



WOODCREST
CAPITAL, LLC

11 Acres E Bailey Boswell

715 East Bailey Boswell Road | Saginaw TX



Traffic Counts	
E Bailey Boswell Rd	13,170 VPD
N Saginaw Blvd	24,500 VPD
Bluemound Rd	19,775 VPD

Demographics	1-mile	3-mile	5-mile
Population	9,693	83,831	208,194
Households	2,933	27,370	69,097
Average HH Income	\$114,146	\$97,288	\$100,854

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR
SALE**
(817) 927-0050

**ACRES:
+/- 11.02**
WILL SUBDIVIDE

**ZONING:
"CC" Community
Commercial**

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

(817) 927-0050 | woodcrestcapital.com

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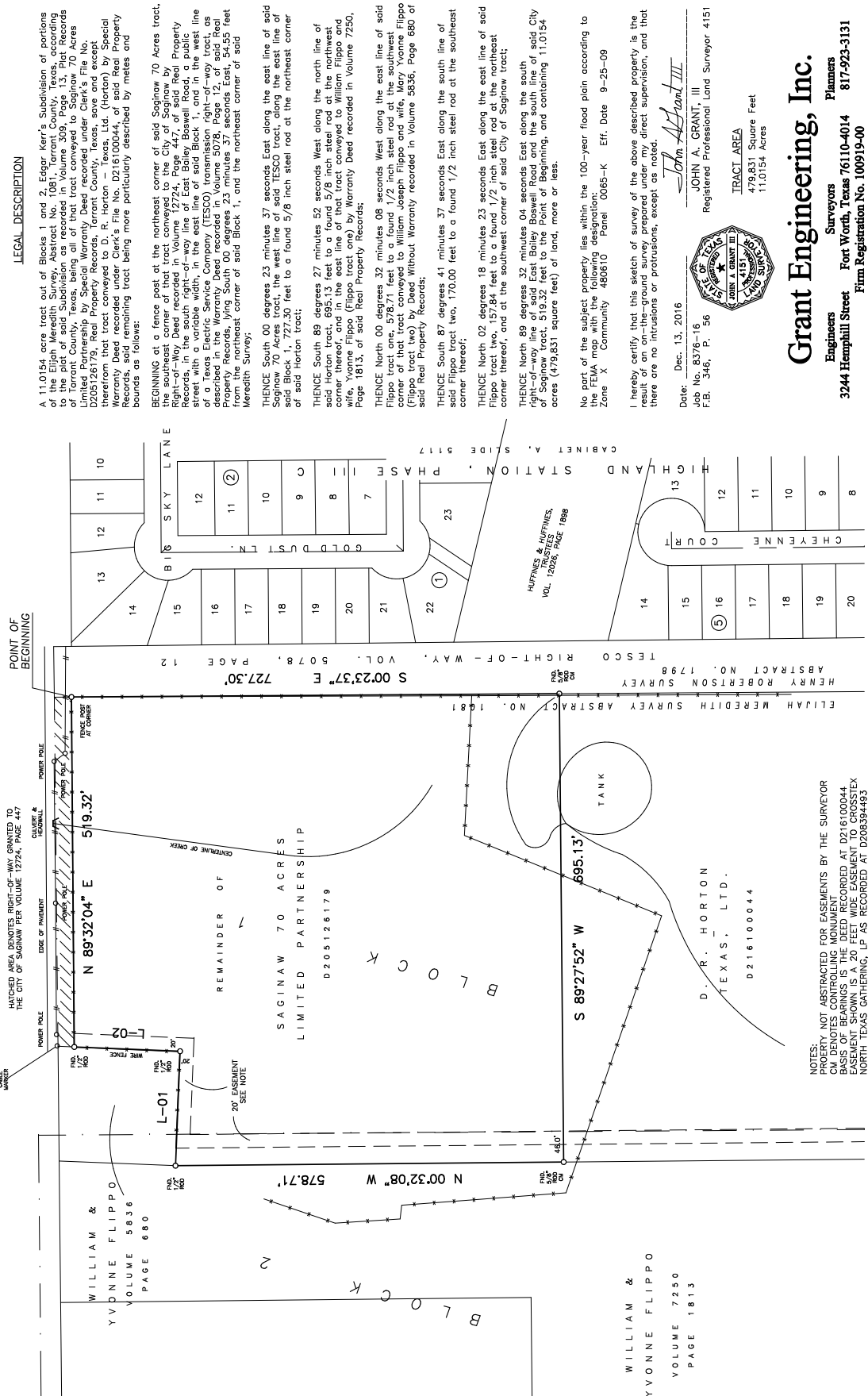
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11 ACRES E BALIEY BOSWELL | Saginaw, Texas

LINE TABLE		
LINE	BEARING	LENGTH
L-1	S 87°41'57" E	170.00
L-2	N 02°18'23" E	157.84

EAST BAILEY BOSWELL ROAD (R/W VARIES)



Grant Engineering, Inc.
Engineers
3244 Hemphill Street Fort Worth, Texas 76110-4014
Firm Registration No. 100919-00

Surveyors
Planners
817-923-3131

NOTES:
PROPERTY NOT ABSTRACTED FOR EASEMENTS BY THE SURVEYOR
CM DENOTES CONTROLLING MONUMENT
BASIS OF BEARINGS IS THE DEED RECORDED AT D216100044
EASEMENT SHOWN IS A 20 FEET WIDE EASEMENT TO CROSS TEX NORTH TEXAS GATHERING, LP AS RECORDED AT D206394949