

DEVELOPMENT OPPORTUNITY ON I-35E IN CORINTH, TEXAS

FOR SALE | HIGH TRAFFIC LOCATION



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10.603 ACRES
5400 South Interstate 35E
Corinth, Texas 76210

INVESTMENT SUMMARY

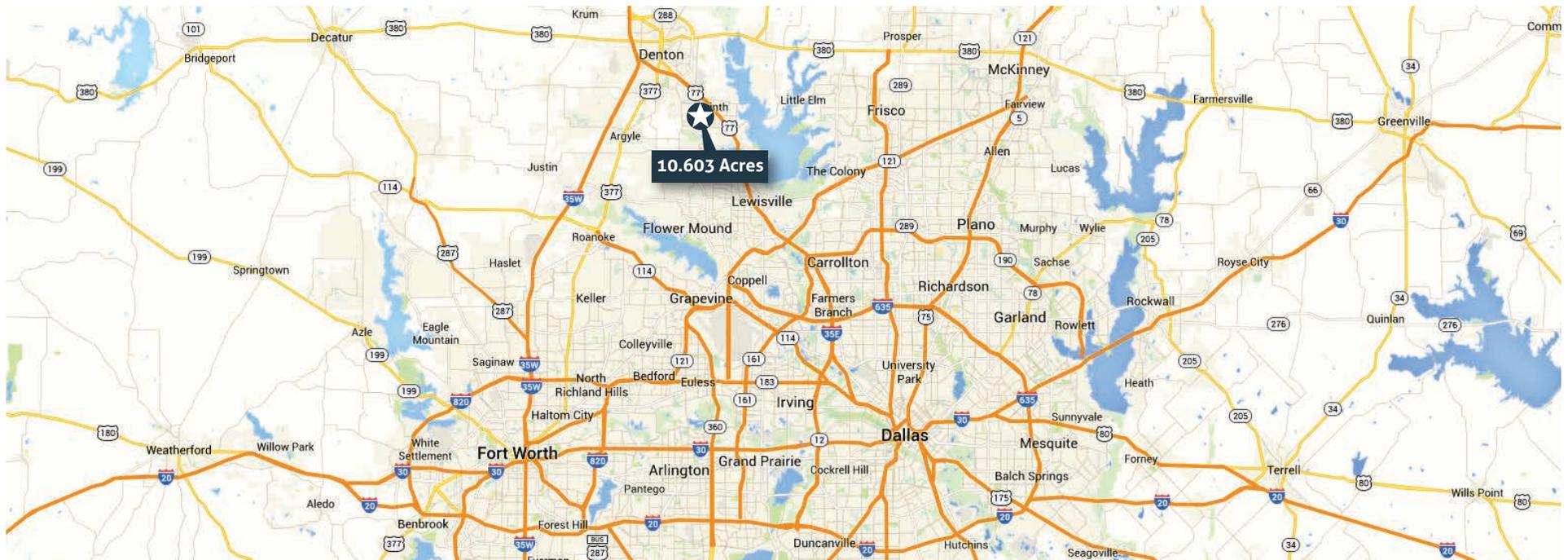
Property	10.603 Acres (461,867 Square Feet) approximately
Address	5400 South Interstate 35E, Corinth, TX 76210
Asking Price	\$5,095,000
Asking Price per Square Foot	\$11.03
Access	South Interstate 35E Frontage Road
Frontage	Approximately 583 feet on South Interstate 35E
Utilities	Available to the Site
Zoning	"C-1 Commercial"
Property ID	154668

*All figures are approximate

PROPERTY TAX INFORMATION

Taxing Authority	2016 Tax Rate
City of Corinth	0.581930
Denton County	0.248400
Lake Dallas ISD	1.540000
Total	2.370330

Per the Denton County Appraisal District





10.603 ACRES

118,000 VPD

INVESTMENT HIGHLIGHTS

Excellent 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 allowing for convenient access from the interstate. Corinth is competitively positioned to drive future demand for quality development and to capture quality business along Interstate Highway 35E. The Site is located between two established new car dealerships creating strong drive-by along the access road.

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.

Population, Demographics, and Traffic Counts: Traffic counts along I-35E total over 118,000 vehicles per day. Median household income totals \$83,592 while the median home values top \$192,000 within a 3-mile radius. From 2000 to 2016 Corinth's population grew 81% and is projected to grow an additional 7.5% by 2021 to reach a population of 22,527. From 2000 to 2016 Denton County, which includes Corinth, has grown 79.8% to a current population of 777,428.

