

# Parkway District



**CITY  
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REALTY**

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Restaurant / Retail / Hotel

Parkway District  
Corinth Parkway  
Corinth, Texas  
76210

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# Parkway District

## Property Overview

- ❖ Restaurant Focused, Mixed-Use Development in Corinth, Texas
- ❖ Project includes 350 Multi-Family Residences and 14 Luxury Townhomes
- ❖ Approximately 20,000 SF of Restaurant's and Retail Space
- ❖ Select Service Hotel with Amenity Space for Music and Performances
- ❖ 18-acre site with Excellent Visibility and Access to over 90,000 Vehicles Per Day
- ❖ 4.5-acres Devoted to a Restaurant Area Which is Activated by a Central Green Space that Restaurant's will share
- ❖ City of Corinth & Corinth Economic Development Corporation Open to Discussion on Economic Development Incentives

# Demographic

	1 Mile	3 Miles	5 Miles	7 Miles
Population	8,436	69,138	125,326	240,711
Avg HH Income	\$114,894	\$119,321	\$124,625	\$116,491

In Depth Demographic Report Available at <http://www.citycommercialrealty.com>

# Surrounding Market

- North Central Texas College
- Wal-Mart
- Chick-Fil-A
- Taco Bell
- Albertsons
- Starbucks
- Whataburger
- Domino's Pizza
- Walgreens
- Denny's
- Chuy's
- BJ's
- Lake Dallas High School
- ACME Brick
- CoServ
- Medical City Denton
- Corinth City Hall
- Oakmont Country Club





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Realty Capital, a trend-setting real estate firm with a robust record of success, including over \$1 billion of new development spanning more than 30 years, will bring its expertise to one of Corinth's most high-profile corners, the southwest corner on the Interstate Highway 35E and Corinth Parkway Interchange. Under a Chapter 380 Economic Development Incentive Agreement, Realty Capital will work closely and collaboratively with both the City of Corinth and Corinth Economic Development Corporation to transform the corner into a premium mixed-use community featuring up to 350 market-rate residences in adjacency to sit-down restaurants, a hotel and other commercial uses.



# Parkway District

## Availability

- Hotel – 110 Rooms
- Restaurant Spaces
  - 4,800 SF
  - 4,900 SF
  - 5,000 SF
  - 6,600 SF
  - 2,000 SF (Retail/Rest)





1. **NCTC Expansion Area**
  - Expands southward along central green with architectural student services building in the center
  - Campus expansion makes direct connection into the mixed-use Village Square
  - Potential joint venture office (light purple) face the I-35
  - Flex office and small retail along I-35 frontage and N. Corinth Street
2. **Village Square Area**
  - Drainage property reclaimed to become central square with performance pavilion and restaurant pavilion
  - Village square defined by mixed-use buildings on north and east side designed to transition from residential to commercial space on ground floor as market grows
  - New rail station north of Corinth Parkway feeds the Village Square, with shared parking to its west
  - Restaurant grouping with outdoor patios defines rail station to direct west, and allows for food truck parking



3. **Village Community Area**
  - Blend of single family, townhomes and loft apartments
  - Defined by street grid and pocket park system with wide sidewalks, street trees, benches, bike racks, trash containers and pleasant planting
  - All garages and project parking within internal parking courts and alleys
4. **Health Science Area**
  - New roadway provides access from Corinth Parkway to Walton Street
  - Parking and open area west of new roadway converted into new development site
  - Shared parking garage as public/private partnership between developer and City provides H/S parking at base
  - New parking on Corinth Pkwy
5. **Mixed-Use I-35 Frontage**
  - Hotel, office and restaurant area on both sides of I-35, having strong highway presence and connected by pedestrian promenade to rail platform and Village Square



