Offering Memorandum

7700 S. INTERSTATE 35
CORINTH, TX 76210



TEXAS LEGACY
REALTY

Rafe Song | Managing Partner
469-855-4430 | rafe.song@txlegacyrealty.com

PROPERTY INFORMATION



PROPERTY DETAILS

- **Sale Price:** $2,500,000
- **Building Area:** 8,000 SF
- **Land Area:** 1.138 AC
- **Year Built:** 2000
- **Property ID:** 216480
- **Tax Rate:** 2.20%

PROPERTY HIGHLIGHTS

- Former Discount Tire
- Great visibility from I-35 (122,912 ADV)
- Growing area with new residential developments
- Restricted: Sale of automobile and light truck tires, wheels, and related services

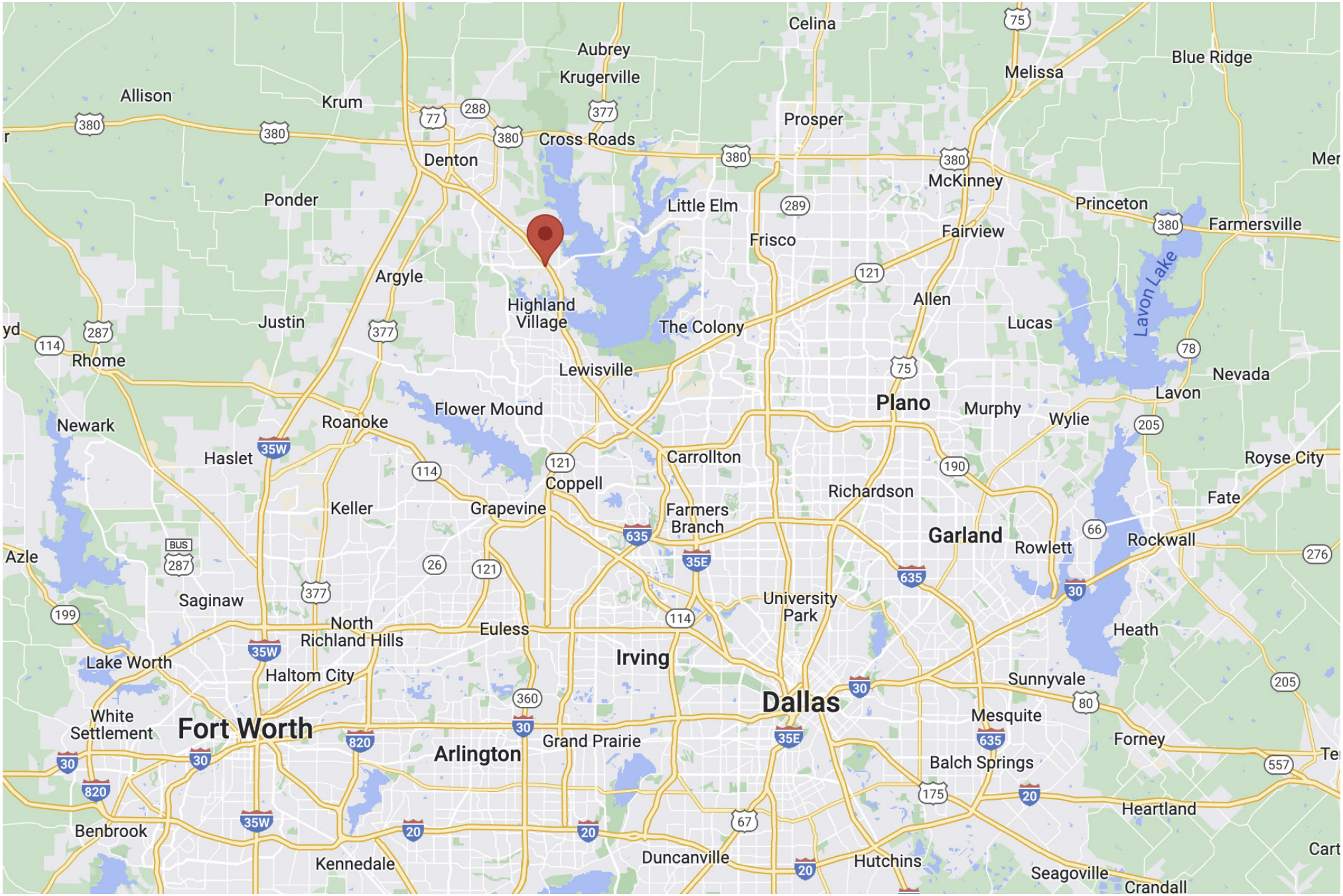
CONTACT INFORMATION

Rafe Song
Managing Partner

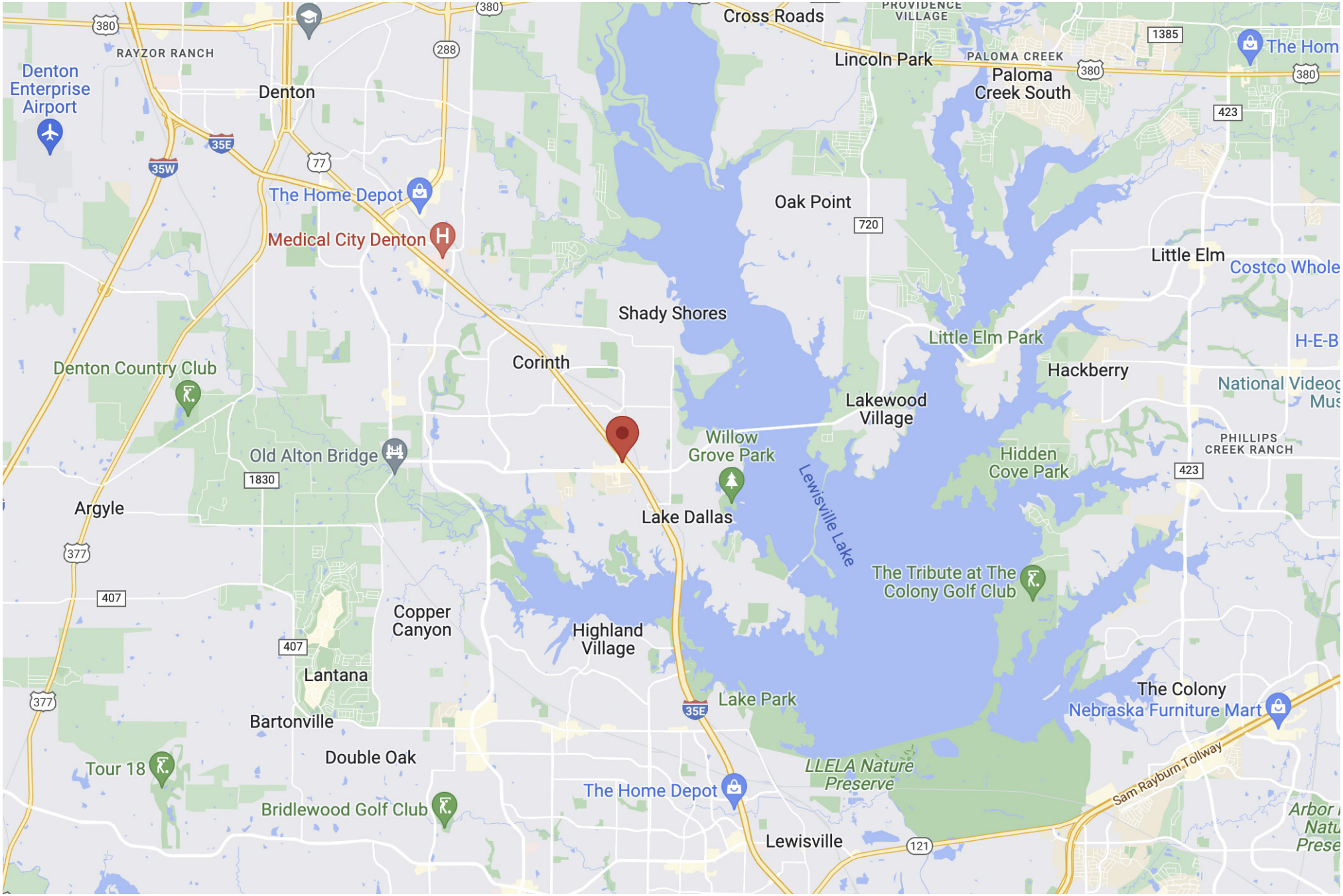
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PROPERTY LOCATION



