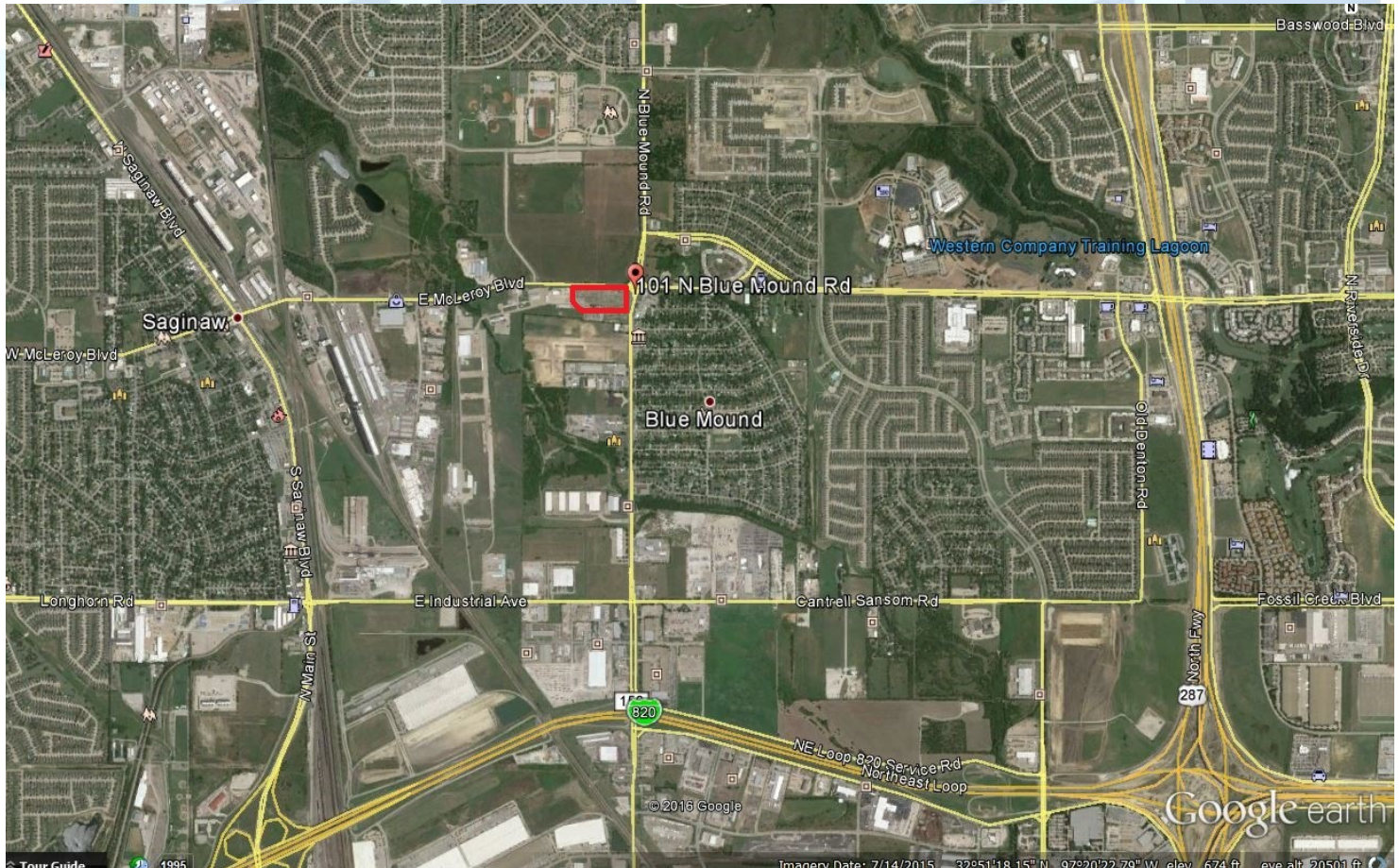




6.6 Acres - Commercial Land For Sale

1150 E McElroy Blvd. Saginaw, TX 76131

\$1,098,000 (\$3.82 Per Square Foot) Will Divide



Property Statistics:

- | | |
|-------------------|----------------------|
| • Zoning | Community Commercial |
| • Land Area | 6.6 Acre |
| • Price | \$1,098,000 |
| • Price Per sq/ft | \$3.82 Per Sq. Ft. |
| • City | Saginaw Texas |

