



DEVELOPMENT OPPORTUNITY IN HIGH GROWTH LOCATION
10.603+/- Acres | Corinth, Texas

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INVESTMENT SUMMARY

Property	10.603 Acres (461,867 Square Feet) approximately
Address	5400 South Interstate 35E, Corinth, TX 76210
Asking Price	\$4,750,000
Asking Price per Square Foot	\$10.28
Access	South Interstate 35E Frontage Road
Frontage	Approximately 583 feet on South Interstate 35E
Utilities	Available to the Site
Zoning	"C-1 Commercial"
Property ID	154668

*All figures are approximate

PROPERTY TAX INFORMATION

Taxing Authority	2019 Tax Rate
City of Corinth	0.5450
Denton County	0.225278
Denton ISD	1.470000
Total	2.240278

Per the Denton County Appraisal District



DEMOGRAPHICS

ESTIMATED POPULATION (2018)



1-MILE | 7,097
3-MILE | 63,328
5-MILE | 126,622

ANNUAL GROWTH RATE (2018-2023)



1-MILE | 2.20%
3-MILE | 2.63%
5-MILE | 2.51%

MEDIAN HOUSEHOLD INCOME



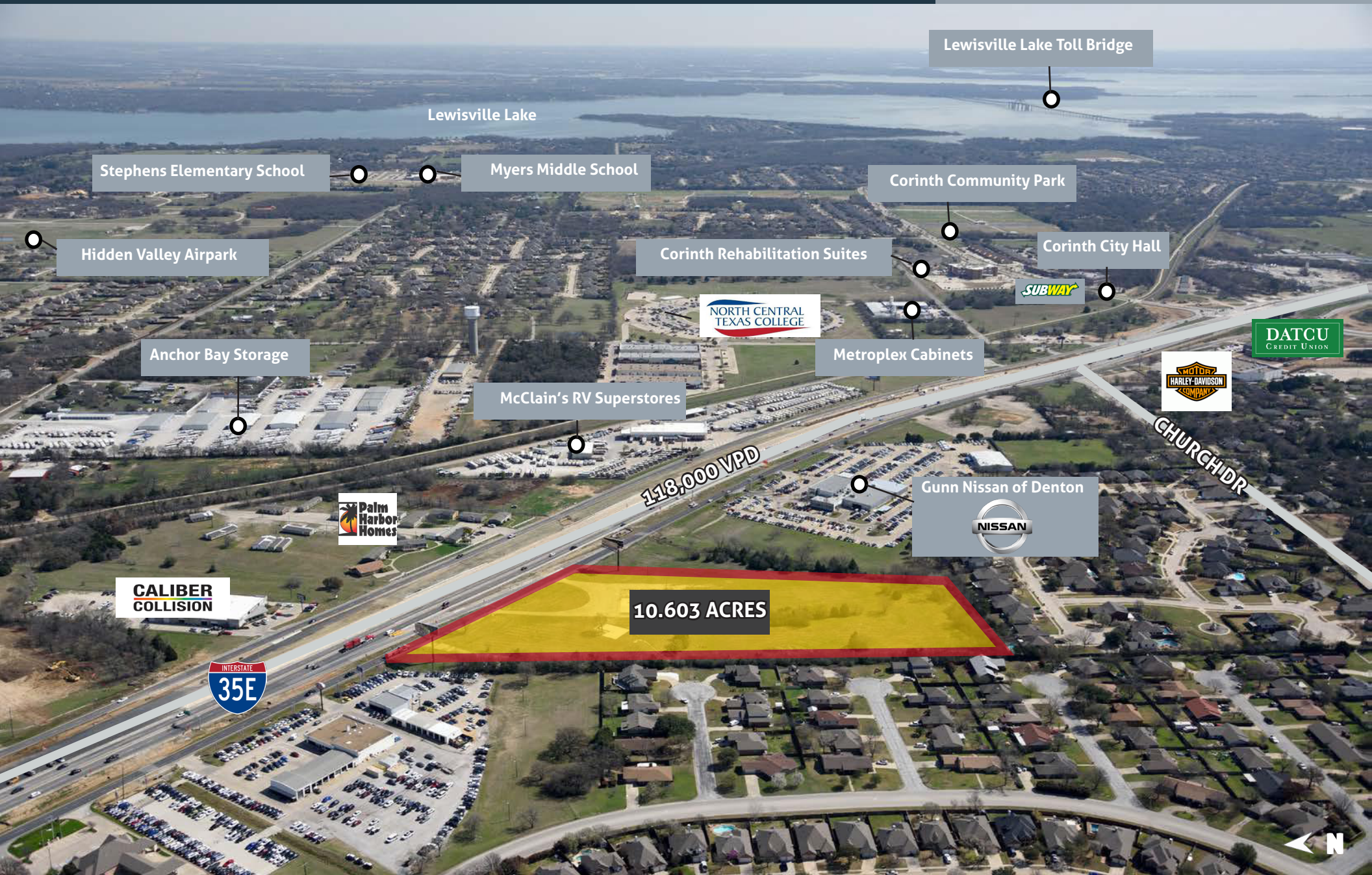
1-MILE | \$95,341
3-MILE | \$88,106
5-MILE | \$80,695

