

FOR LEASE

Corinth Medical/Professional Office
3500 Corinth Pkwy | Corinth, TX 76208



SPACE AVAILABLE

1,616-1,851 SF

PRICING INFORMATION

CONTACT BROKER

LOCATION

SEQ of S I-35 &
Corinth Pkwy

TRAFFIC GENERATORS



- Join Aesthetic Dentistry & Implant Center - Corinth's New A-Class Dental Office
- Near Corinth's New 20 Acre Mixed-Use Development Plan
- Build to Suit Opportunity with Finish-Out Allowance Available
- Easy Access to I-35; 10 Minutes from Denton & 30 Minutes from Dallas
- Corner Lot with Ample Parking & Private Covered Employee Spaces Available

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE	5 MILE
Population	7,508	26,529	53,200	124,797
Employees	1,163	6,934	12,718	41,598
Average HH Income	\$106,775	\$115,394	\$120,620	\$122,981
2018-2023 Annual Rate	2.38%	1.97%	1.86%	2.36%
Traffic Count	118,000 VPD on I-35 & Corinth Pkwy			

*CoStar 2019



Roger Smeltzer

940.239.0118

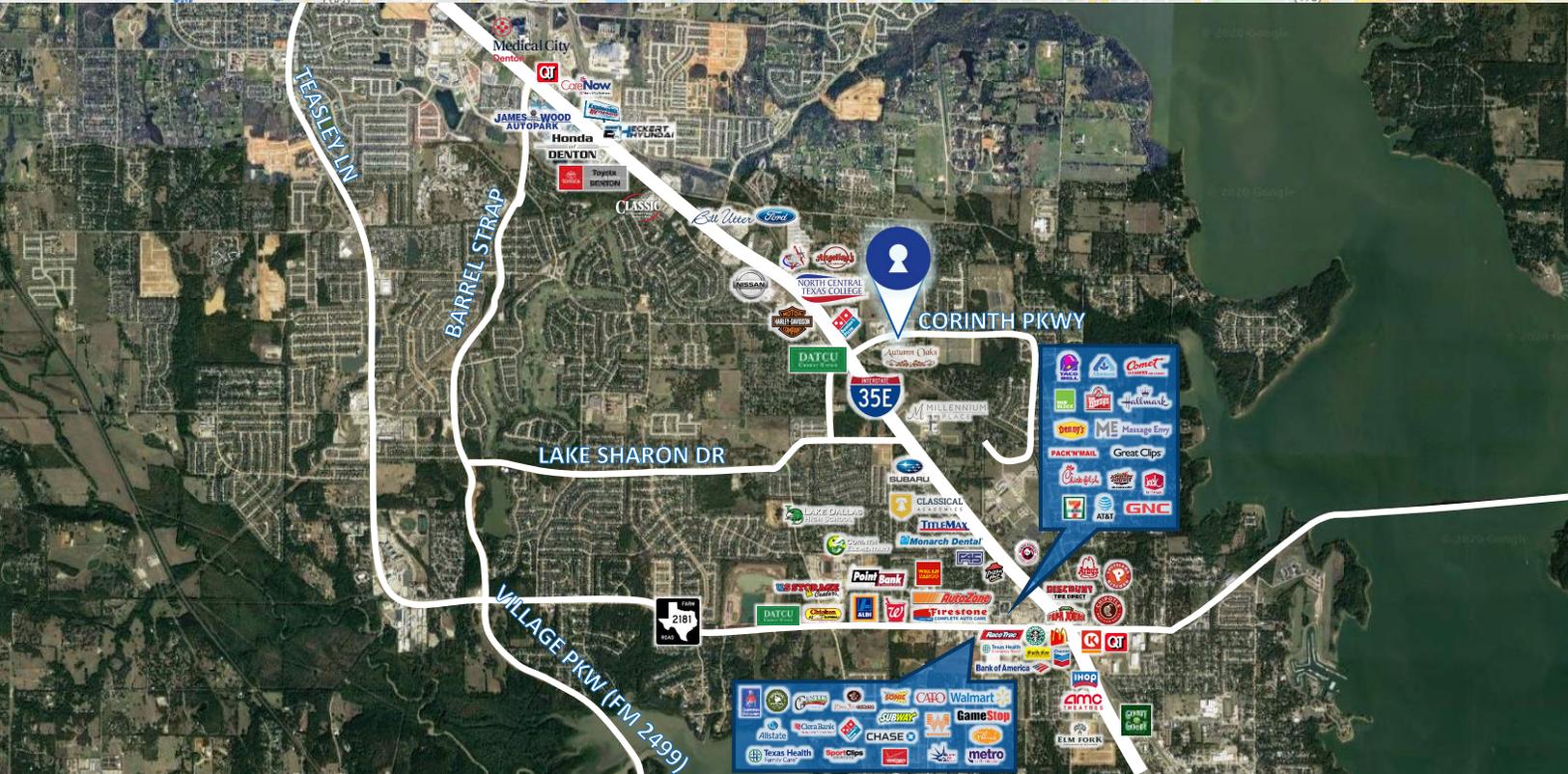
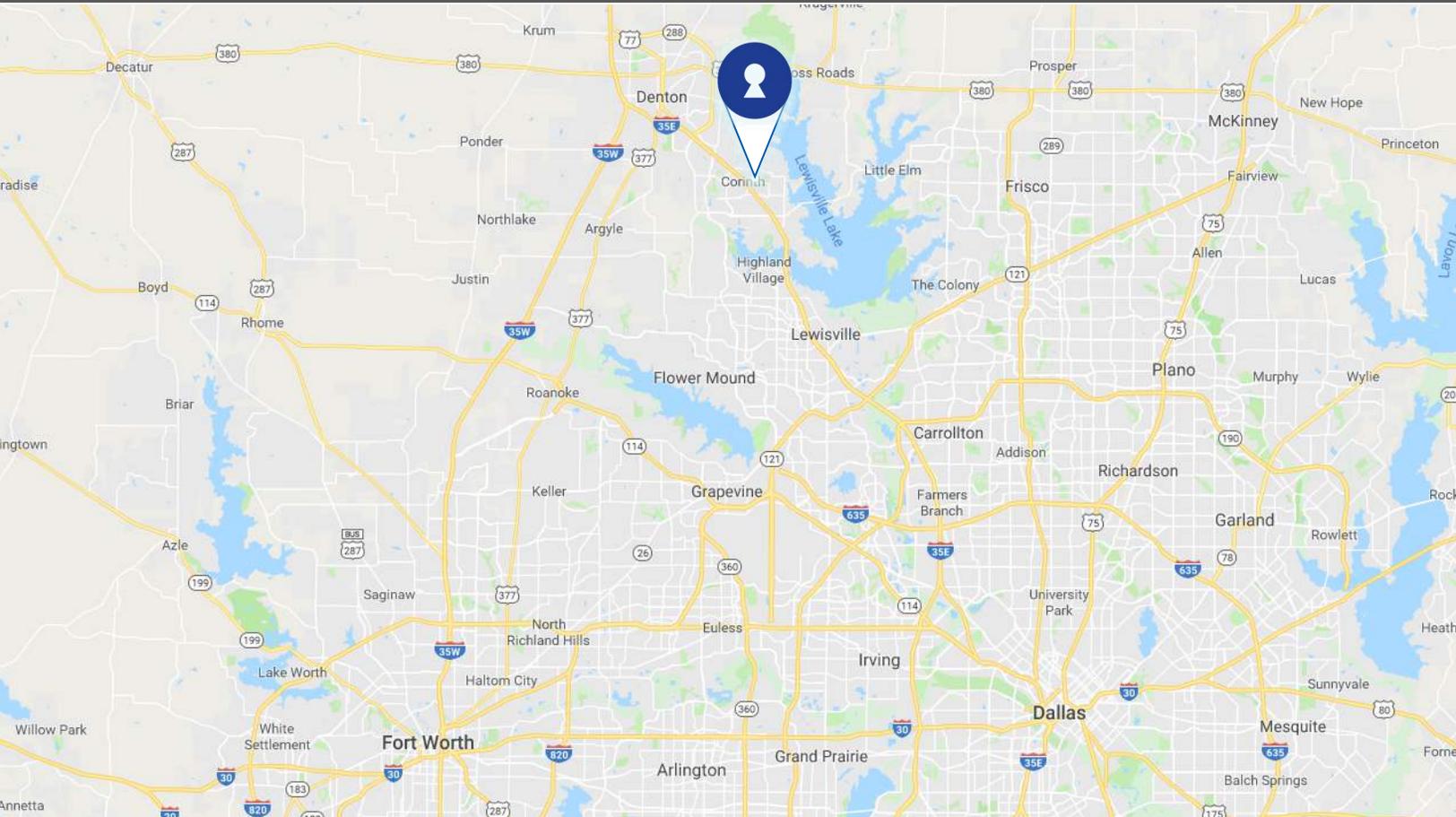
VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