Master Planning  
VILLAGE SQUARE AT CORINTH



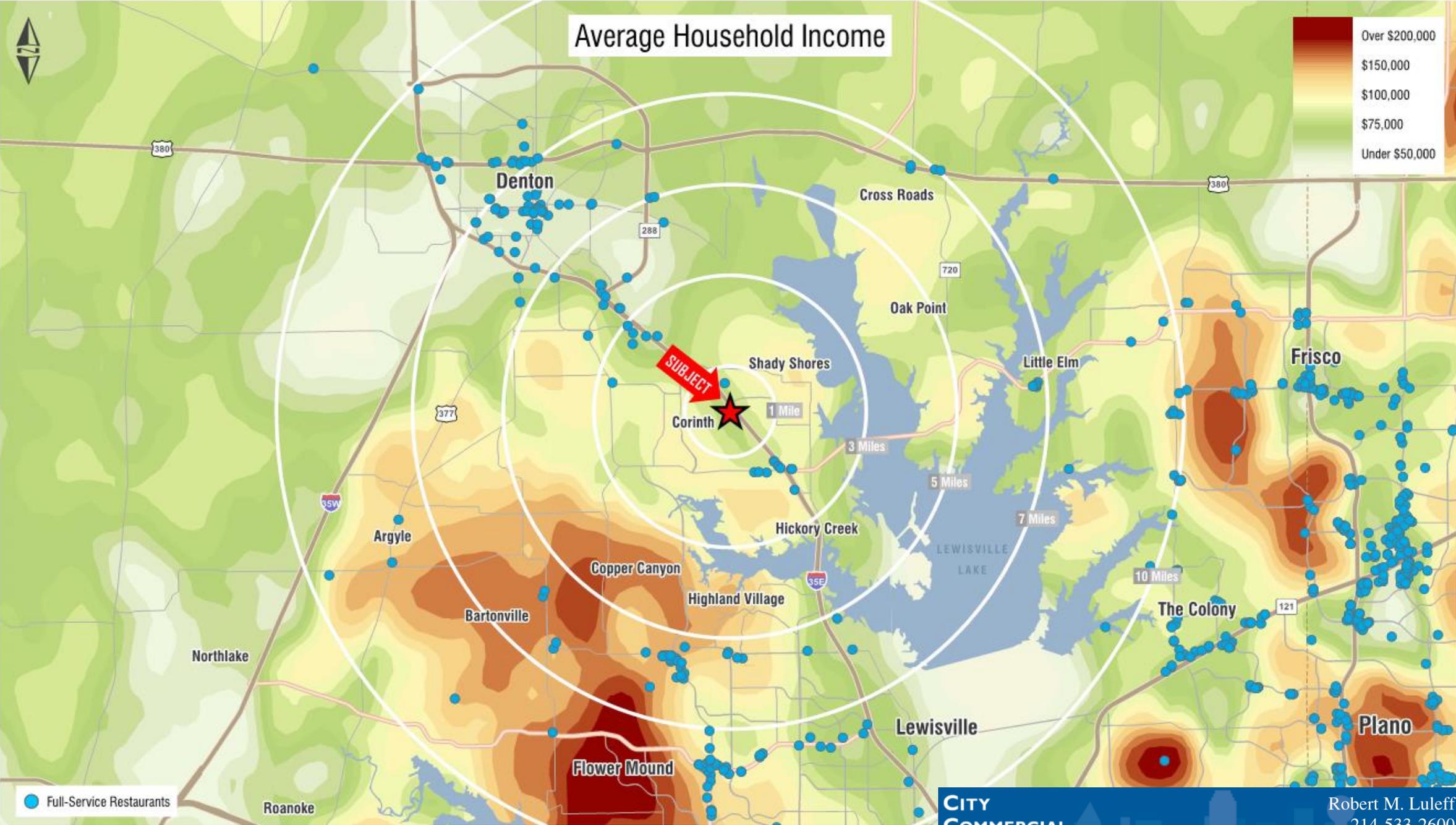
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Parkway District will be master-planned, and deliver an elevated take on architecture, landscape and site design to create a visually harmonious environment and a distinct sense of place for residents, businesses and visitors alike. Known as the "Parkway District", the mixed-use project will serve as a catalyst for Corinth's emerging downtown district and fulfill the community's vision for attracting first-class development and sustainable growth



