

Murillo Market

Corinth, Texas

OFFERING SUMMARY

**FULLY ENTITLED 50 UNIT,
TOWNHOME DEVELOPMENT,
SHOVEL READY!**

| | |
|--------------------|-------------|
| ASKING PRICE: | \$2,250,000 |
| TOWNHOMES: | 50 |
| FLOORPLANS: | 3 |
| ACREAGE: | 2.16 |
| TOTAL GROSS Sq/Ft: | 128,528 |



AUSTIN SEEGMILLER

austin@kairosrealestate.com

801-499-7424



STATISTICS

Population: Approximately 22,868, reflecting a 1.63 % growth from 2022 to 2023
Median Household Income: Around \$118,949, up 2.47 % year-over-year
Homeownership Rate: Roughly 75.1 %
Average Age: About 38.7 years
Largest Industries: Healthcare, Retail, Education, and Professional Services
Distance to Downtown Dallas: ~22 miles (20–30 minutes by car)

Major Employers (Regional & Local)

- University of North Texas (Denton, TX): Enrollment surpassed 42,000 students in 2024, with steady year-over-year growth.
- Texas Woman’s University (Denton, TX): Over 16,000 students, contributing heavily to education and healthcare employment.
- Medical City Denton: Employs more than 1,000 healthcare professionals, serving the greater Denton County area.
- Peterbilt Motors (Denton, TX): A major regional employer with 2,500+ employees, manufacturing heavy-duty trucks.
- Denton ISD & Lake Dallas ISD: Collectively employ several thousand teachers and staff, supporting the growing family population.

