

FOR LEASE

1100 N. BLUE MOUND ROAD

HIGHLAND STATION

Saginaw, TX 76131

PRESENTED BY:

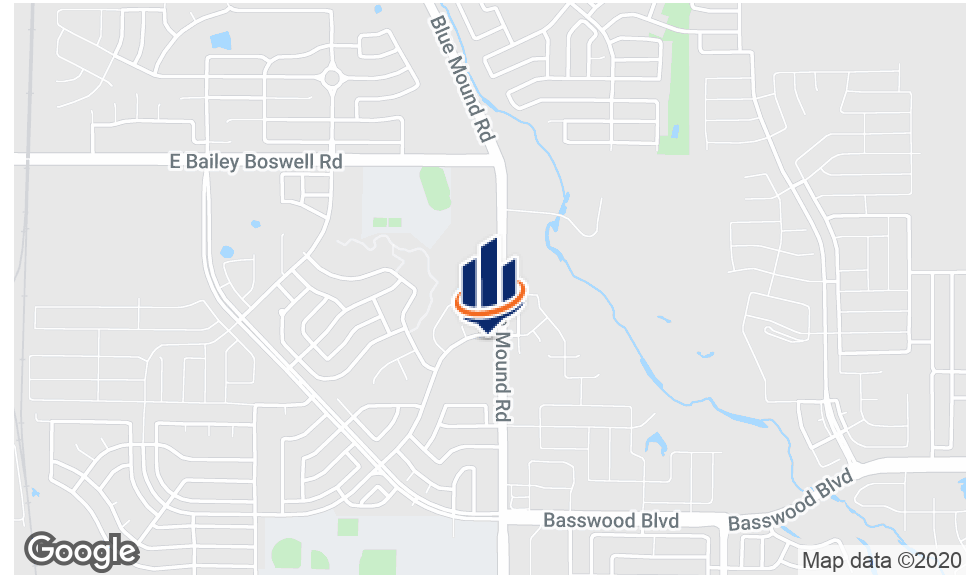
CLINT MONTGOMERY, CPM, RPA

O: 817.288.5544

clint.montgomery@svn.com

TX #187966





OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
BUILDING SIZE:	12,088 SF
AVAILABLE SF:	1,200 SF
YEAR BUILT:	2005
ZONING:	Retail
MARKET:	Fort Worth
SUBMARKET:	NW Tarrant County
APN:	40736474

PROPERTY OVERVIEW

Available space is in an ideal location for any business and great tenant mix.

PROPERTY HIGHLIGHTS

- Excellent Office, Retail or Restaurant Location.
- Former Allstate Office - Great Finish Out.
- Existing Grease Trap in Place.
- Close Proximity to Saginaw HS & Residential Homes.