PROPERTY LOCATION



AREA RETAILERS



PROPERTY PHOTOS









DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,955	41,213	118,197
Average Age	36.90	38.10	37.50
Average Age (Male)	36.20	37.50	36.80
Average Age (Female)	37.70	38.60	38.10

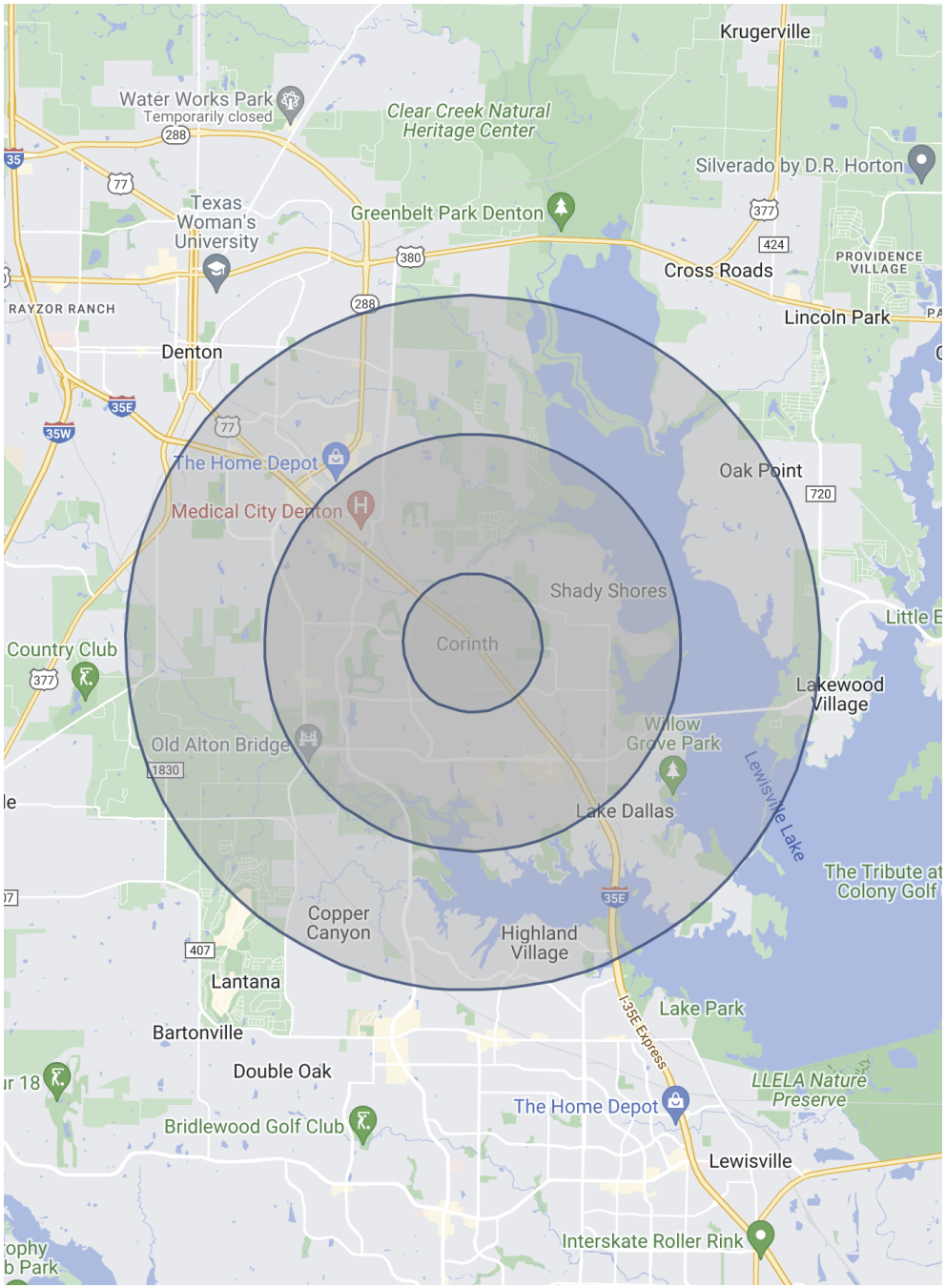
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households (HH)	3,994	14,632	40,449
# of Persons per HH	2.7	2.8	2.9
Average house value	$248,738	$287,857	$299,455

INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	$101,461	$123,426	$129,014

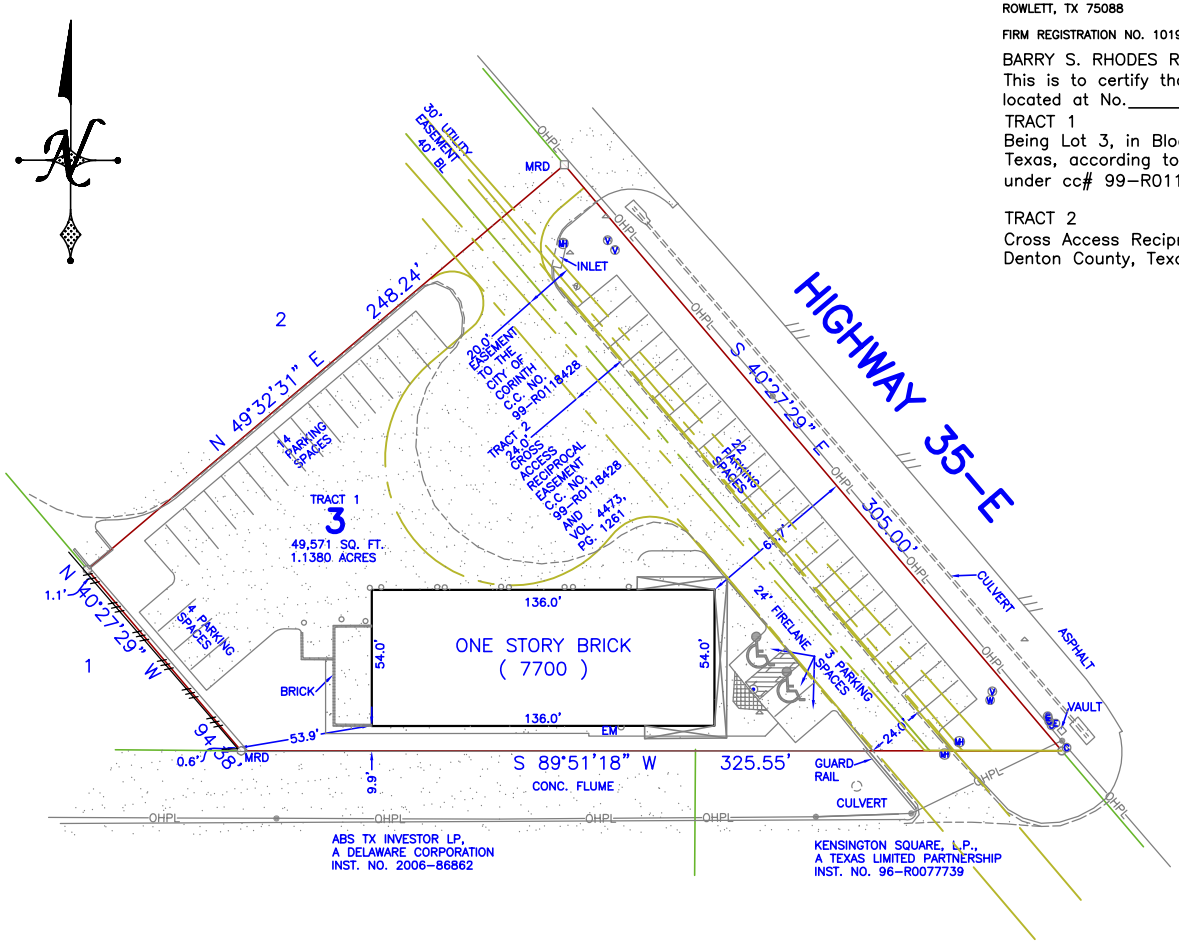
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	18.4%	14.3%	16.3%