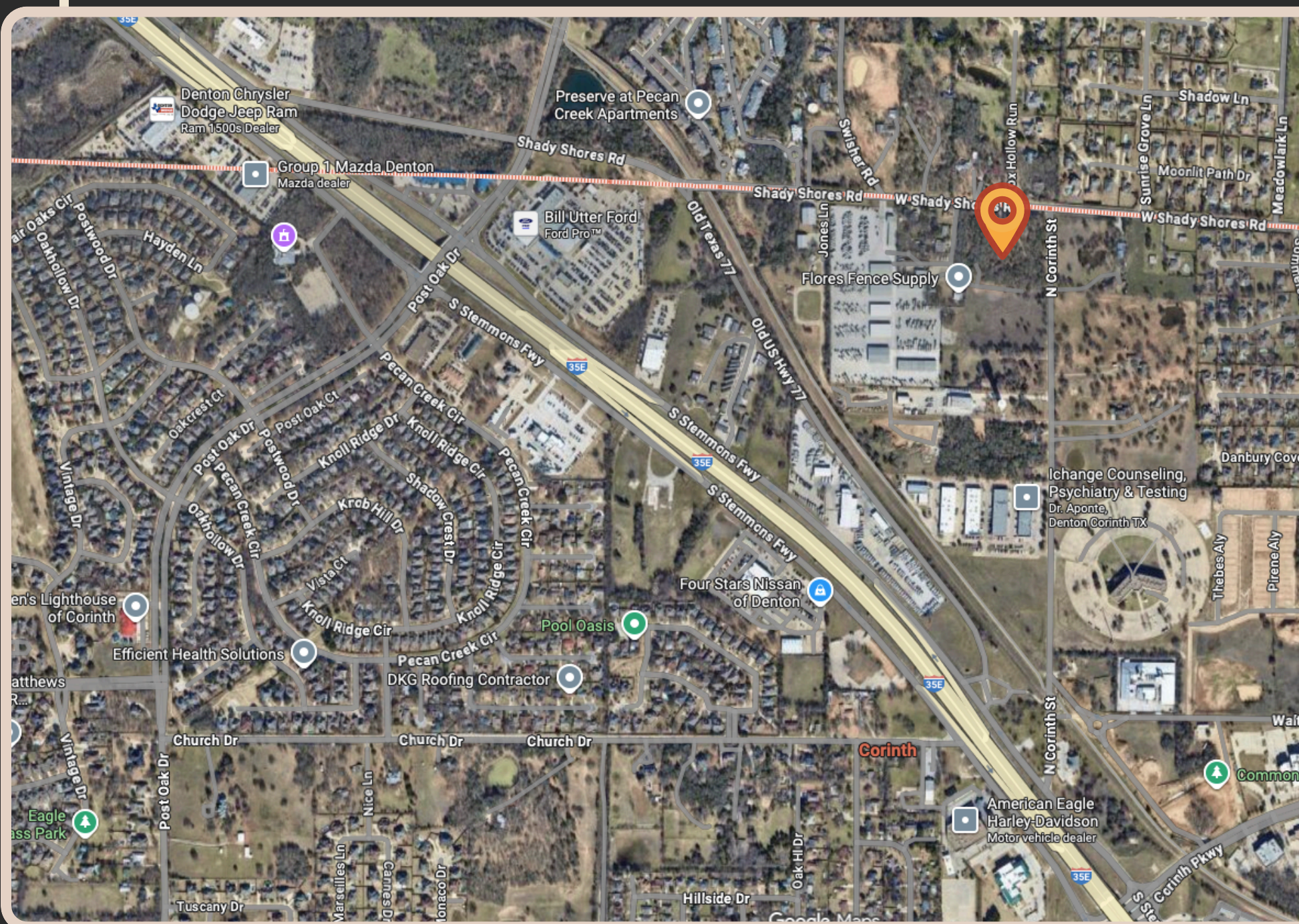
Housing Market in Denton County

- As of late 2024, the median home price in Denton County is approximately \$450,000, reflecting strong demand but increased inventory.
- Homes are averaging 30–40 days on market, showing steady absorption rates even as supply increases.

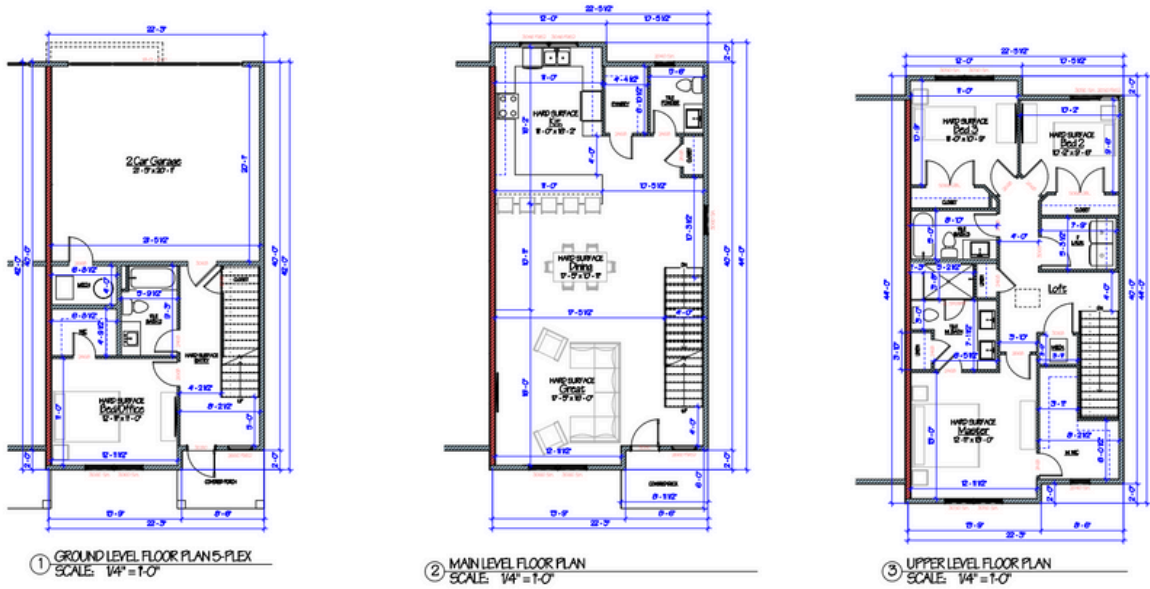
Rental Market in Denton County

- The average rent in the Corinth/Denton County area is about \$1,750 per month as of November 2024, a 5–6 % year-over-year increase. Multifamily demand remains high due to population and job growth, supporting a strong rental investment environment.