Highway Expansion: The I-35E expansion project covers over 30 miles, from Farmers Branch to Denton. Construction of Phase 1 began October 2013 and will end mid-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 will add four lanes of access creating an excellent opportunity for a variety of commercial uses.

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

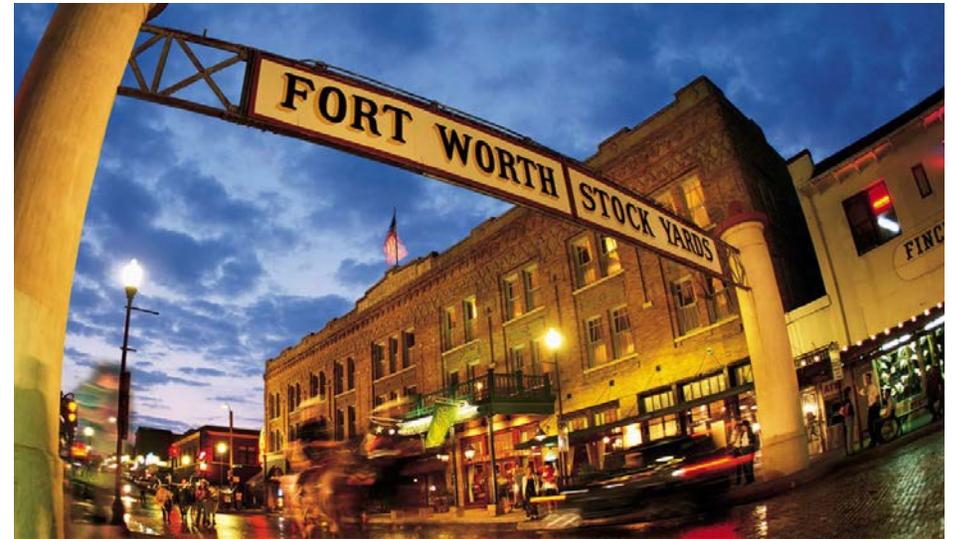
Growing Dallas/Fort Worth Economy: The Dallas/Fort Worth metro continues to be one of the strongest in the nation, experiencing exponential growth both in terms of population and jobs. Current population for the DFW Metroplex totals 7.1 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of 7.7 million by 2021. The current unemployment rate is 3.7 percent, 110 basis points below the national average of 4.8 percent. DFW hosts the fourth largest economy in the nation with a total Gross Metro Product of \$545.3 billion representing a 7.6 percent increase over the previous year. Twenty-one of the Fortune 500 companies are headquartered in DFW. Recent rankings and awards received by DFW include the following: America's #1 Most Business Friendly City, Top 3 Metro in Job Growth, and #1 Top Emerging Real Estate Market in 2016.



DFW HIGHLIGHTS

- The DFW area has a well-diversified economy that ranks fourth in the nation with a gross metro product of \$545.3 billion, representing a 7.6 increase over the previous year.
- The DFW unemployment rate is an outstanding 3.7 percent which compares favorably to the national rate of 4.5 percent.
- The DFW metro has an estimated population of 7.1 million people which ranks fourth in the nation among metro areas and is projected to grow to a population of 7.7 million by 2021 according to STDB.com.
- Twenty-one of the Fortune 500 companies are headquartered in DFW.
- The metro area has experienced a substantial amount of announced corporate relocations and expansions in the past several years from firms such as: State Farm Insurance, Toyota Motor Co., Omnicracs, Santander Consumer USA, Tenet Healthcare Corporation, Kohl's, AT&T, Blue Cross and Blue Shield of Texas, USAA, Google, Amazon, and Jamba Juice.
- DFW Airport is the third largest in the world in terms of operations and tenth largest in terms of passengers. The total estimated economic output of DFW airport is \$31.6 billion and is currently undergoing a terminal renewal and improvement program at cost of \$2.34 billion.
- Recent rankings and awards received by DFW include the following: America's #1 Most Business Friendly City, Top 3 Metro in Job Growth, and #1 Top Emerging Real Estate Market in 2016.