Most Commercial Uses Family Dollar, Auto Parts, C-Store, Medical, Office, Commercial, Industrial, Storage

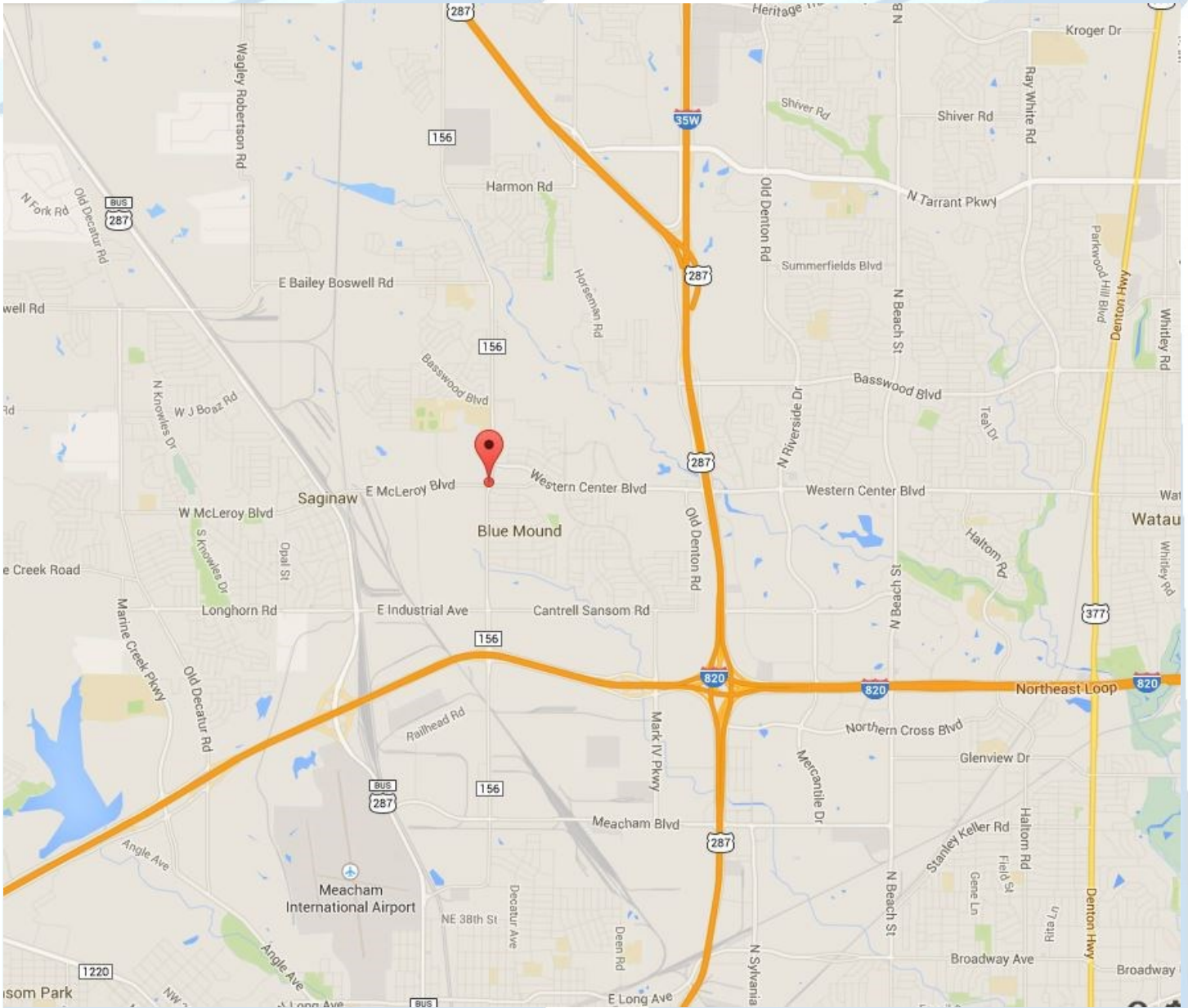
Land info:

- SW Corner of S Blue Mound Rd & E McElroy Blvd
- 874 frontage on McElroy Boulevard
- 6.6 acres total available-Will Divide!
- All Utilities At Site
- 363' frontage on Blue Mound Road
- 100,000 SF concrete slab for redevelopment
- 36,000 SF concrete slab for redevelopment
- Water Tower is Historic and to remain
- Land can be divided