Corinth Medical/Professional Office

3500 Corinth Pkwy | Corinth, TX 76208



Roger Smeltzer

940.239.0118

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

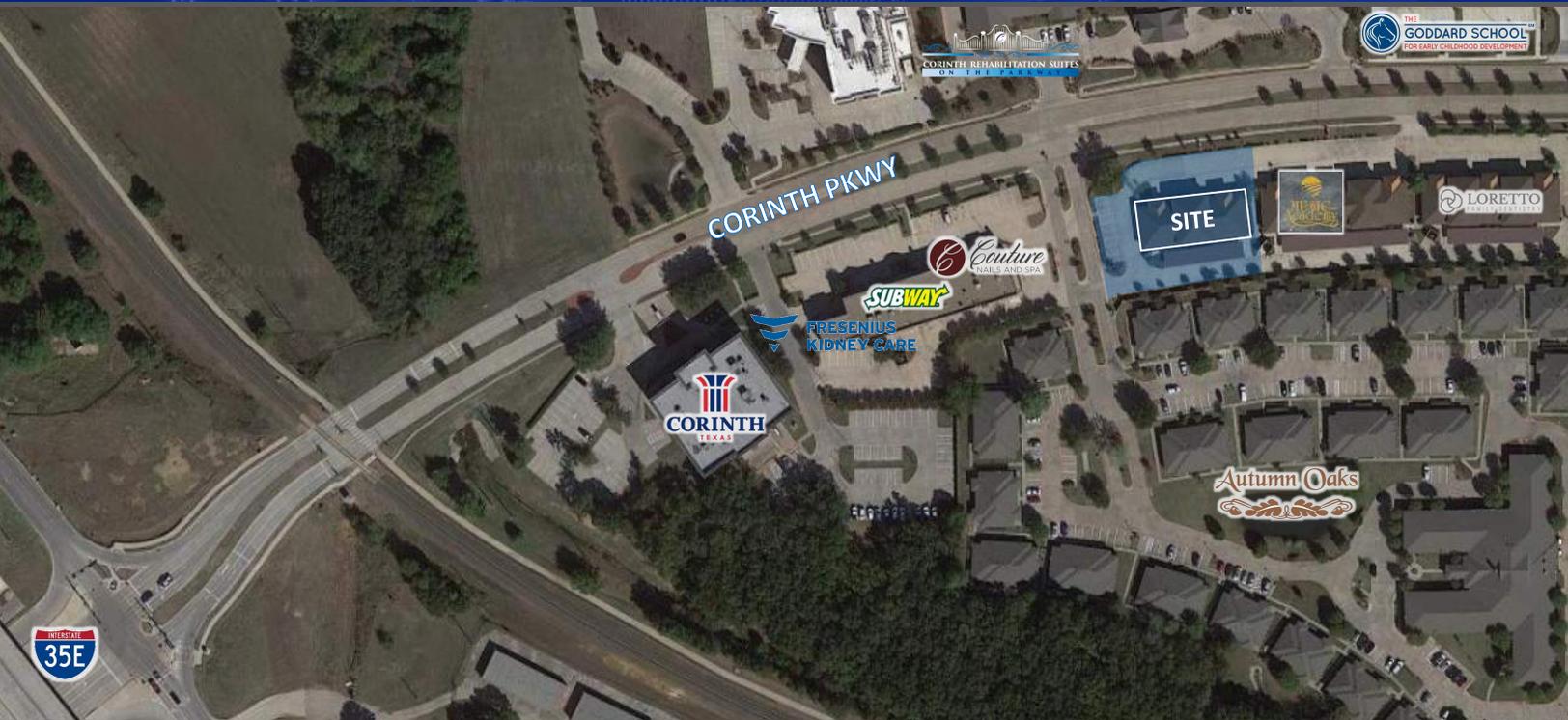
Corinth Medical/Professional Office

3500 Corinth Pkwy | Corinth, TX 76208



VISION

COMMERCIAL REAL ESTATE



- Corinth's 20-acre mixed-use project at the Southwest corner of Corinth Pkwy and I-35E.
- Concept plans for the proposed project include a mix of restaurants, a hotel, high-end multi-family residences, and a trail system. The plan will give residents the opportunity to live in and visit a walkable community with public amenities and entertainment options.



Roger Smeltzer

940.239.0118

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

Corinth Medical/Professional Office

3500 Corinth Pkwy | Corinth, TX 76208



Roger Smeltzer

940.239.0118

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

Information On 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.

Vision Commercial RE DFW LLC
Broker Firm Name

9006752
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Roger Smeltzer, Jr.
Designated Broker of Firm

560209
License No.

info@visioncommercial.com
Email

817-803-3287
Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



Roger Smeltzer

940.239.0118

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.