

LEASE

Highland Station

1100 N. BLUE MOUND ROAD

Saginaw, TX 76131

PRESENTED BY:

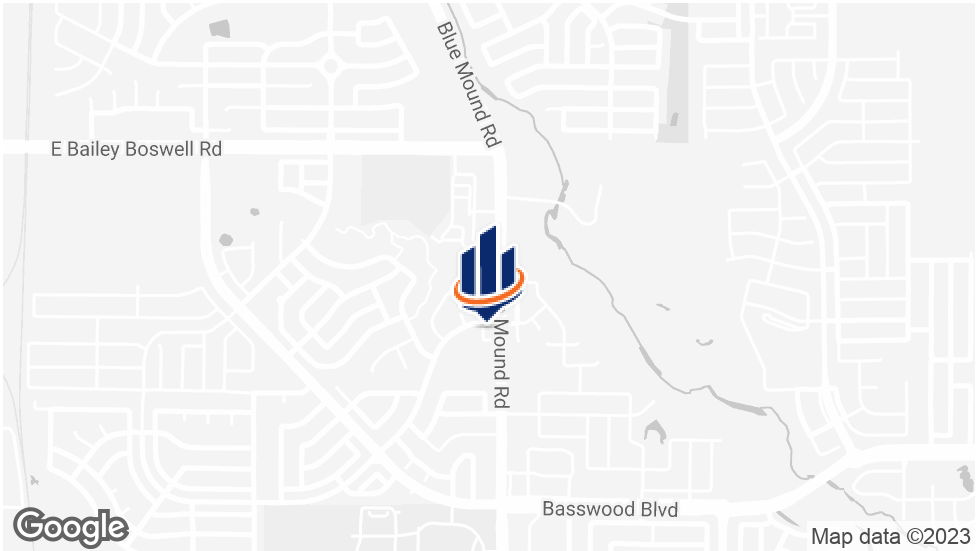
**CLINT MONTGOMERY, CPM,
RPA**

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TX #187966

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (NNN)
BUILDING SIZE:	12,088 SF
AVAILABLE SF:	1,875 SF
YEAR BUILT:	2005
ZONING:	Retail
MARKET:	Fort Worth
SUBMARKET:	NW Tarrant County

PROPERTY OVERVIEW

Highland Station presents a great leasing opportunity for businesses in search of a well-positioned space in Saginaw, Texas. With 1,875 square feet of available space, this property is ideal for a diverse range, including office, retail, or restaurant establishments. Boasting a strategic location and a strong tenant mix, Highland Station is ready to accommodate your business needs.

PROPERTY HIGHLIGHTS

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

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ADDITIONAL PHOTOS



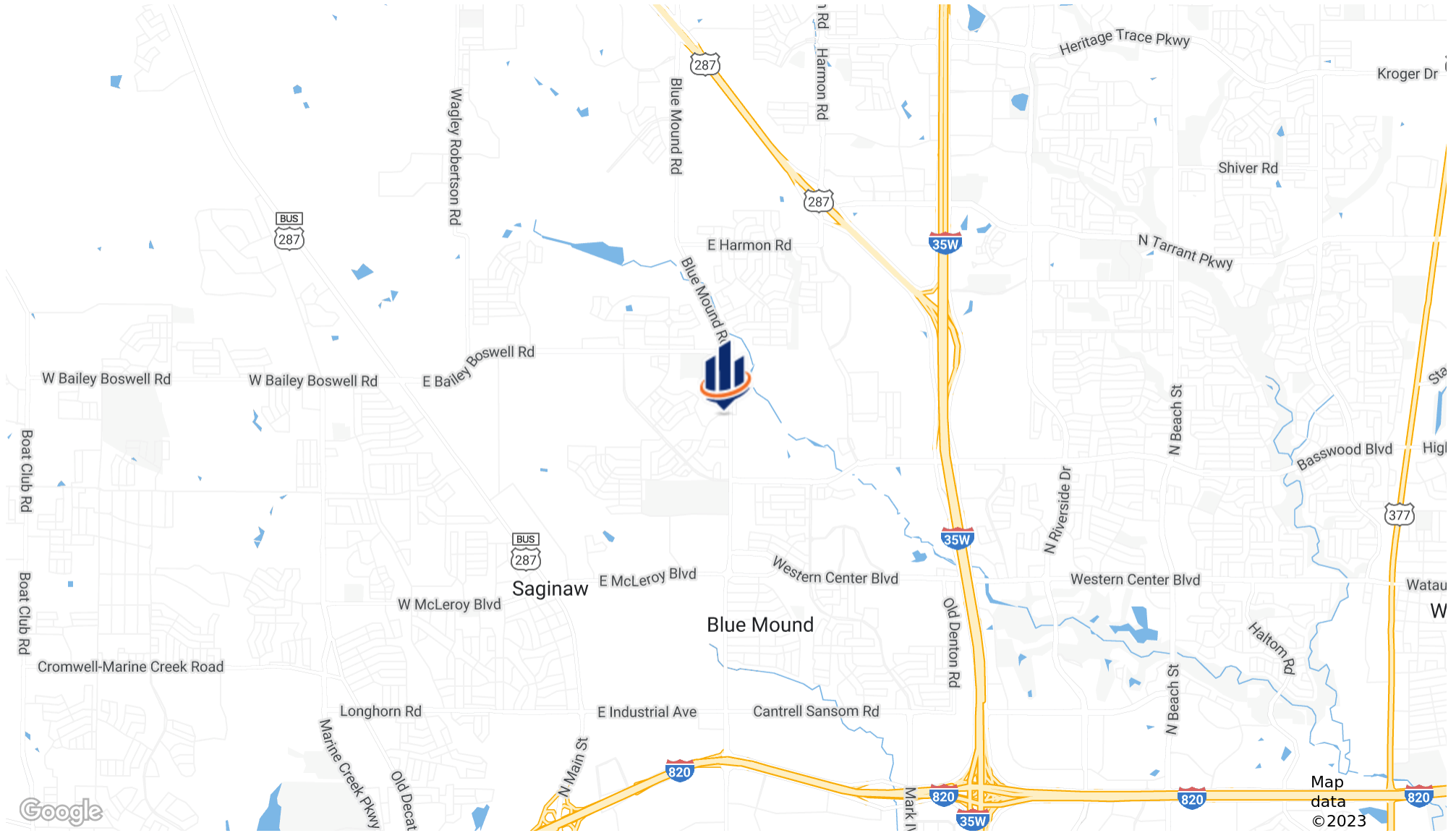
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LOCATION MAP



