



PADS & RETAIL BUILDING

For lease or sale:
 SWC FM 156 &
 Bailey Boswell
 Saginaw, TX 76131

Property Highlights

SWC FM 156 & Bailey Boswell
Saginaw, TX 76131

1. Pad ready. All drives are in and utilities to site.
2. Zoning: CC – Community Commercial
3. Lighted intersection
4. FM 156 was recently expanded to 4-lane divided
5. Bailey Boswell Rd proposed extension connecting to N. Tarrant Parkwy est to break ground Q1 2028 with a completion estimate of Summer 2029.
6. Alliance is home to over 525 companies including Amazon, Facebook, General Electric, and BNSF Railway
7. Adjacent to High Country Elementary School & Highland Middle School with over 1,300 students
8. Up the road from Saginaw High School which has over 2,100 students
9. Average income within 1 mile exceeds \$144,000

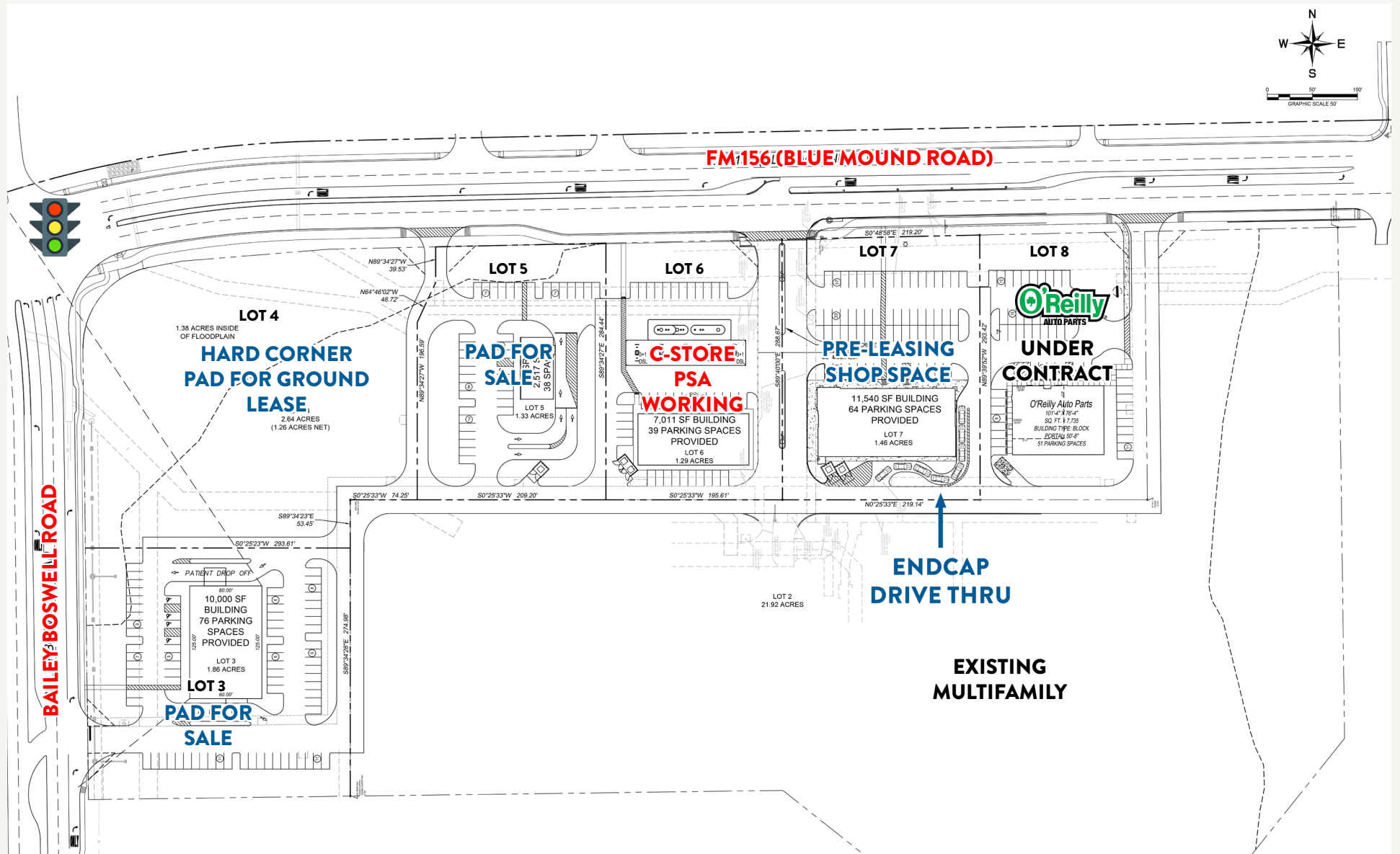


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,605	110,776	263,938
EST. DAYTIME POPULATION	1,028	21,164	65,146
EST. AVG. HH INCOME	\$144,045	\$127,034	\$130,607