MEDIAN HOME VALUE



1-MILE | \$248,281
3-MILE | \$230,709
5-MILE | \$240,517

10.603 +/- ACRES
CORINTH, TEXAS



Lewisville Lake Toll Bridge

Lewisville Lake

Stephens Elementary School

Myers Middle School

Corinth Community Park

Hidden Valley Airpark

Corinth Rehabilitation Suites

Corinth City Hall

Anchor Bay Storage

NORTH CENTRAL
TEXAS COLLEGE

SUBWAY

DATCU
CREDIT UNION

McClain's RV Superstores

Metroplex Cabinets

MOTOR HARLEY-DAVIDSON
COMPANIES

148,000 VPD

Gunn Nissan of Denton

CHURCH DR

Palm Harbor
Homes


NISSAN


CALIBER
COLLISION


10.603 ACRES

INTERSTATE
35E


INVESTMENT HIGHLIGHTS


 **Strategic, High Growth Location:** The approximately 10.603 acre site ("Site") is strategically located with frontage along South Interstate 35E at 5400 South Interstate 35E in the City of Corinth, Denton County, Texas 76210. The Seller recently demolished the former structures to better prepare the Site for new development. The Site has approximately 583 feet of frontage along I-35E and is adjacent to exit 460. Corinth is competitively positioned to drive future demand for quality development and to capture quality business along Interstate Highway 35E. There are numerous new car dealerships to the north and south of the Site creating strong drive-by traffic along the access road and an affluent established neighborhood to the west positioning the Site as a premier development opportunity.

 **Zoning:** The Site is currently zoned as "C-1 Commercial" which provides for the development of most commercial uses such as retail, office, medical, hotel, restaurants, as well as other uses. A full list of permitted uses can be found in the City of Corinth Unified Development Code Use Chart 2.07.03, as well as in our data vault.

 **Road Expansion:** The I-35E expansion project covers over 30 miles, from Farmers Branch to Denton and construction of Phase 1 was completed in 2017. The recent expansion of Interstate 35E and realignment of its access ramps will create redevelopment opportunities along the Interstate. The section of the expansion proximate to the Site created a two-lane access road and a realignment of exit ramps created an excellent opportunity for a variety of commercial uses.

More information can be found at www.35express.org

 **Population, Demographics, and Traffic Counts:** Traffic counts along I-35E total over 118,000 vehicles per day. Median household income totals \$95,341 while the median home values top \$248,000 within a 1-mile radius. From 2000 to 2019 Corinth's population grew 91.88% and is projected to grow an additional 10.52% by 2024 to reach a population of 24,575. From 2000 to 2019 Denton County, which includes Corinth, has grown 106.17% to a current population of 891,430.

 **Growing Dallas/Fort Worth Economy:** Corinth is located within the Dallas/Fort Worth metro which continues to be one of the strongest, well-diversified economies in the nation, experiencing exponential growth both in terms of population and jobs. According to the U.S. Census Bureau, the DFW metro was the fastest-growing metro in the United States in 2018, adding over 132,000 residents. Current population for DFW is estimated at 7.5 million people which ranks fourth in the nation and is projected to grow over 33% by 2030 to a population of nearly 10 million. As of November 2019 the DFW metro added 120,700 jobs over the past 12 months, which is a 3.2 percent year over year increase, significantly higher than the national rate of 1.5 percent during the same time period. DFW unemployment rate as of August 2019 was down 40 basis points from the previous year to an outstanding rate of 3.3 percent.



DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fourth in the nation with a forecasted 2019 Gross Metropolitan Product (GMP) of \$613.4 billion.
- The DFW unemployment rate is an outstanding 3.3 percent as of August 2019 which is an improvement of 40 basis points from the previous year.
- The DFW metro has an estimated population of 7.5 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of nearly 10 million by 2030.
- Twenty-four *Fortune 500* companies are headquartered in DFW, ranking third most in the nation.
- The metro area has experienced a substantial amount of corporate relocations and expansions in the past several years from firms such as: State Farm Insurance, Toyota Motor Co., Omnitracs, Santander Consumer USA, Tenet Healthcare Corporation, Kohl's, AT&T, Blue Cross and Blue Shield of Texas, USAA, Google, Amazon, McKesson, and Top Golf.
- DFW Airport is the fourth busiest in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW airport is \$37 billion and is currently undergoing a terminal renewal and improvement program at cost of \$2.7 billion.
- Recent rankings and awards received by DFW include the following: **#1 in the country in Total Job Growth**, **#5 Best Performing Cities**, and **#13 Most Innovative Cities in the World**.

The approximately 10.603-acre Site is located within the City of Corinth which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties within the state of Texas, with the Site being in Denton County. DFW has a population of 7.5 million, making it the largest population center in Texas, fourth largest in the U.S., and seventh largest in the Americas.



**GROSS METROPOLITAN
PRODUCT**
\$613.4 Billion



**DFW UNEMPLOYMENT
RATE**
3.3%



**DFW ESTIMATED
POPULATION**
7.5 Million



ECONOMIC OVERVIEW

DFW has the fourth largest economy in the nation among MSAs and has one of the highest concentrations of corporate headquarters in the United States including 24 *Fortune 500* companies. DFW also contains a large Information Technology industry base (often referred to as the Silicon Prairie or the Telecom Corridor), owing to the large number of corporate IT projects and the presence of numerous electronics, computing, and telecommunication firms such as Texas Instruments, HP Enterprise Services, Dell Services, Nokia, AT&T, Alcatel-Lucent, Ericsson, and Verizon in and around Dallas. In addition, several major defense manufacturers, including Lockheed Martin, Bell Helicopter, Textron, and Raytheon, maintain significant operations in DFW. Uber has recently announced they will establish a new U.S. General and Administrative Hub in Deep Ellum which will create 3,000 high-paying jobs with an estimated annual payroll of \$400 million.

The Dallas-Fort Worth-Arlington MSA supports approximately 3.8 million jobs, making it one of the largest economic centers in the nation. The MSA added 120,700 jobs year-over-year in November 2019, second in the nation in terms of both the number of jobs added as well as the annual rate of job growth which was 3.3 percent compared to the national average of 1.5 percent. The region's business-friendly environment and low cost of living have made DFW extremely attractive to both employers and employees and helped fuel massive population and job growth over the past several years with this trend expected to continue.

AREA OVERVIEW

The Site is located in Corinth, Texas, which is in turn part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties within the state of Texas, with the Site being in Denton County. DFW has a population of 7.5 million, making it the fourth largest population center in the U.S. Denton County has a population of 891,430 as of 2019, up 34.53% since 2010, making it one of the fastest growing counties in the state of Texas.

DALLAS/FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
American Airlines Group Inc.	37,000
Walmart Stores Inc.	34,000
Texas Health Resources	22,296
Dallas Independent School District	19,740
AT&T	17,000
Baylor Scott & White Health	16,500
The Kroger Co.	15,397
Lockheed Martin Corp.	14,350
Medical City Healthcare	14,000
Bank of America	13,500
City of Dallas	13,350
University of Texas Southwestern Medical Center	13,048
JPMorgan Chase	12,676
Fort Worth Independent School District	12,000
Parkland Health & Hospital System	9,968

Source: Dallas Business Journal



TRANSPORTATION



Air: DFW International Airport, located approximately 20 miles southwest of the Site, is the fourth largest in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW airport is \$37 billion and it served over 69 million passengers in 2018. American Airlines corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



Highway: The Property is situated in Corinth, Texas, northeast of the City of Fort Worth and northwest of the City of Dallas. The Site has excellent highway access with the I-35E corridor running north and south through the city connecting Denton with the City of Dallas. Ten miles northwest of the Site is the I-35 interchange providing access to Fort Worth via I-35W. Travel time from the Site to Downtown Fort Worth or Downtown Dallas is approximately 30 to 40 minutes.