SPACES

110

LEASE RATE

\$21.00 SF/yr

SPACE SIZE

1,200 SF

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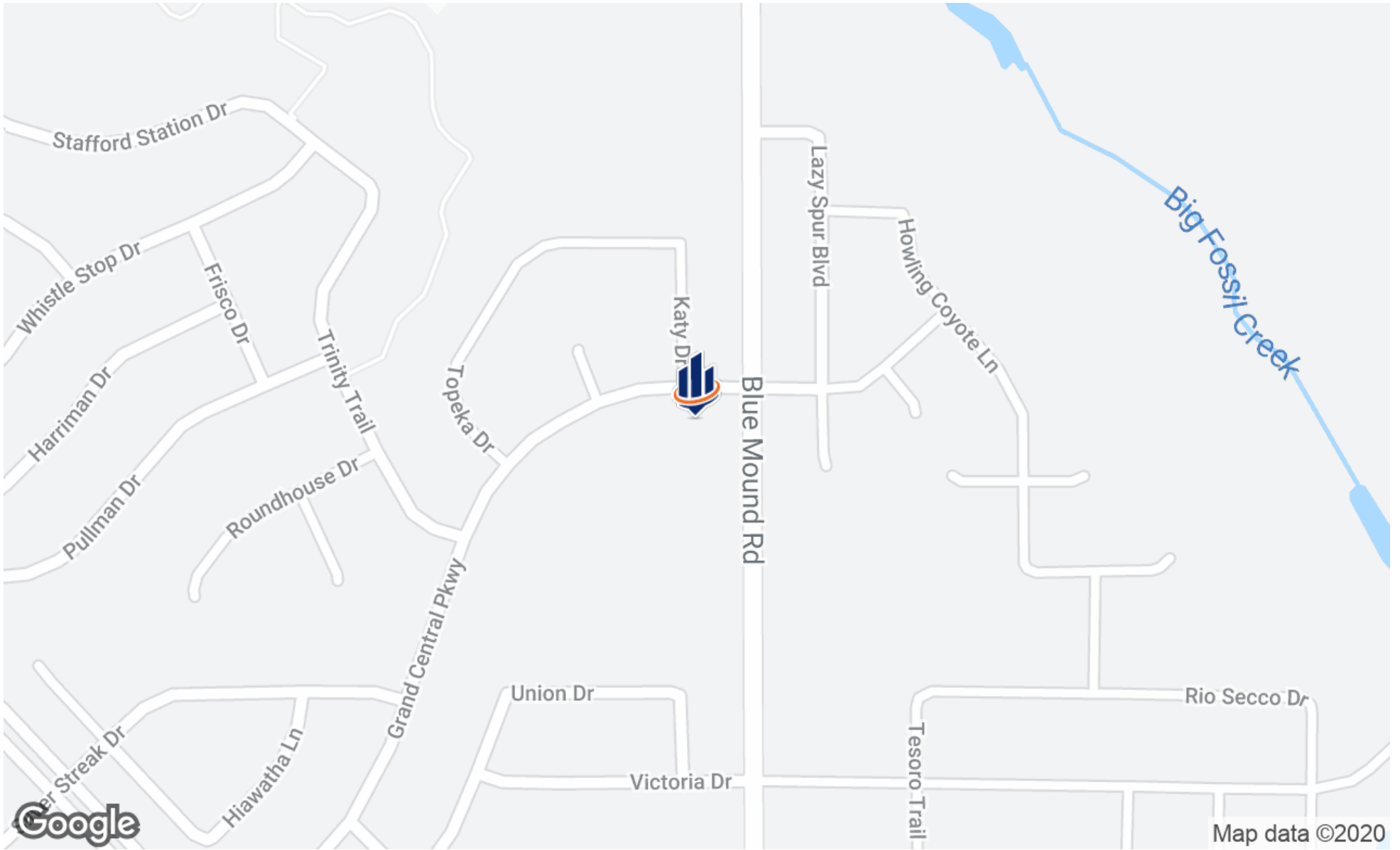
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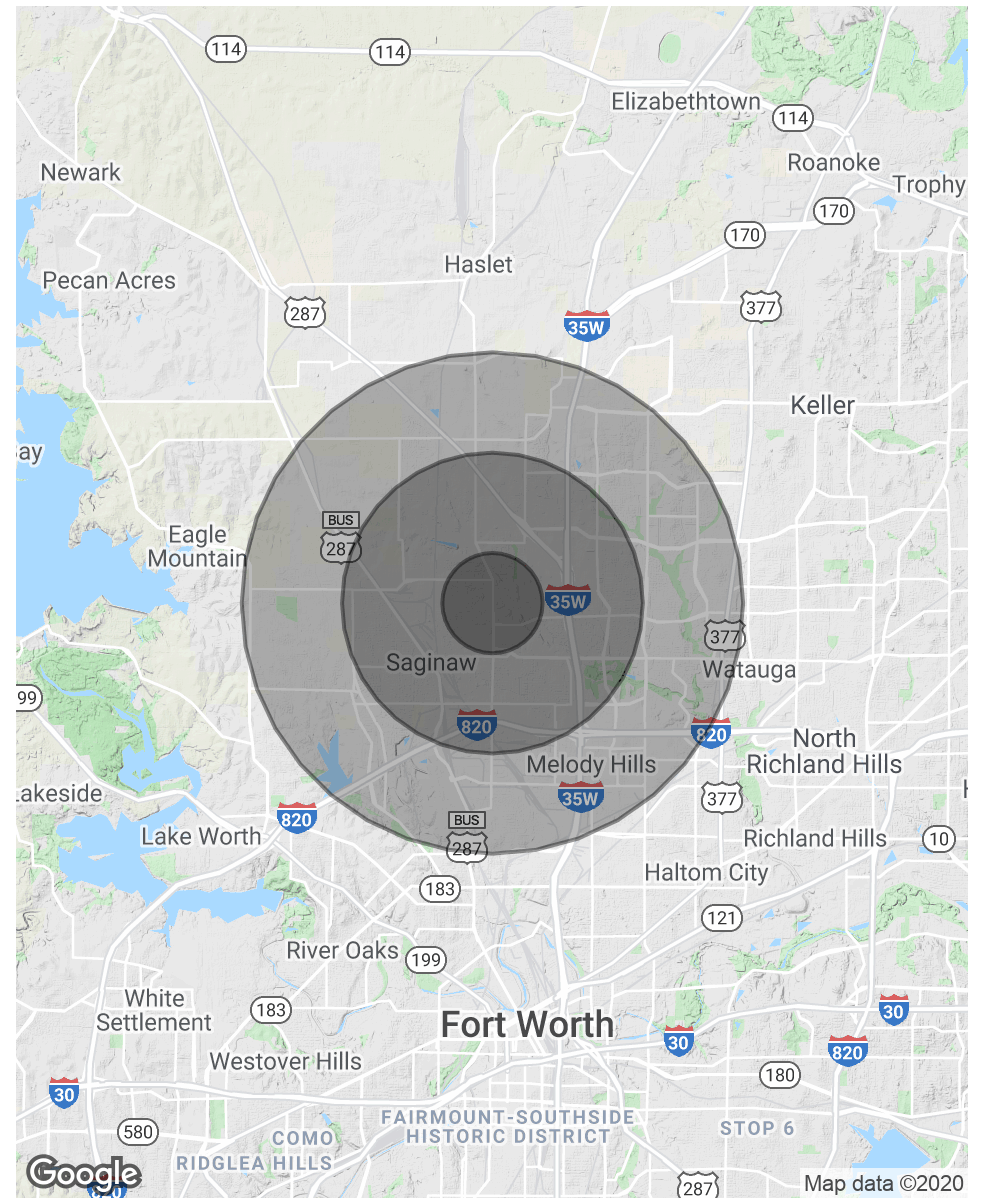
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,951	46,988	149,213
AVERAGE AGE	31.0	31.6	31.5
AVERAGE AGE (MALE)	30.4	30.9	30.5
AVERAGE AGE (FEMALE)	32.3	32.5	32.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	992	16,133	49,622
# OF PERSONS PER HH	3.0	2.9	3.0
AVERAGE HH INCOME	\$77,840	\$76,156	\$77,573
AVERAGE HOUSE VALUE	\$146,314	\$151,642	\$156,975