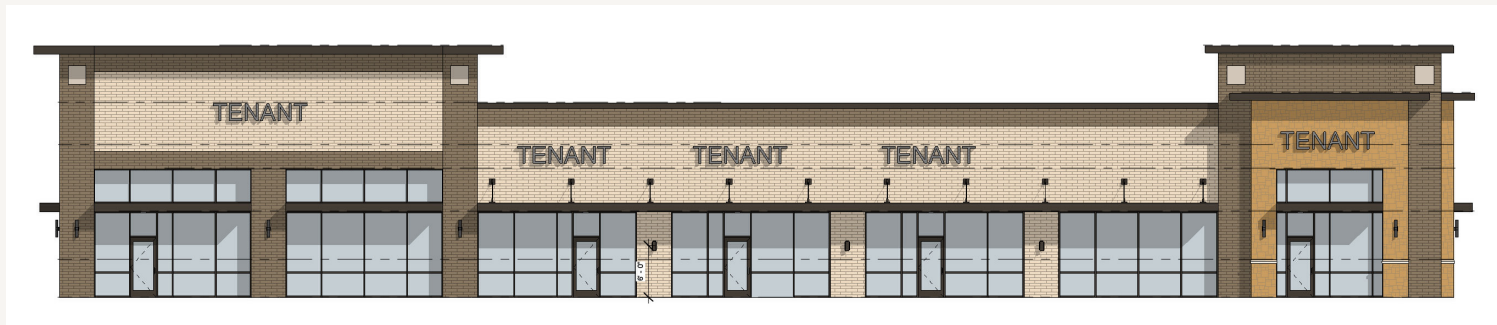
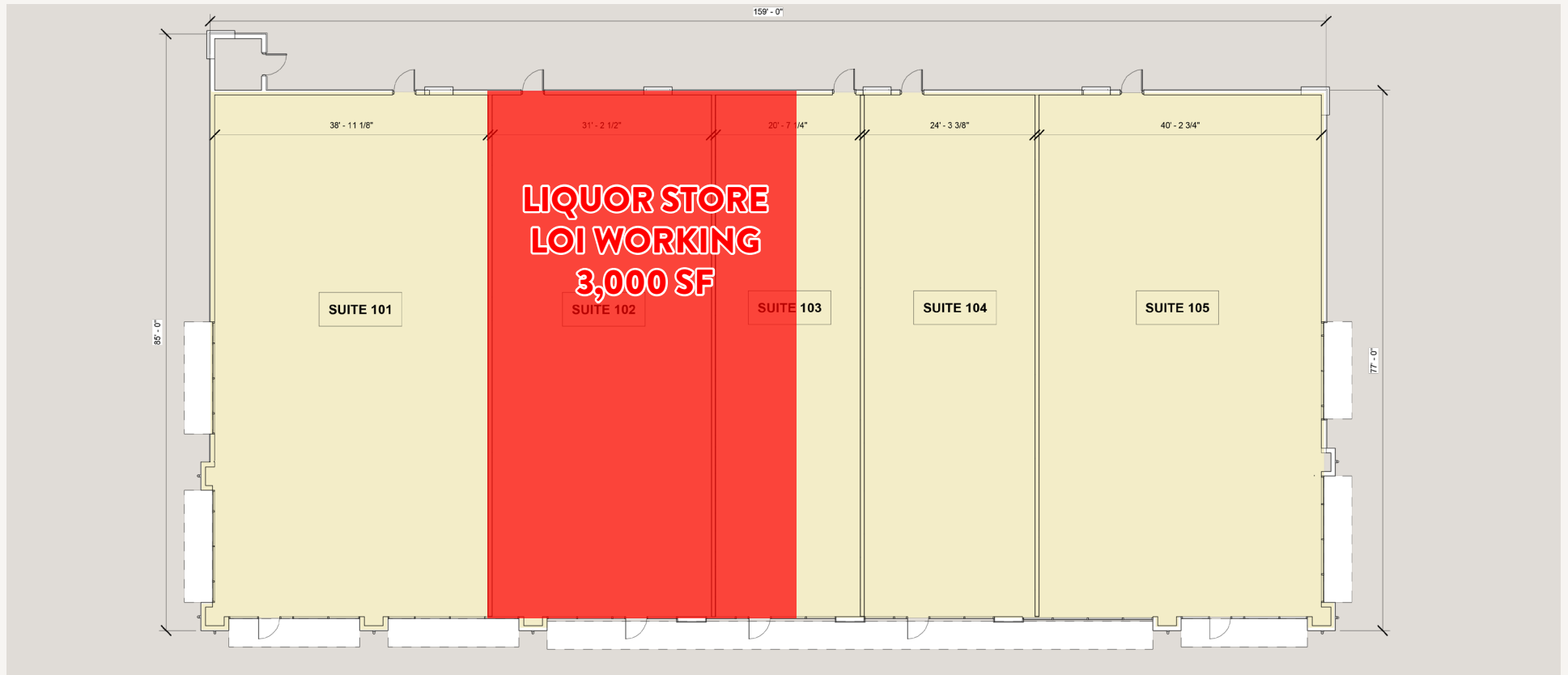
Site Plan