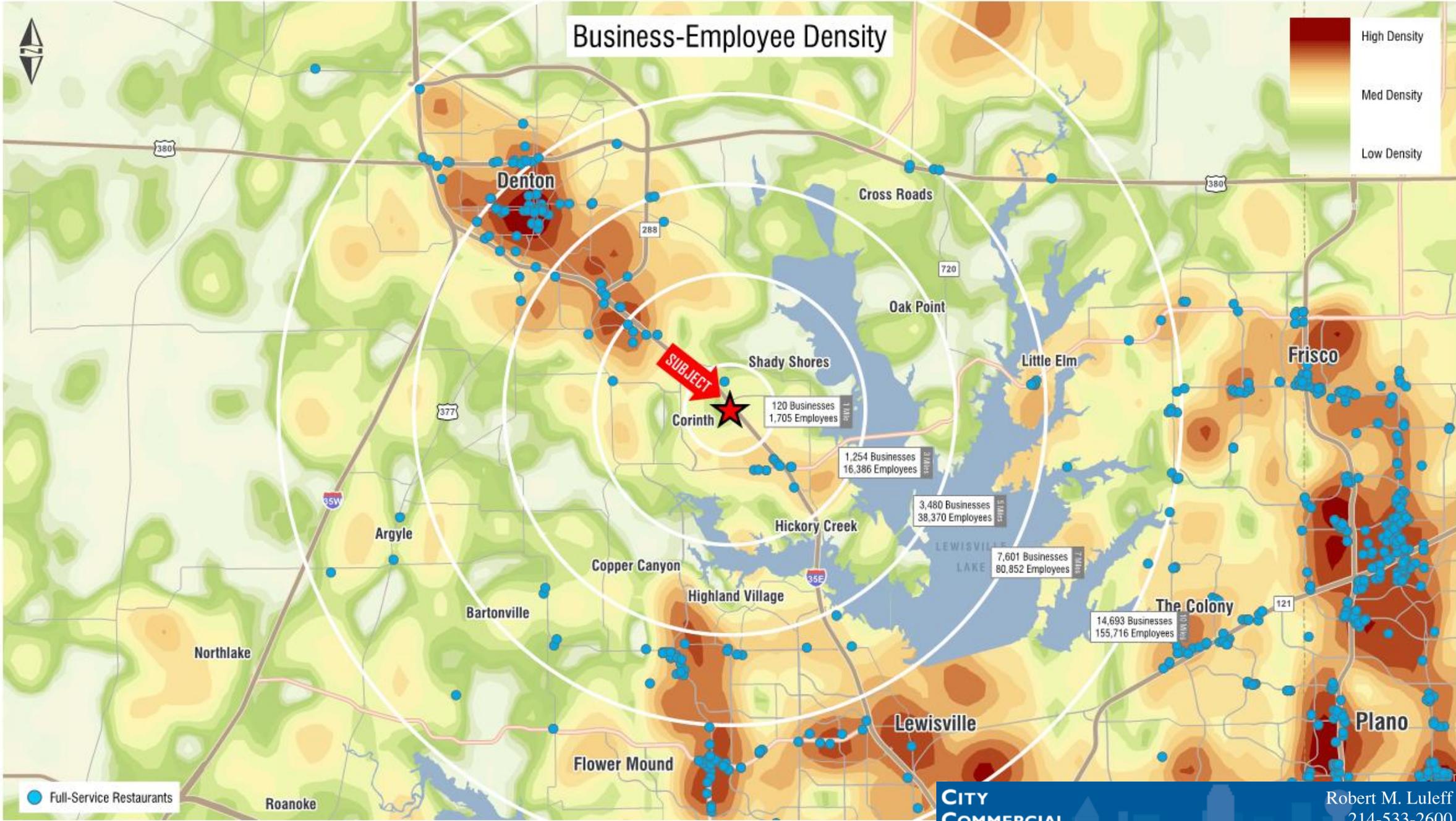
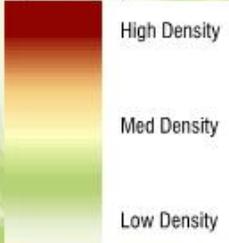
# Average Household Income



