

Last space right off the ever-so-busy  
I-35 E  
**FOR LEASE**

**7650 I-35E**  
**Corinth, TX 76210**

Busy Shopping Center With Mostly  
National Tenants.  
LAST Space Available!

Excellent visibility off in heavily traveled  
I-35 E  
Great for any retail, office, or  
National/local tenant



Jose Thankachan  
Courtney Bowles



(214)-529-4565  
(325)-829-0407

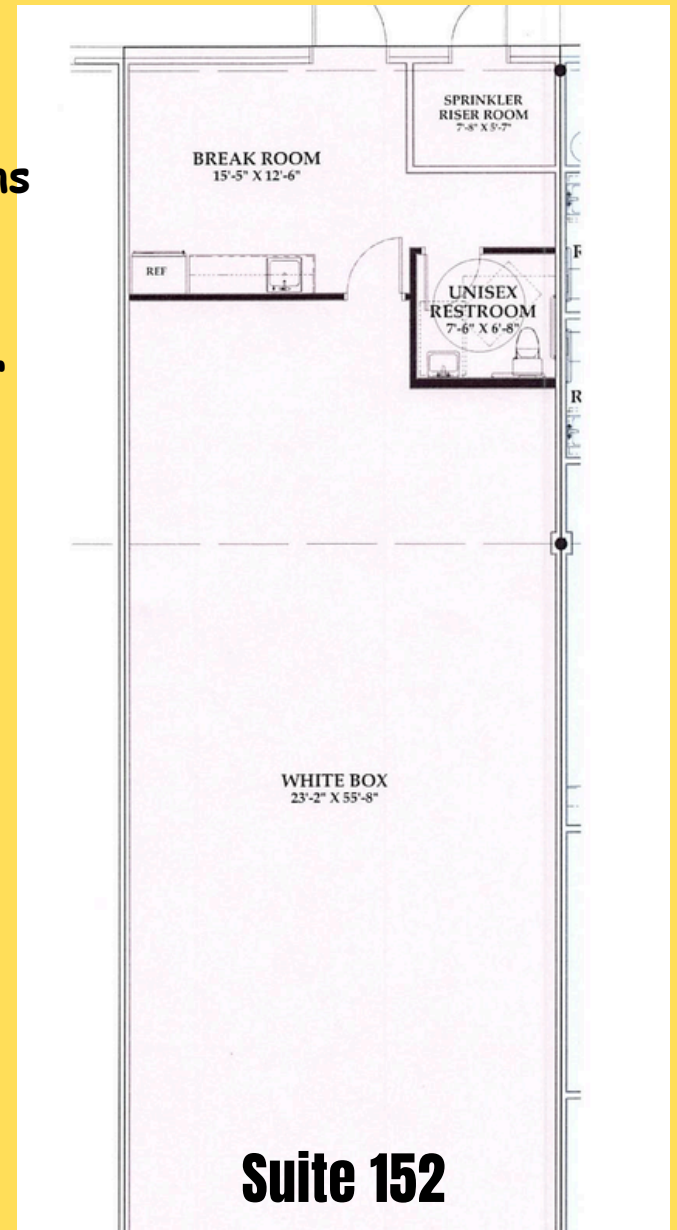


jose.beam@yahoo.com  
manager.josecommercial@gmail.com





**Available Now! .**  
**White box Space contains**  
**1,668 sqft.**  
**A private breakroom &**  
**restroom is available for**  
**tenants**



**Suite 152**



**\$20/sqft + NNN (currently \$7.05)**  
**Total Rent:\$3,759.95/mo**







INTERSTATE  
35E

DCTA



Meadowview Dr  
Whispering Oaks  
40 Homes

Tower  
Ridge  
18 Lots

Corinth  
Elementary

103,712 vpd

Oxford at Lake View  
240 units

Lakemark at  
Tower Ridge  
30 Lots

Teasley Dr

Swisher Rd

The Alcove  
119 Occupied  
130 Lots

Walmart

Point Vista Dr

Ronald Reagan Ave

Hickory Creek Blvd





**CORINTH, TX (DENTON COUNTY).**Corinth is six miles southeast of Denton in Denton County. It celebrated its 100th anniversary in 1980. The community was named by the Dallas and Wichita Railway, which built tracks through the townsite in 1880. Corinth had a population of 461 in 1970, 1,264 in 1980, 3,944 in 1990, and 11,325 in 2000.