RACE (%)	1 MILE	3 MILES	5 MILES
White	86.6%	86.9%	83.4%
Black	6.8%	6.2%	7.8%
Asian	3.3%	3.3%	5.2%
Hawaiian	0.1%	0.1%	0.1%
American Indian	1.0%	0.9%	0.9%
Other	2.3%	2.5%	2.6%

Demographic data derived from 2010 U.S. Census



SURVEY



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

BURNS SURVEYING

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 7700 INTERSTATE 35E, in the city of CORINTH, Texas.

TRACT 1

Being Lot 3, in Block A of KENSINGTON PARK, an Addition to the City of Corinth, Denton County, Texas, according to the Plat thereof recorded in Cabinet R, Page 63 of the Plat Records as ratified under cc# 99-R0118424 of the Real Property Records of Denton County, Texas.

TRACT 2

Cross Access Reciprocal Easement filed 11/23/99, cc# 99-R0118428, Real Property Records of Denton County, Texas.



ACCEPTED BY: _____

PROPERTY SUBJECT TO
EASEMENTS & RESTRICTIONS
VOL. 378, PG. 113, VOL. 650, PG. 275, VOL. 650, PG. 296

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY TITLE PARTNERS LLC

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 50'
Date: 02/18/2019
G. F. No.: 200217T
Job no.: 201900848
Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR CHICAGO TITLE INSURANCE COMPANY, TITLE PARTNERS LLC, CNL BROTHERS INVESTMENTS, LLC

LEGEND

WOOD FENCE, CHAIN LINK, IRON FENCE, WIRE FENCE
TEXT, IMPROVEMENTS, BOUNDARY LINE, EASEMENT/SETBACK, RESIDENCE
MRD - MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND
1/2" YELLOW-CAPPED IRON ROD SET
SET 'X' - NO PARKING
FOUND 'X' CUT - RAMP
5/8" IRON ROD FOUND - BOLLARD
PK NAIL FOUND - SIGN
C - CABLE, E - ELECTRIC
CO - CLEAN OUT, PE - POOL EQUIP
G - GAS METER, P - POWER POLE
FH - FIRE HYDRANT, T - TELEPHONE
LP - LIGHT POLE, W - WATER METER
M - MANHOLE, V - WATER VALVE
(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

EQUAL HOUSING OPPORTUNITY

Information About Brokerage Services

Texas law requires all real estate licensees 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.

Texas Legacy Realty	**0585975**	**stephen.costello@txlegacyrealty.com**	**(512)921-6869**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Carl Costello	**0585975**	**stephen.costello@txlegacyrealty.com**	**(512)921-6869**
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rafe Song	**0712965**	**rafe.song@txlegacyrealty.com**	**(469)855-4430**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**