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# Business-Employee Density



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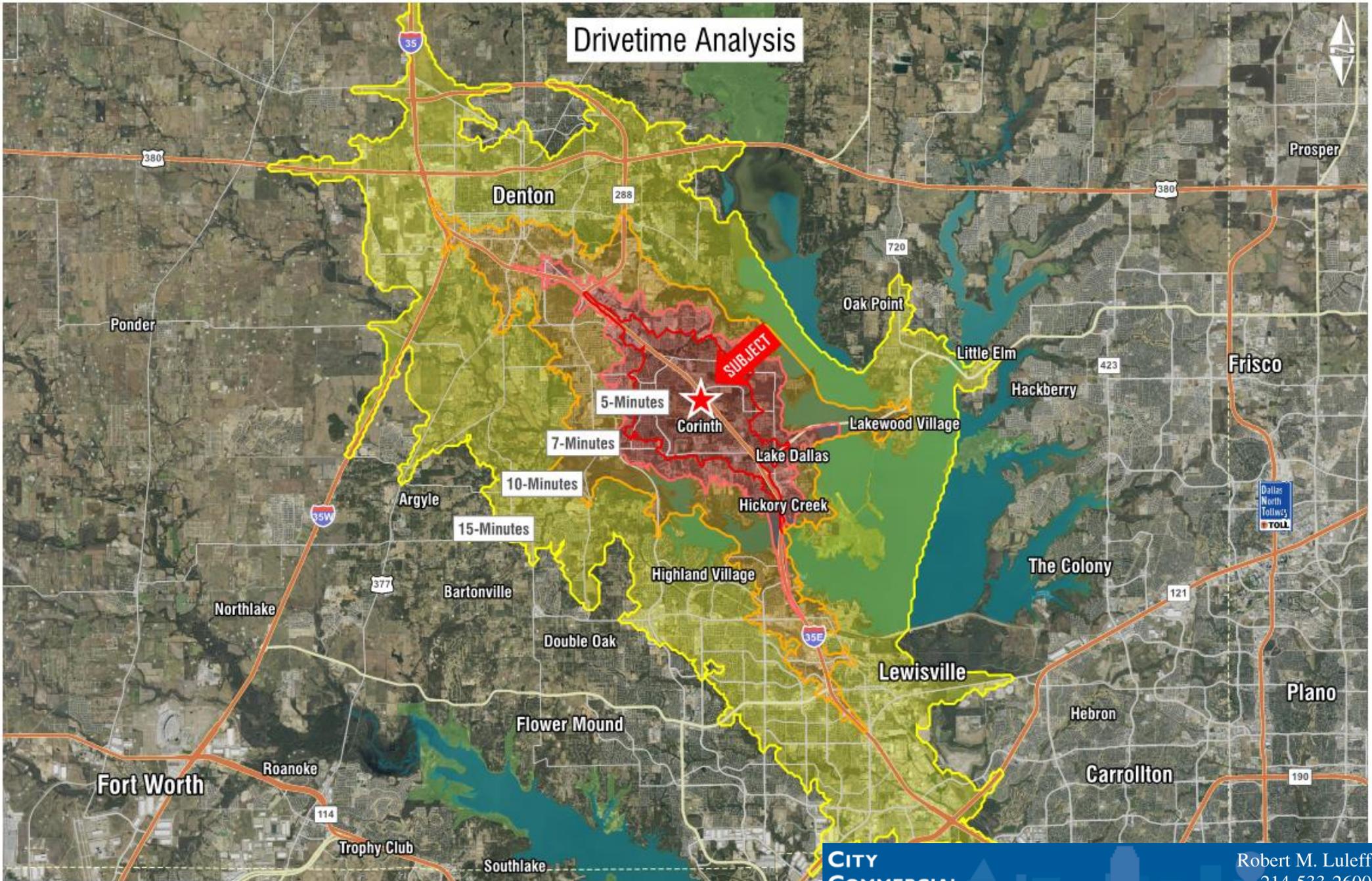
# Drivetime Analysis

5-Minutes	
Population	24,423
DayTime Population	21,882
5 Year Growth	9.5%
White	80.3%
Black	7.2%
Asian	3.5%
Other	8.9%
Households	8,476
5 Year Growth	9.1%
Avg Household Size	2.9
Median Home Value	\$280,547
Avg Household Income	\$117,261
Income \$100K+	47.9%
Avg Age	37.4
College Educated	48.5%
Businesses	455
Employees	7,326

7-Minutes	
Population	50,574
DayTime Population	47,048
5 Year Growth	9.4%
White	78.0%
Black	8.1%
Asian	4.3%
Other	9.6%
Households	18,122
5 Year Growth	9.1%
Avg Household Size	2.8
Median Home Value	\$289,596
Avg Household Income	\$112,270
Income \$100K+	45.4%
Avg Age	37.0
College Educated	48.2%
Businesses	1,271
Employees	16,898

10-Minutes	
Population	115,026
DayTime Population	111,382
5 Year Growth	8.6%
White	72.8%
Black	10.3%
Asian	5.5%
Other	11.3%
Households	41,855
5 Year Growth	8.6%
Avg Household Size	2.7
Median Home Value	\$275,817
Avg Household Income	\$99,415
Income \$100K+	38.2%
Avg Age	36.2
College Educated	47.4%
Businesses	3,813
Employees	42,149

15-Minutes	
Population	310,788
DayTime Population	299,771
5 Year Growth	8.3%
White	68.9%
Black	10.6%
Asian	6.8%
Other	13.7%
Households	114,901
5 Year Growth	8.4%
Avg Household Size	2.6
Median Home Value	\$274,404
Avg Household Income	\$99,437
Income \$100K+	36.0%
Avg Age	36.5
College Educated	48.1%
Businesses	11,347
Employees	119,993



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