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HIGHLAND STATION | 1100 N. Blue Mound Road Saginaw, TX 76131

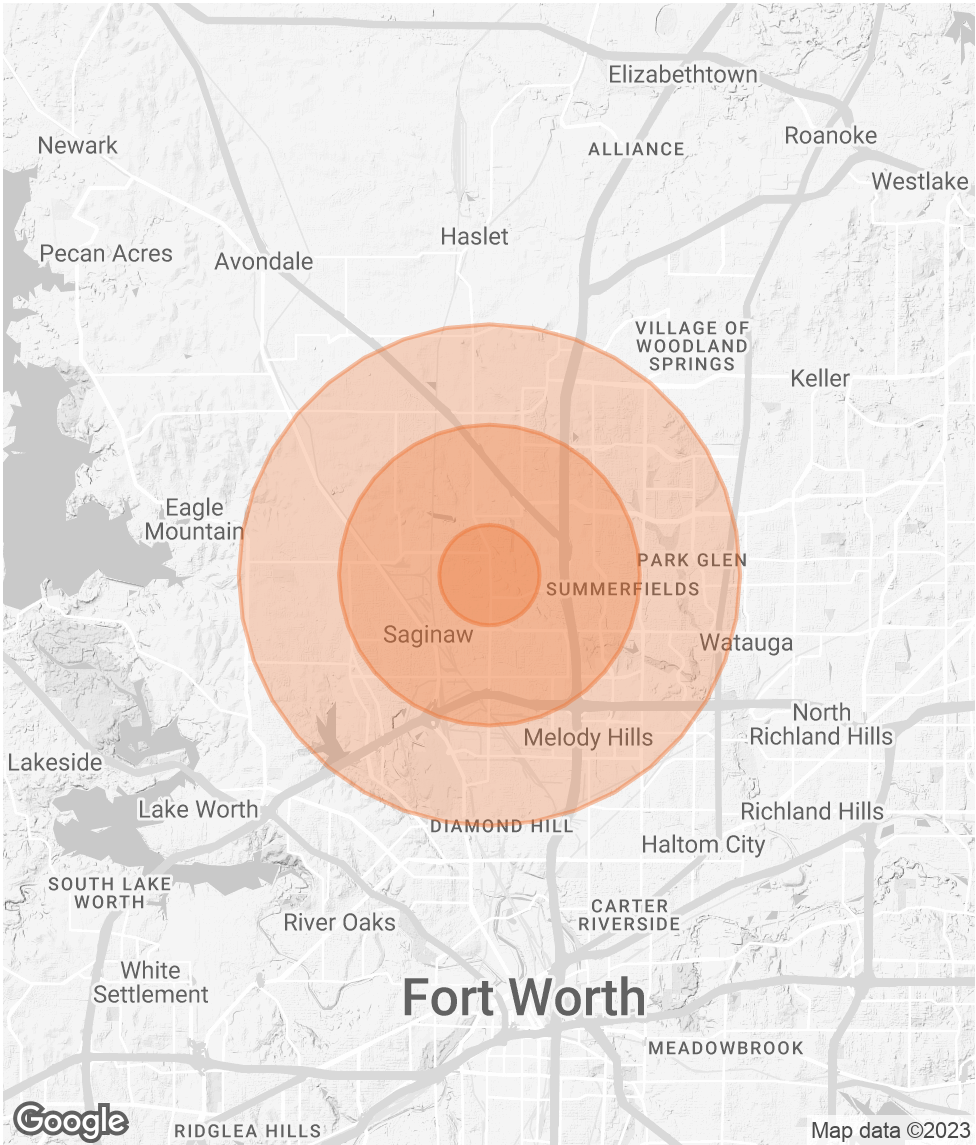
SVN | TRINITY ADVISORS

DEMOGRAPHICS MAP & REPORT

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 2020 ACS - US Census



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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.

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