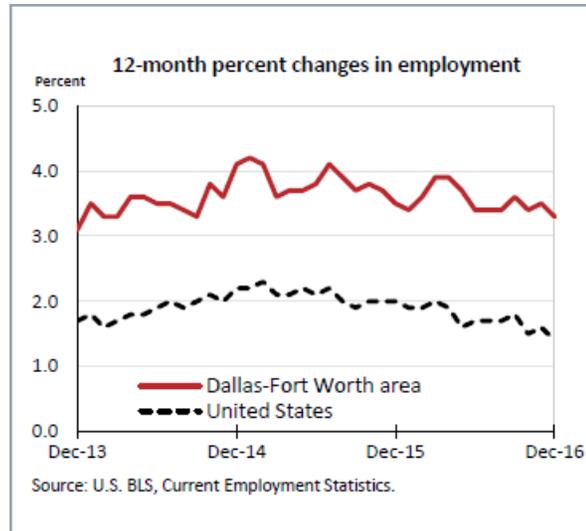
The Site is located in Corinth, Texas, which is in turn part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties within the state of Texas, with the Site being in Denton County. DFW has a population of 7.1 million, making it the fourth largest population center in the U.S. Denton County has a population of 777,428 as of 2016, up 79.8% since 2000, making it one of the fastest growing counties in the state of Texas.



ECONOMIC OVERVIEW

DFW has the fourth largest economy in the nation among MSAs with a total Gross Metro Product of \$545.3 billion in 2016, representing a 7.6 increase over the previous year. DFW has one of the highest concentrations of corporate headquarters in the United States including 21 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.

The Dallas-Fort Worth-Arlington MSA supports approximately 3.5 million jobs, making it one of the largest economic centers in the nation. This MSA experienced a 3.3 percent increase in employment from the same time last year, representing approximately 113,500 new jobs. DFW emerged relatively unscathed from the recent recession and gathered momentum quickly after the downturn, allowing the MSA to quickly pass its pre-recession employment peak. This combined with the DFW's impressive growth prior to recession, enabled the metro to experience a net employment gain of 1.7 percent annually over the last decade.



DALLAS-FORT WORTH AREA EMPLOYMENT (numbers in thousands)	DEC 2016	CHANGE FROM DEC 2015 TO DEC 2016	
		NUMBER	PERCENT
Total Non-Farm	3,597.1	113.5	3.3
Mining, Logging, Construction	205.0	4.2	2.1
Manufacturing	260.9	0.5	0.2
Trade, Transportation, Utilities	789.5	30.6	4.0
Information	82.3	1.7	2.1
Financial Activities	295.5	12.5	4.4
Professional and Business Services	598.4	22.8	4.0
Education and Health Services	439.6	16.1	3.8
Leisure and Hospitality	373.4	12.0	3.3
Other Services	120.2	1.9	1.6
Government	432.3	11.2	2.7

Source: U.S. BLS, Current Employment Statistics

DALLAS/FORT WORTH MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Wal-Mart Stores Inc.	52,700
American Airlines Group Inc.	23,700
Baylor Health Care System	22,000
Dallas Independent School District	20,793
Texas Health Resources	16,205
Bank of America	15,400
City of Dallas	13,000
JPMorgan Chase Bank N.A	13,000
Texas Instruments Inc.	13,000
Lockheed Martin Aeronautics Co.	12,600
UT Southwestern Medical Center	11,645
HCA North Texas Division	11,612
Fort Worth Independent School District	10,000
Target	8,671
Southwest Airlines Co.	8,345

Source: Dallas Business Journal 2015



TRANSPORTATION

Air

DFW International Airport, located approximately 20 miles from the Site, is the third largest in the world in terms of operations and tenth largest in terms of passengers. DFW Airport offers more than 1,500 daily flights to over 200 destinations around the world, and has a total estimated economic output of \$31.6 billion. American Airlines corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.

Highways

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 Airport



DEMOGRAPHIC OVERVIEW

DESCRIPTION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population	6,796	56,147	115,109
Households	2,522	19,170	40,472
Families	1,948	14,024	27,977
Average Household Size	2.69	2.90	2.80
Owner Occupied Housing Units	1,978	13,930	25,961
Renter Occupied Housing Units	544	5,240	14,511
Median Age	36.8	34.3	33.2
POPULATION			
2000 Population Census	3,972	25,078	64,191
2010 Population Census	6,521	50,654	103,296
2016 Population Estimate	6,796	56,147	115,109
2021 Population Projection	7,603	62,215	127,350
2000-2010 Annual Rate	5.08%	7.28%	4.87%
2010-2016 Annual Rate	0.66%	1.66%	1.75%
2016-2021 Annual Rate	2.27%	2.07%	2.04%
2016 Male Population	49.4%	49.2%	49.6%
2016 Female Population	50.6%	50.8%	50.4%
2016 Median Age	36.8	34.3	33.2
POPULATION BY AGE			
0 - 4	6.9%	7.4%	7.0%
5 - 9	8.0%	7.8%	7.4%
10 - 14	7.7%	8.0%	7.5%
15 - 19	6.1%	6.7%	6.7%
20 - 24	4.0%	6.3%	9.0%
25 - 34	14.2%	14.9%	15.0%
35 - 44	15.6%	15.6%	14.3%
45 - 54	13.6%	14.1%	13.3%
55 - 64	12.1%	10.1%	10.5%
65 - 74	7.8%	6.0%	6.2%
75 - 84	3.0%	2.3%	2.3%
85+	0.8%	0.8%	0.7%

