

I-35E Highway Frontage, Corinth, Texas

Property Summary

PROPERTY:	Land for Professional Office and/or Destination Retail
LOCATION:	I-35E and Riverview Road, Corinth, Texas
I-Hwy 35E:	Approx. 4.4 +/- AC
ZONING:	C-2, Commercial District
SALE PRICE:	
COMMENTS:	Ideal for Retail, Office use with high visibility to Interstate traffic with Parcel One having approximately 277.34' of frontage in service road and 172' of frontage on Riverview. Parcel Two has approx. 320' frontage on I-35E and 440' frontage on Riverview Rd.

DEMOGRAPHICS (Per LoopNet):

	1 Mile	3 mile	5 mile
2008 Total Population	8,746	43,224	99,305
2008 Total Adult Population	6,182	32,096	74,614
2008 Total Daytime Population	5,767	35,784	94,695
2008 Total Daytime Work Population	2,479	15,631	47,176
2008 Average HH Income	\$82,242	\$76,572	\$87,345
2008 Medium HH Income	\$67,739	\$59,894	\$62,552
2008 Medium Age Total	32	35	36
2008 Medium Age Adult	39	42	44
% Population Change 1990-2008	301.19%	273.43%	174.09%
% Population Change 2000-2008	58.10%	80.93%	60.59%

CORINTH TRAFFIC COUNTS:

Per TXDOT 2004	Daily Totals
I-35E Past site in Corinth	49,376 Northbound traffic 47,304 Southbound traffic

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This information is deemed reliable, but is not completely guaranteed. Buyer to verify all information.