Randall Turner RTurner@HarvardCo.com (214) 231-0100

3500 Oak Lawn Suite 325 Dallas TX 75219 214-373-0007 www.HarvardCo.com

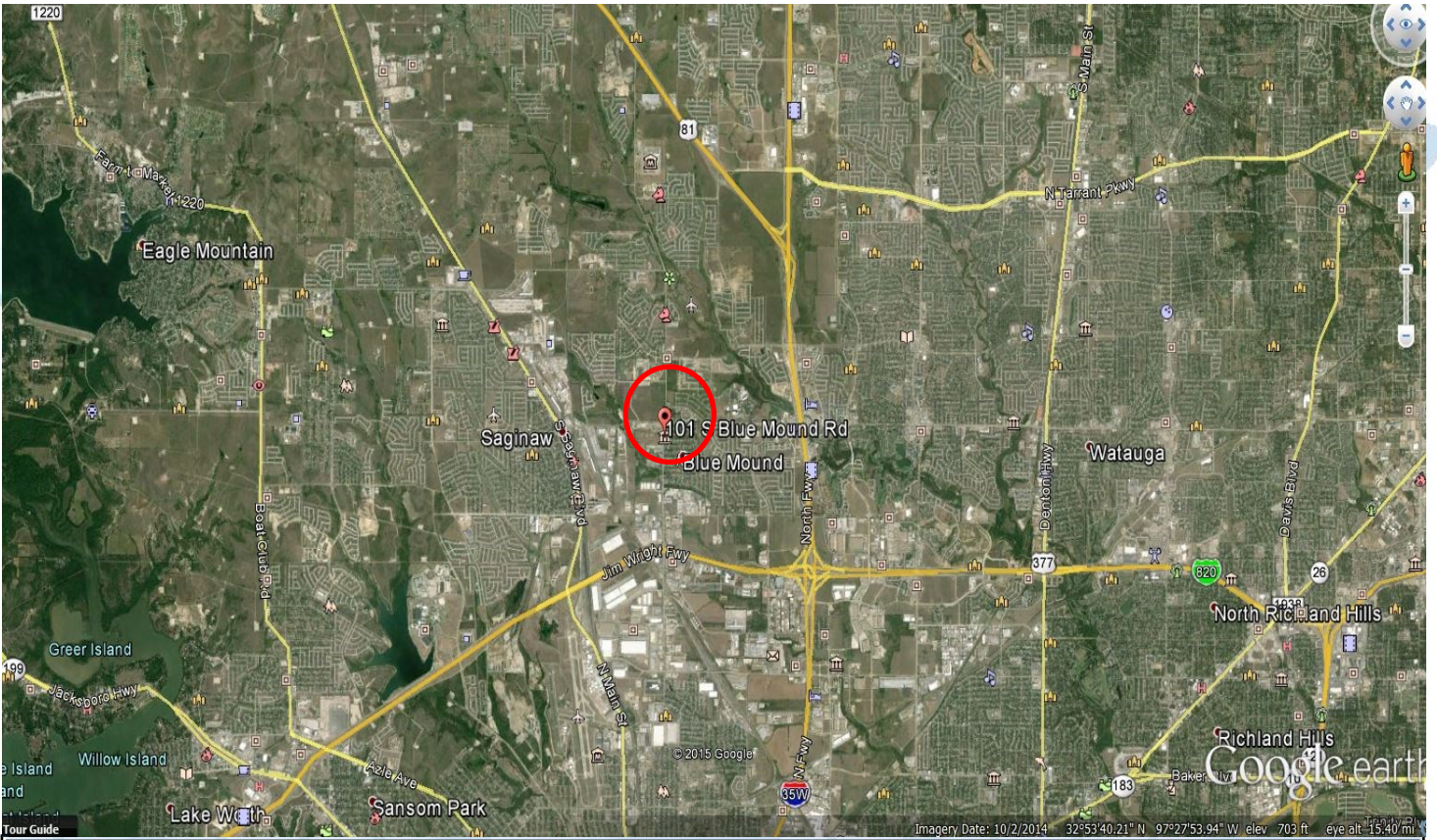
The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.