DESCRIPTION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
HOUSEHOLDS			
2000 Households	1,402	8,587	23,131
2010 Households	2,407	17,404	36,588
2016 Households	2,522	19,170	40,472
2021 Households	2,819	21,209	44,656
2000-2010 Annual Rate	5.55%	7.32%	4.69%
2010-2016 Annual Rate	0.75%	1.56%	1.63%
2016-2021 Annual Rate	2.25%	2.04%	1.99%
2016 Average Household Size	2.69	2.90	2.8
HOUSEHOLDS BY INCOME			
<\$15,000	4.6%	5.0%	8.6%
\$15,000 - \$24,999	3.0%	4.6%	6.9%
\$25,000 - \$34,999	5.9%	7.6%	8.4%
\$35,000 - \$49,999	9.2%	9.8%	10.7%
\$50,000 - \$74,999	17.1%	16.5%	15.3%
\$75,000 - \$99,999	16.5%	15.5%	13.6%
\$100,000 - \$149,999	26.6%	25.8%	20.6%
\$150,000 - \$199,999	10.9%	7.8%	7.6%
\$200,000+	6.1%	7.4%	8.3%
MEDIAN HOUSEHOLD INCOME			
2016 Median Household Income	\$88,543	\$83,592	\$75,086
2021 Median Household Income	\$99,668	\$91,591	\$82,453
2016-2021 Annual Rate	2.40%	1.84%	1.89%
AVERAGE HOUSEHOLD INCOME			
2016 Average Household Income	\$101,563	\$99,137	\$95,236
2021 Average Household Income	\$110,090	\$106,939	\$102,185
2016-2021 Annual Rate	1.63%	1.53%	1.42%

DEMOGRAPHIC OVERVIEW

DESCRIPTION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
MEDIAN HOME VALUE			
2016	\$207,784	\$192,173	\$199,949
2021	\$220,397	\$210,924	\$221,495
2016 OWNER OCCUPIED HOUSING UNITS BY VALUE			
Total	1,978	13,928	25,957
<\$50,000	2.0%	4.5%	5.6%
\$50,000 - \$99,999	1.4%	1.6%	3.9%
\$100,000 - \$149,999	12.3%	13.7%	14.2%
\$150,000 - \$199,999	29.2%	35.8%	26.4%
\$200,000 - \$249,999	33.0%	20.4%	16.2%
\$250,000 - \$299,999	9.9%	8.5%	8.9%
\$300,000 - \$399,999	6.0%	8.9%	13.9%
\$400,000 - \$499,999	3.3%	3.3%	3.8%
\$500,000 - \$749,999	2.2%	2.4%	4.9%
\$750,000 - \$999,999	0.5%	0.4%	1.3%
\$1,000,000 +	0.4%	0.6%	1.1%
Average Home Value	\$227,238	\$223,058	\$249,822



DESCRIPTION	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2016 EMPLOYED POPULATION 16+ BY INDUSTRY			
Total	3,403	27,714	56,945
Agriculture/Mining	1.3%	0.8%	1.0%
Construction	5.8%	4.7%	5.8%
Manufacturing	9.1%	9.4%	8.8%
Wholesale Trade	2.6%	3.6%	3.2%
Retail Trade	8.7%	10.8%	11.6%
Transportation/Utilities	5.7%	5.2%	4.7%
Information	2.2%	2.3%	2.2%
Finance/Insurance/Real Estate	11.7%	9.3%	8.1%
Services	51.3%	50.8%	51.7%
Public Administration	1.6%	3.0%	2.8%
2016 EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	3,401	27,715	56,945
White Collar	74.8%	71.7%	67.7%
Management/Business/Financial	17.8%	18.8%	18.4%
Professional	29.8%	28.5%	25.0%
Sales	11.9%	11.8%	12.1%
Administrative Support	15.3%	12.7%	12.2%
Services	8.9%	13.1%	16.3%
Blue Collar	16.3%	15.1%	16.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	2.8%	2.8%	3.8%
Installation/Maintenance/Repair	4.3%	3.4%	2.9%
Production	3.3%	4.5%	4.6%
Transportation/Material Moving	5.8%	4.4%	4.6%

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 | 682-499-3877

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 682-499-3877

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Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 682-499-3881



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