Public Transit: The Denton County Transportation Authority (DCTA) commuter rail system passes through Corinth and can be accessed at two convenient locations for commuter rail transportation to Denton and Dallas. The DCTA also connects to Dallas Area Rapid Transit (DART) which provides public transportation throughout the Greater Dallas Area via light rail and buses.

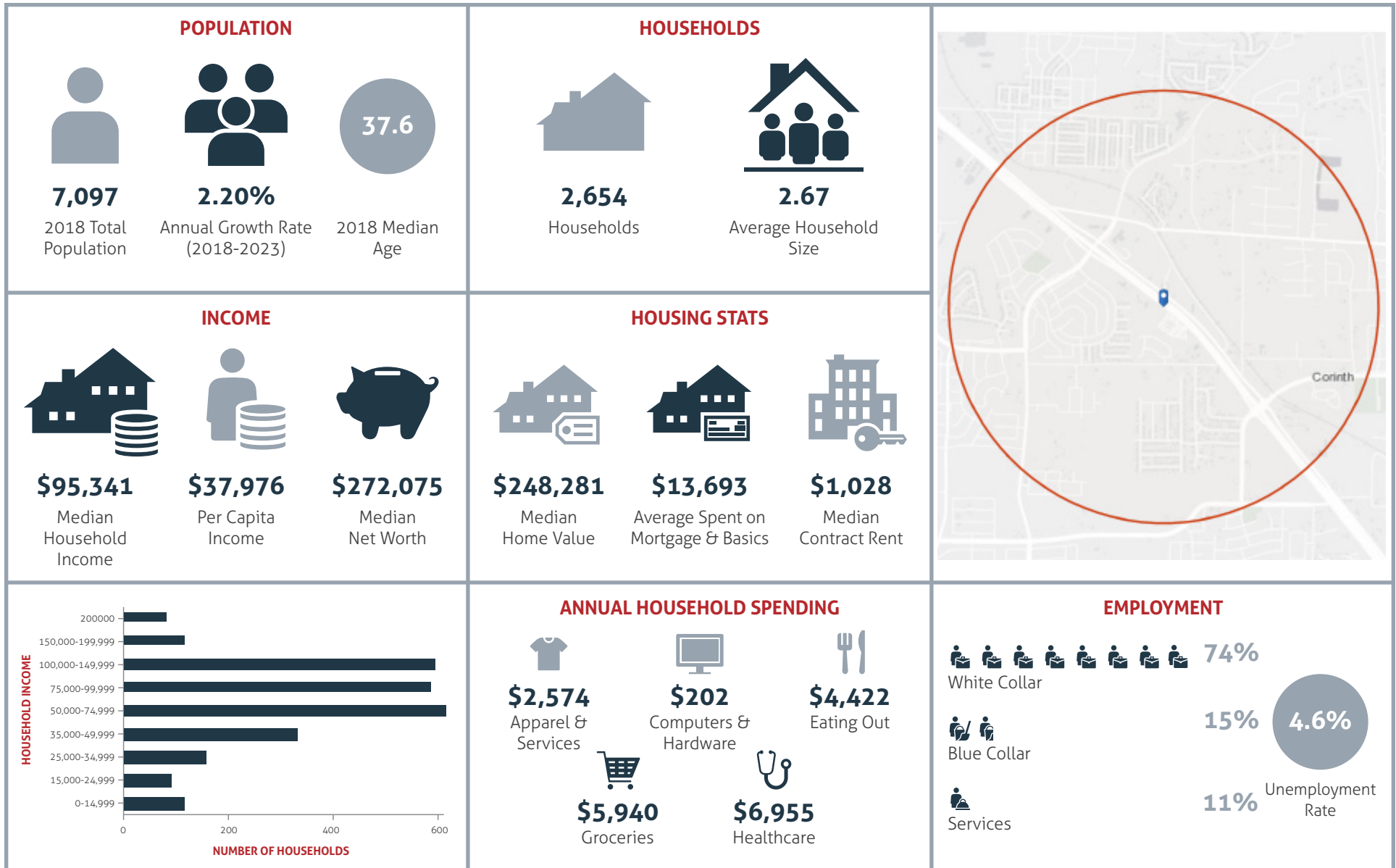


DFW International Airport



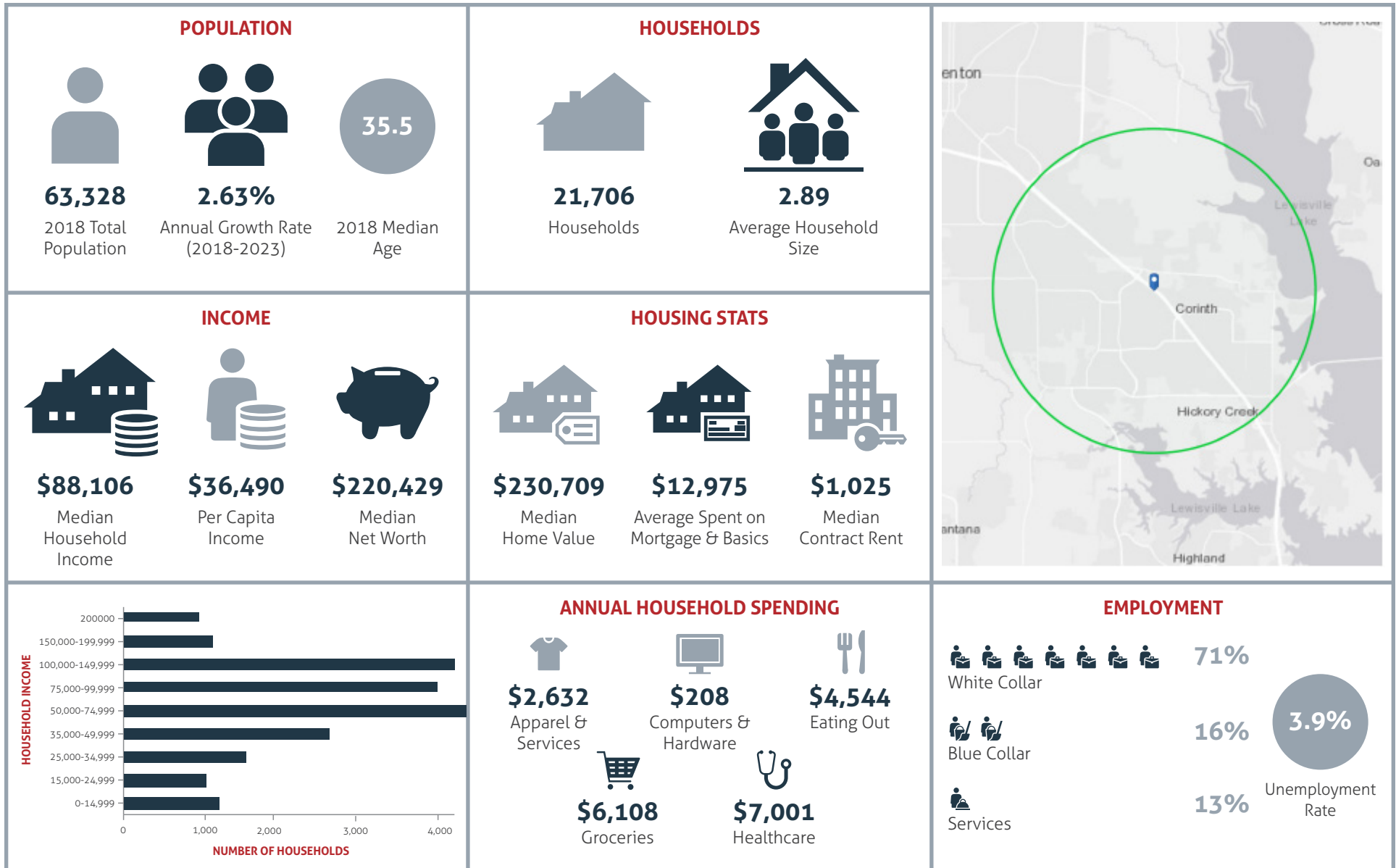
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