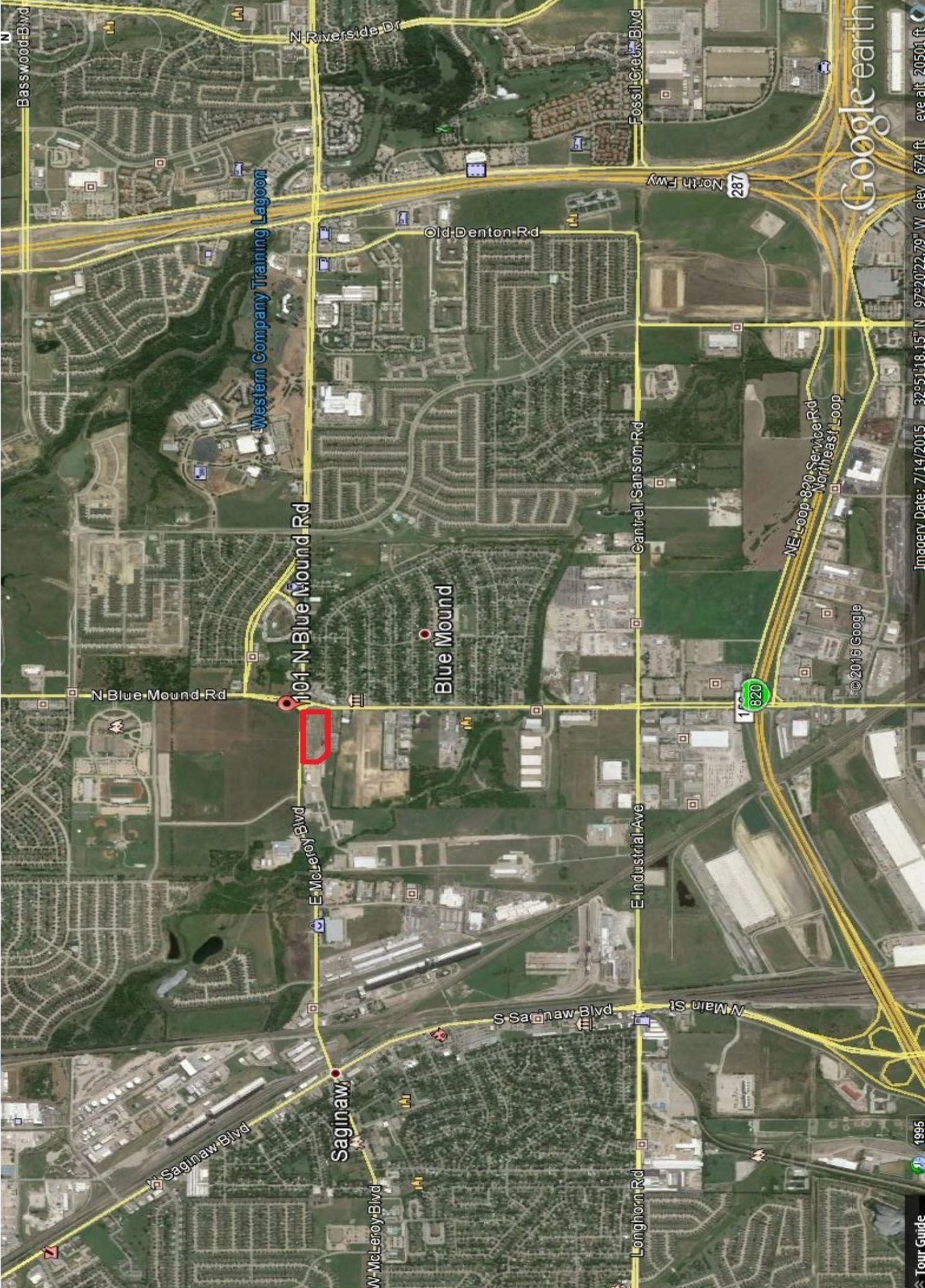


Randall Turner RTurner@HarvardCo.com (214) 231-0100

3500 Oak Lawn Suite 325 Dallas TX 75219 214-373-0007 www.HarvardCo.com

The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.