The town's growth was a result of the economic development that occurred in the 1970s along Interstate Highway 35 between Dallas and Denton. Although Corinth in the 1980s continued to be the home of a few independent farmers, most of its residents commuted to Lewisville, Denton, or Dallas for employment.

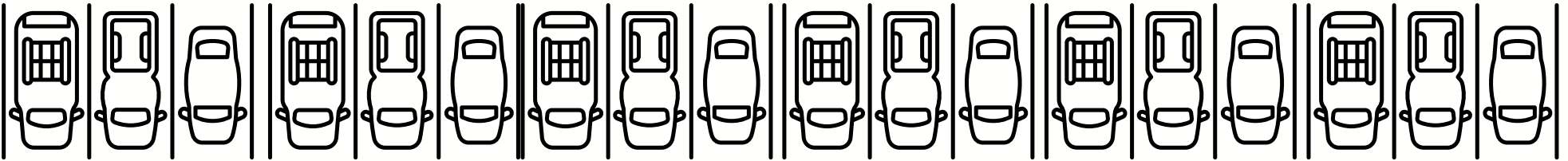
The Dallas / Fort Worth (DFW) International Airport is located 15 miles southwest of Corinth. Corinth's population is currently just over 20,000 people with over 150,000 people within a 5 mile radius.

Corinth has excellent highway access and is located on I-35E with FM 2181 (Swisher Road) providing east-west access. Driving time to DFW Airport is approximately 20 minutes. The Denton County Transportation Authority (DCTA) commuter rail system passes through Corinth and can be accessed at 2 convenient locations for commuter rail transportation to Denton and downtown Dallas.

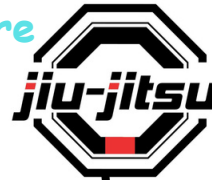
**CORINTH**  
**TEXAS**

# Demographics

	1 mile	3 miles	10 Min. Drive
Population:	11,565	45,426	103,548
Households:	4,281	16,408	36,661
Median Age:	38.90	41.80	39.80
Median HH Income:	\$83,947	\$104,393	\$100,681
Daytime Employees:	3,660	9,729	57,990
2029 Population Projection:	33,262	156,100	743,767
Total Consumer Spending:	\$387.2M	\$1.8B	\$8.2B



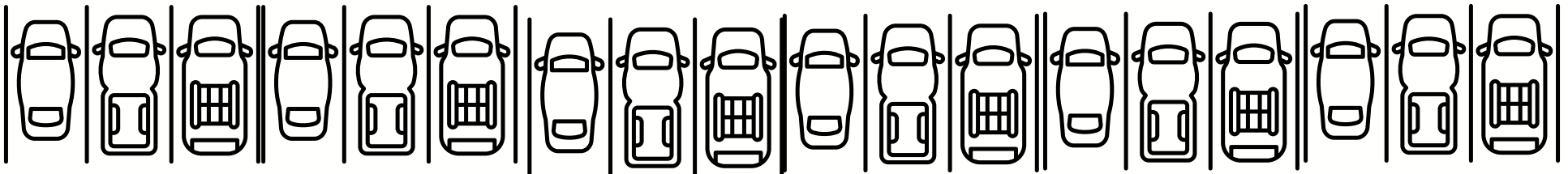
Nutrition Store



VACANCY



STE 100	STE 104	STE 108	STE 112	STE 116	STE 118	STE 124	STE 128	STE 132	STE 134	STE 136	STE 142	STE 152	STE 154
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## 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.

11- 2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Beam Real Estate, LLC	0480204		
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jose Thankachan	0528492	jose.beam@yahoo.com	214-529-4565
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date