Source: ESRI



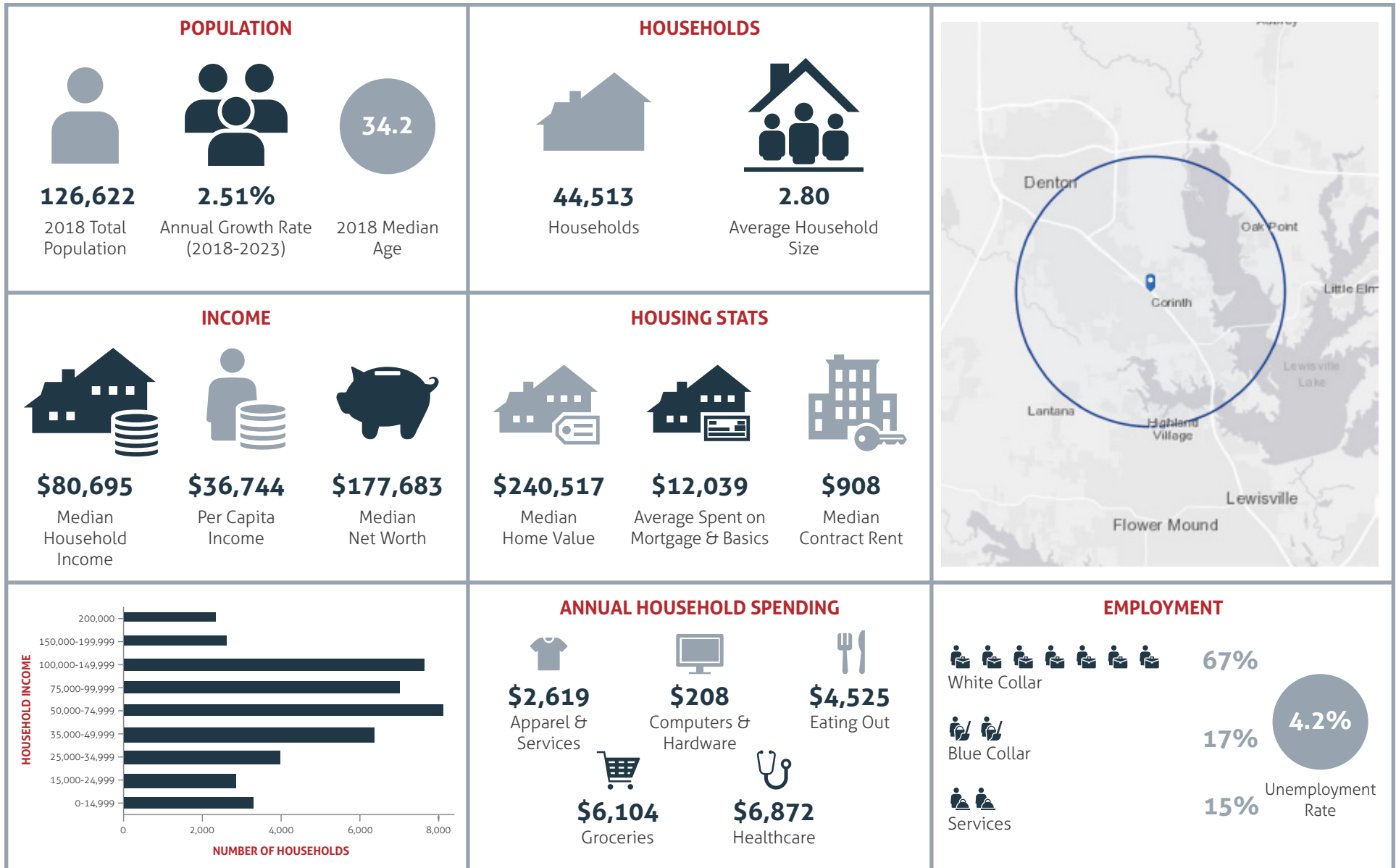
DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS

Source: ESRI



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS

Source: ESRI



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders 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 confidential 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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