* Demographic data derived from 2010 US Census



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CLINT MONTGOMERY, CPM, RPA

VP of Management and Leasing

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PROFESSIONAL BACKGROUND

Clint T. Montgomery has served as the Vice President of Management & Leasing for SVN | Trinity Advisors in Fort Worth, Texas since 2007. Montgomery brings more than 29 years of industry experience in property management to the team. He oversees the property management and leasing of a portfolio of approximately 2 million square feet of office, retail and office / warehouse properties. He also leases additional office properties not managed by SVN | Trinity Advisors.

Prior to joining SVN | Trinity Advisors, Montgomery served as Senior Vice President of Property Management for The Woodmont Company. While there, his responsibilities included overseeing the operation of the property management division, which included a staff of six property managers, two assistant property managers, the director of lease administration, nine administrative assistants, and 11 maintenance personnel. This division managed a portfolio of 44 retail and office properties of approximately 8,750,000 total square feet located across Texas and in eight other states. Montgomery also has served as Vice President of Property Management with two other regional firms.

As an active member of the industry, Montgomery has earned the Certified Property Manager [CPM] and Real Property Administrator [RPA] designations. Also, he is a past president of the Fort Worth Chapter of the Institute of Real Estate Management. Montgomery earned a Master of Business Administration in Finance and Real Estate from the University of Texas at Arlington.

SVN | Trinity Advisors

3000 Race Street, Suite 100
Fort Worth, TX 76111
817.288.5525

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