Corinth Mixed Use Land



6401 S STEMMONS FWY CORINTH, TEXAS 76210



Property Highlights

- Development land fronting I-35
- Zoned Mixed-Use Commercial
- Utilities to site

Availability

10.67 acres

Demographics	1 MILE	3 MILE	5 MILE
2023 Population	8,164	38,192	118,681
2023 Daytime Population	n 7,161	27,877	98,042
2023 Avg. HH Income	\$121,270	\$139,311	\$146,367

Traffic Counts

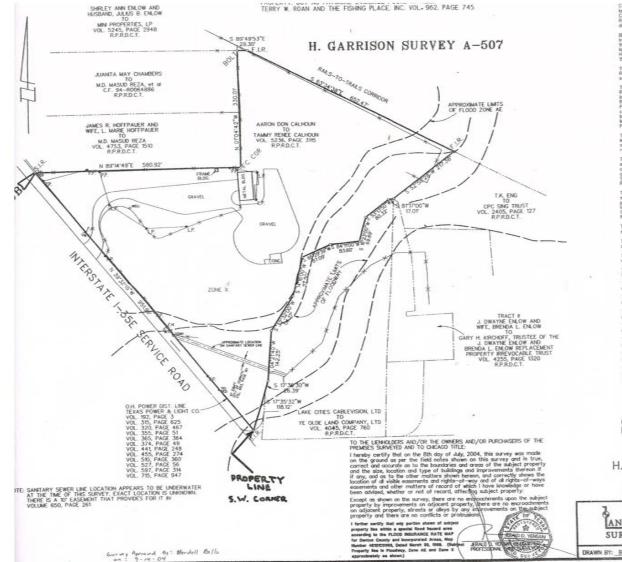
I-35 E: 134,659 VPD

Corinth Pkwy: 18,014 VPD

4645 North Central Expy, Suite 200 Dallas, Texas 75205

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dba

Corinth, Denton County, Texos, being all that certain tract of land conveyed by deed from Acran ban Cohoun to Tammy Renes Cohoun recorded in Volume S236, Roge 3115, Real Property Records, Denton County, Texos, and being more particularly described on follows:

BECRNBRC at an iron rod flet for corror in the northeast line of Infersteller Highway Namber 35. a public roothway, sale point bor land conveyed by deed from James R. Hottyaar and wife. L Work Hottgaare to M. D. Magat Res recorded in Volame 4733, Page 150, Red Property Riscotts, Denton Courty, Teaux,

EHENCE N 89" 14" 49" E, 580.92 feet with the south line of sold Resp tract to a fence corner for corner, sold point being the southeast corner of sold Rezo tract.

Provide a constraint or space relation tracts. PENCE is Of the 4'' IF 32001 feat with the east line of soid Stats heat and with the east line of that certain tract of land conveyed by deed from Juanits May Chambera 16 M. D. Mound Rizzo et al recorded under Clerk's File Number 94-ROOK4858, Reid Property Records, Bethol County, Texas to a bub found for comer in the saudh line of that enthin tract of land conveyers by deed trace. Shifey Am Ethol certain tract of land conveyers by deed trace. Shifey Am Ethol enthin tract of land conveyers by deed trace. Bethol County, Texas to a bub found for Froperty Records, Destan County, Texas

THENCE, S 89" 49" 53" E, 29.30 feel with sold south line of sold Wini properties tract to an iron rod found for corner in the southwest line of "Role-to-Trails Corridor", an abandoned railrood right-of-way;

THENCE, S 53' 34' 36' E, 652.47' test with sold southwest line of and "Adda-to-Trails Corridor" to on iron rod found for better than the souther south that the south that contrain tood if than conveyed by deal from T. K. Eng to CPC SMG Trust recorded in Value 2405, Poge 127, Res Property Records, Bench Courty, Lesso.

THENCE, S. 52: 58: 28" M, 217-38 feet with the eorthwest fine of said CPC SNG. Tract tract to an interiod set for corner, sold and conveyed by deed from Labe CThes obtaining. Ltd. To Cide Land Company, Ltd. recorded in Valume 4045, Page 769, Red Property Roccris, Dentin County, Tenac.

THENCE, S 8/T 17" 00" W, 17.01 feet with sold northwest line of sold Ye Olde Land Company tract to an iron rod set for corner

THENCE, S 5.3" 13" 50" W, 80.32 feet with said northwest line of said Ye Olde Land Company tract to an iron rad set for corner;

IHENCE, S 15" 23" 00" W, 69.69 feet with sold northwest line of sold Ye Olde Land Company tract to an iron rad set for corner.

THENCE, S 84" 11" 00" W, 83.60 feet with sold continent line of sold Ye Olde Land Company tract to an iron rad set for corner.

THENCE, S 66" 29" 39" W, 87.09 feet with sold northwest line of sold Ye Olde Land Company tract to an iron rad set for conner;

THENCE, S 14' 16' DO" W, 117:50 feet with sold northwest line of sold Ye Dide Land Company tract to an iron rod set for corner;

THENCE, S 32" 32" 00" W, TH-17 feet with sold northwest line of sold Ye Olde Land Company tract to at iron rod set for conver;

THENCE, S 04" 27 40" W, 542.25 teet with said northwest line of said Ye Olde Land Company tract to an iron rod set for corner;

THENCE, S 17" 36" 30" W, 26.39 feet with said northwest line of said Ye Dide Land Company fract to an iron red set for corner.

THENCE, S 17' 35' 32" W, 198.12 feet to an iron rod set for corner in sold northeest line of sold interstate Highway;

THENCE N 39' 32' 15" W, 951:59 feet with sold northeast line of sold Interstate Highway to the PLACE OF BEGINNING and containing 32:654 occess of land.

SURVEY PLAT (10.664) ACRES IN THE H. GARRISON SURVEY A-507 CITY OF CORINTH DENTON COUNTY, TEXAS



Evan English 214.257.0219 evan@dbarealestate.com

Perren Gasc 4645 North Central Expy, 214.257.0207 Suite 200 perren@dbarealestate.com Dallas, Texas 75205

The information contained herein was obtained from sources deemed reliable and accurate; however, no augrantees or warranties are made as to the completeness and accuracy thereof.



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;
- o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenar	nt/Seller/Landlor	rd Initials Date	

Information available at www.trec.texas.gov