LOCATION



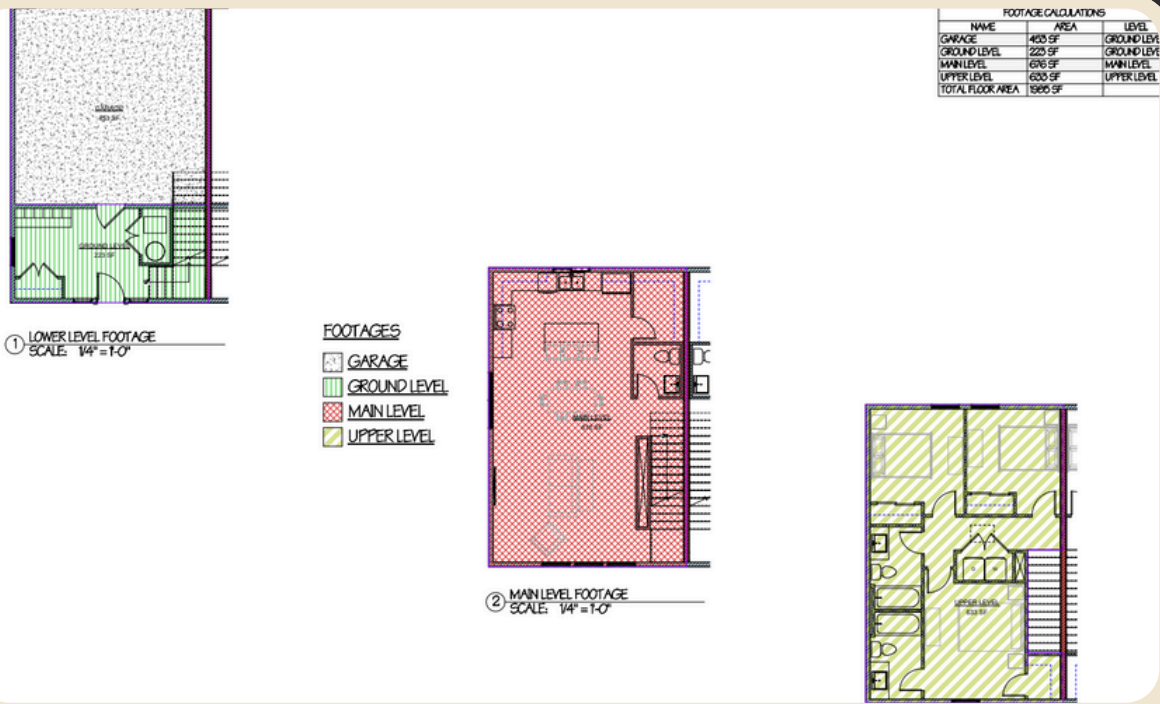
STACEY LAYOUTS



4 bedroom
3.5 bathroom

Number of Units: 12
Sqft/Unit: 2,860
Liveable Sqft/Unit: 2,334
Total Gross Sqft: 34,320

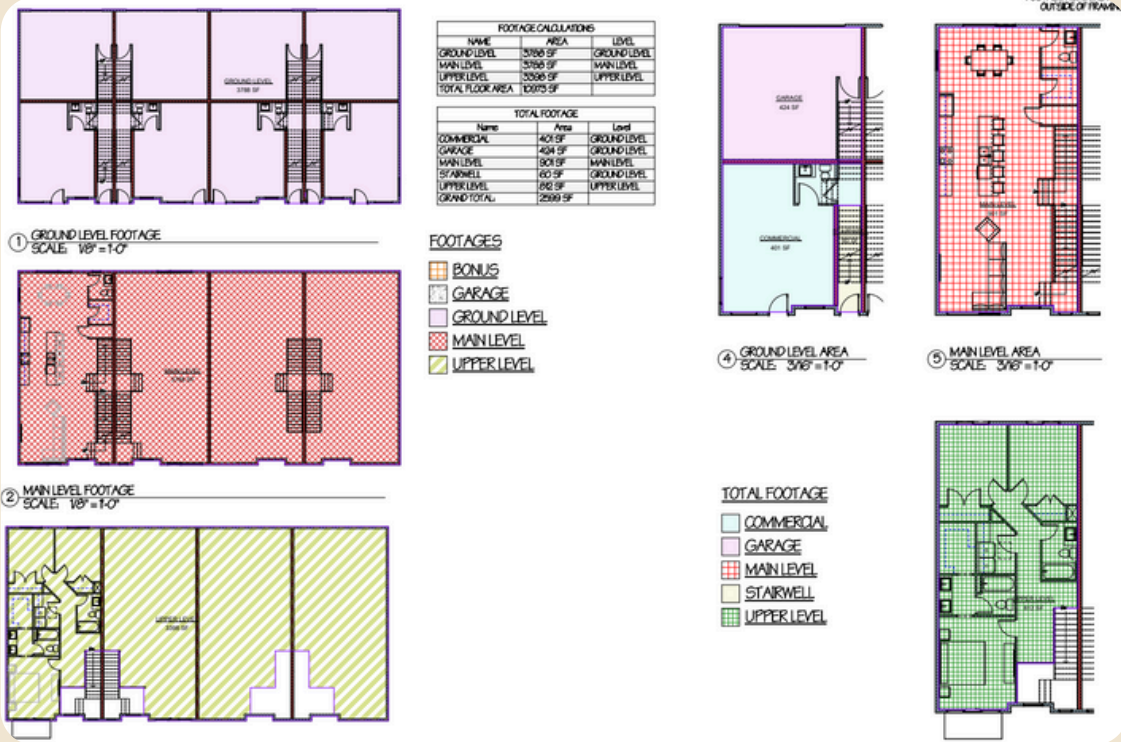
MARK LAYOUTS



3 bedrooms
2.5 bathrooms

Number of Units: 32
Sqft/Unit: 2,100
Liveable Sqft/Unit: 1,532
Total Gross Sqft: 67,200

LEWSKI LAYOUTS



3 bedroom
2.5 bathroom

Number of Units: 6
Sqft/Unit: 3,168
Liveable Sqft/Unit: 2,394
Total Gross Sqft: 19,008