Population	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	5,919	29,376	80,270	6,634	33,433	88,407
Total Census 2010 Population	3,860	21,081	65,661	3,860	21,081	65,661
Population Change %	55.2%	35.2%	17.9%	73.7%	52.1%	28.4%
Population Density (People/SQ Mile)	4,459	3,997	4,329	5,036	4,432	4,635
Median Age	38	40	38	37	41	39
Total Males	2,996	14,598	40,495	3,356	16,618	44,614
Total Females	2,923	14,778	39,775	3,278	16,815	43,793

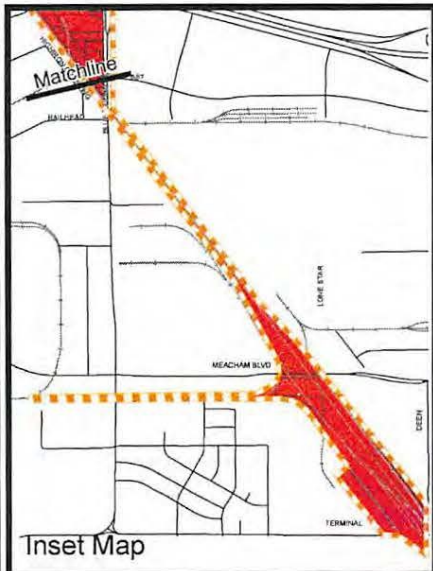
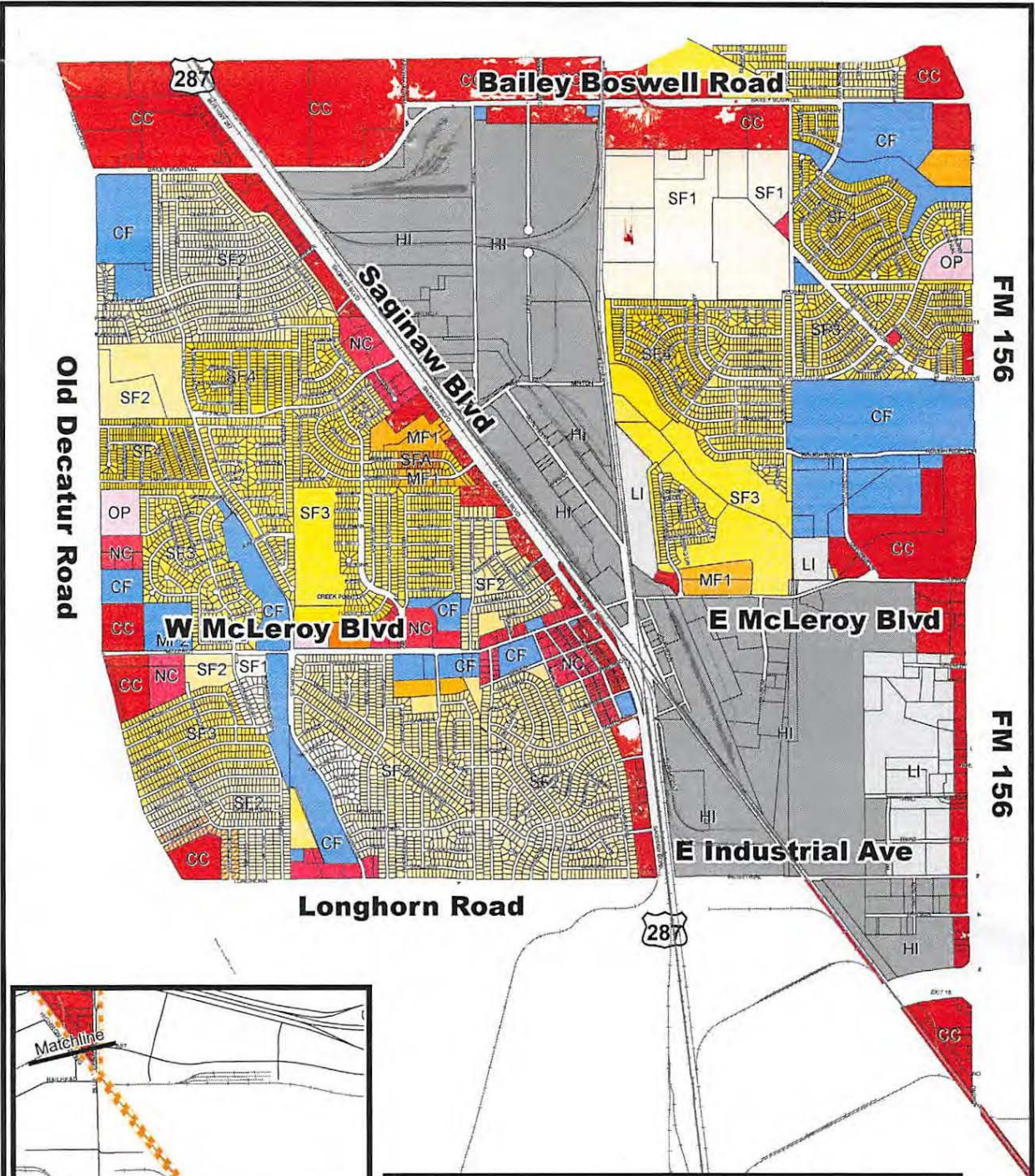
Housing	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	2,006	10,028	27,134	2,243	11,409	29,906
Total Census 2010 Households	1,295	7,174	21,901	1,295	7,174	21,901
Average Household Size	3	2.9	3.1	N/A	N/A	.1
Total Housing Units	2,120	10,678	27,808	2,388	12,275	30,621
Owner	1,500	8,160	17,642	1,696	9,395	19,505
Renter	528	2,109	8,538	590	2,413	9,321
Vacant Housing Units	92	408	1,626	102	467	1,793