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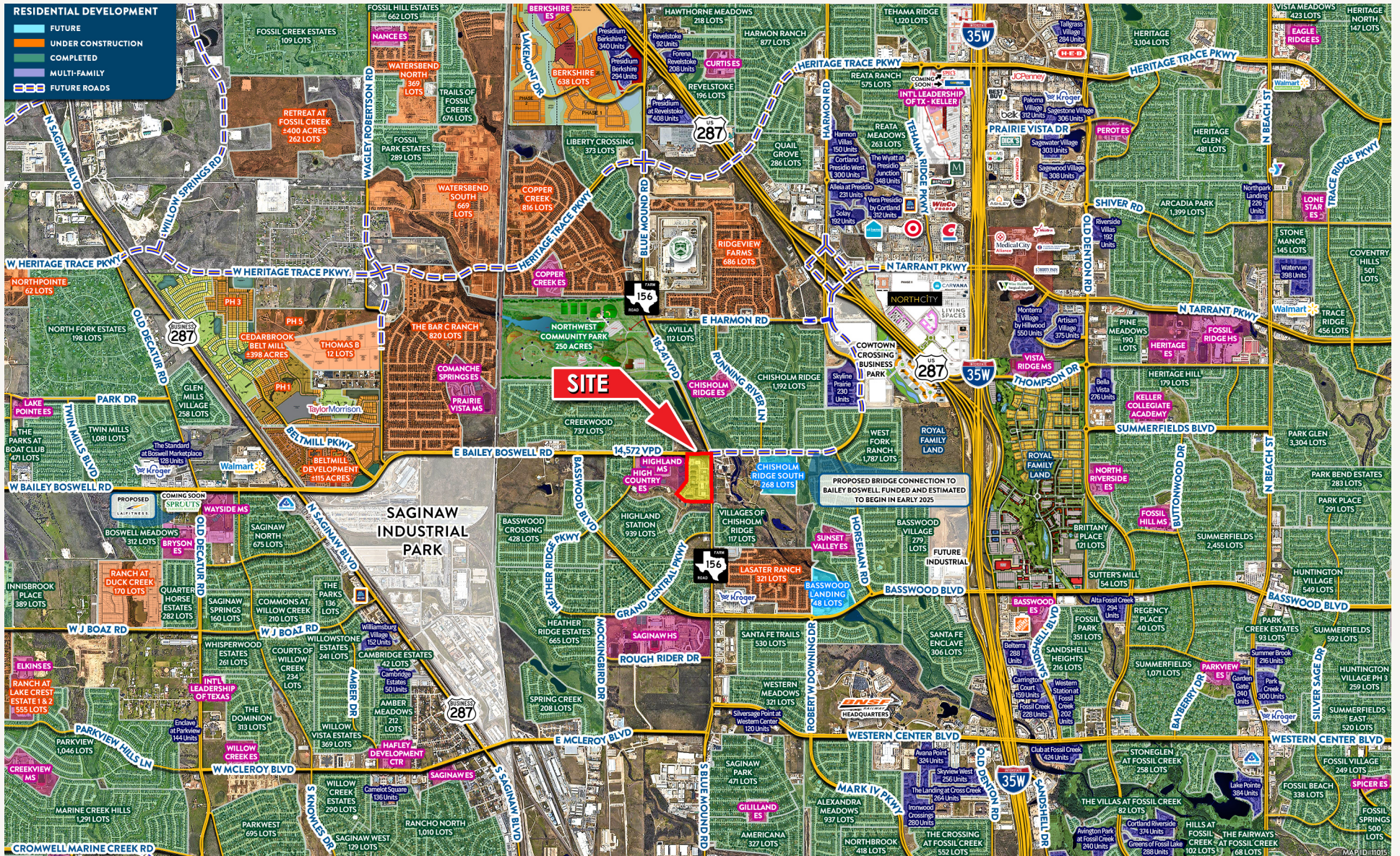
Retail Plan

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Aerial

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