Income	2015 Projection			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	9	455	2,098	10	523	2,289
\$10,000 - \$14,999	71	341	1,666	78	388	1,834
\$15,000 - \$19,999	12	218	1,443	14	249	1,572
\$20,000 - \$24,999	72	428	1,700	80	486	1,874
\$25,000 - \$29,999	112	482	1,750	125	546	1,916
\$30,000 - \$34,999	98	568	1,692	110	646	1,847
\$35,000 - \$39,999	64	568	1,763	72	653	1,949
\$40,000 - \$44,999	92	537	1,657	104	612	1,820
\$45,000 - \$49,999	190	660	1,628	211	746	1,792
\$50,000 - \$59,999	330	1,323	2,939	369	1,513	3,259
\$60,000 - \$74,999	477	1,733	3,176	535	1,974	3,545
\$75,000 - \$99,999	381	1,581	2,834	427	1,794	3,150
\$100,000 - \$124,999	52	591	1,208	58	669	1,337
\$125,000 - \$149,999	6	282	594	7	325	666
\$150,000 - \$199,999	N/A	94	345	N/A	107	381
Over \$200,000	26	97	323	30	110	356
Median Household Income	\$59,619	\$55,062	\$40,769	\$59,699	\$54,947	\$40,797
Aggregate Household Income	\$122,000,351	\$614,690,201	\$1,429,791,546	\$137,037,466	\$700,804,987	\$1,581,928,851
Average Household Income	\$61,269	\$60,790	\$48,035	\$61,449	\$60,919	\$48,004
Per Capita Household Income	\$20,615	\$21,035	\$16,460	\$20,655	\$21,117	\$16,460

Randall Turner RTurner@HarvardCo.com (214) 231-0100

3500 Oak Lawn Suite 325 Dallas TX 75219 214-373-0007 www.HarvardCo.com

The information contained herein has been secured from sources deemed reliable. However, Harvard Companies, or its associated companies, employees, or representatives make no guarantees, warranties, or representations as to the completeness or accuracy thereof. References to square footage or age are approximate only. The buyer/lessee must verify all the information contained herein and bear all risks for any inaccuracies.



Legend

Ultimate Land Use	
	AG Agriculture
	SF1 Single Family (9,000 s.f.)
	SF2 Single Family (7,200 s.f.)
	SF3 Single Family (6,600 s.f.)
	SF4 Single Family (5,500 s.f.)
	SFA Single Family Attached
	DX Duplex
	MH HUD Code Manufactured Housing
	ZLL Zero Lot Line
	MF1 Multifamily (18 density units per acre)
	MF2 Multifamily (24 density units per acre)
	OP Office Professional
	NC Neighborhood Commercial
	CC Community Commercial
	CF Community Facility
	LI Light Industrial
	HI Heavy Industrial



City of Saginaw, Texas
 2011 Comprehensive Master Plan and CIP
**ULTIMATE
 LAND USE PLAN**
 May 2011



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 coincidental 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.

<u>Randall Turner</u>	<u>288833</u>	<u>Rturner@Harvardco.com</u>	<u>(214)231-0100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Harvard Companies</u>	<u>288833</u>	<u>Rturner@Harvardco.com</u>	<u>(214)373-0007</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Randall Turner</u>	<u>288833</u>	<u>RTuner@Harvardco.com</u>	<u>(214)373-0007</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Rajan Mathai</u>	<u>0522522</u>	<u>RMathai@Harvardco.com</u>	<u>(214)649-5086</u>
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