

# 5855 N. STEMMONS FREEWAY

Corinth, TX 76210

## Land For Sale



### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the Corinth area, where possibilities abound. This strategically positioned property boasts an enviable location along N. Stemmons Freeway, offering excellent visibility and access. Embrace the potential for development and expansion on this expansive parcel of land, ideal for a range of ventures. With its proximity to key amenities and thriving business centers, the property presents a compelling prospect for investors seeking to capitalize on the area's growth. Discover the promise of this sought-after location, where your vision can take root and flourish amidst a dynamic and evolving landscape.

### OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	0.95 Acre

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	296	1,869
Total Population	102	830	5,212
Average HH Income	\$133,642	\$147,327	\$145,585

Presented By:

**TRACY LI, CCIM, SIOR (MEMBER ASSOCIATE)**

President

tracy.li@xcelcommercial.com

972.391.7016

**XCEL Commercial Realty** 13155 Noel Road, Suite 900 Dallas, TX 75240



[xcelcommercial.com](https://xcelcommercial.com)



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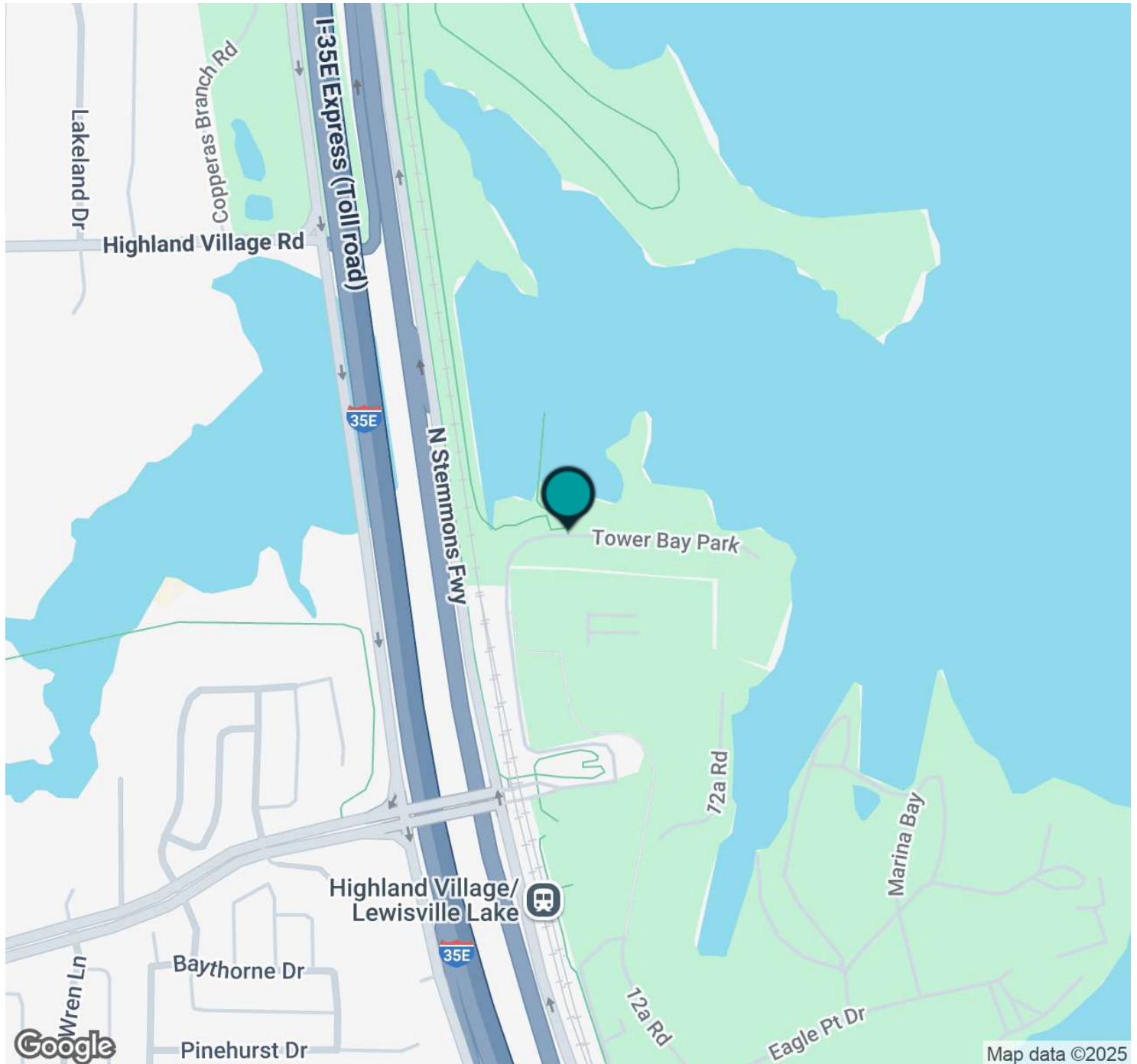
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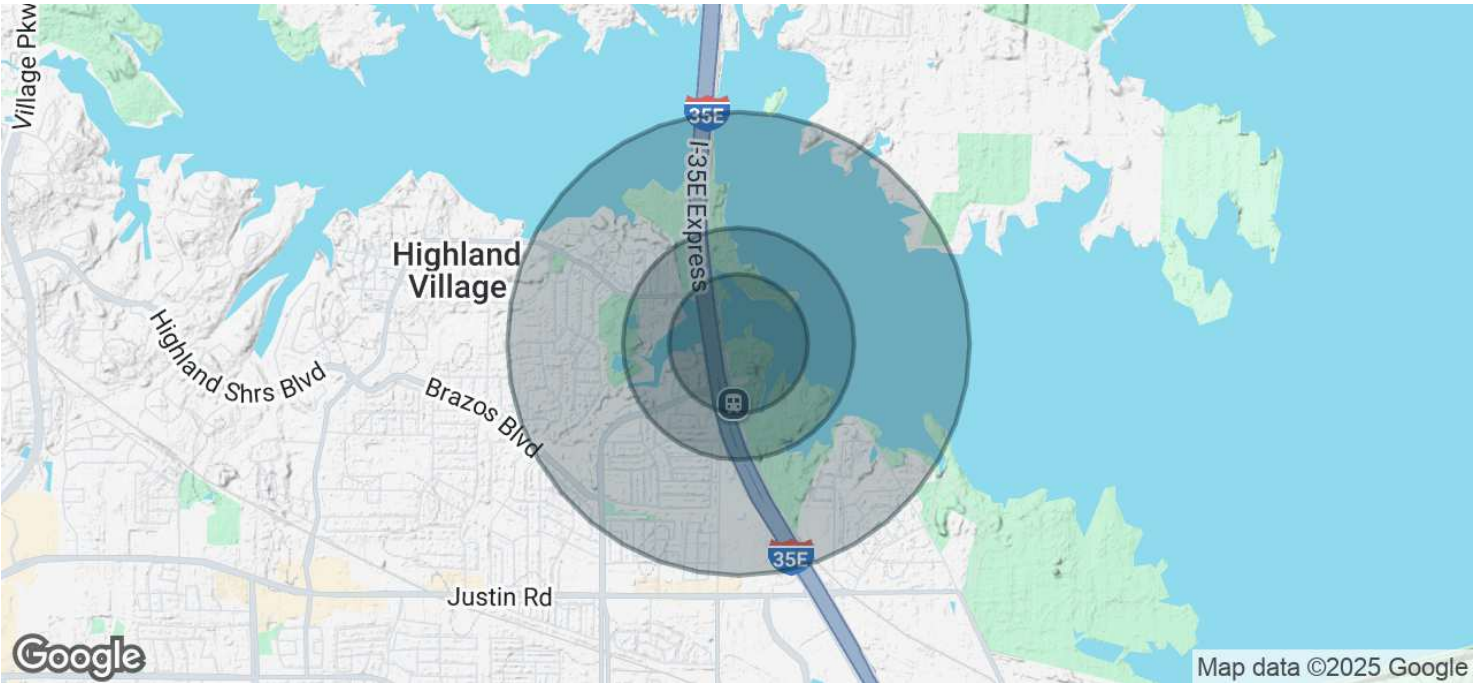


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	102	830	5,212
Average Age	41	42	42
Average Age (Male)	40	40	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	37	296	1,869
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$133,642	\$147,327	\$145,585
Average House Value	\$408,007	\$428,211	\$430,405

Demographics data derived from AlphaMap

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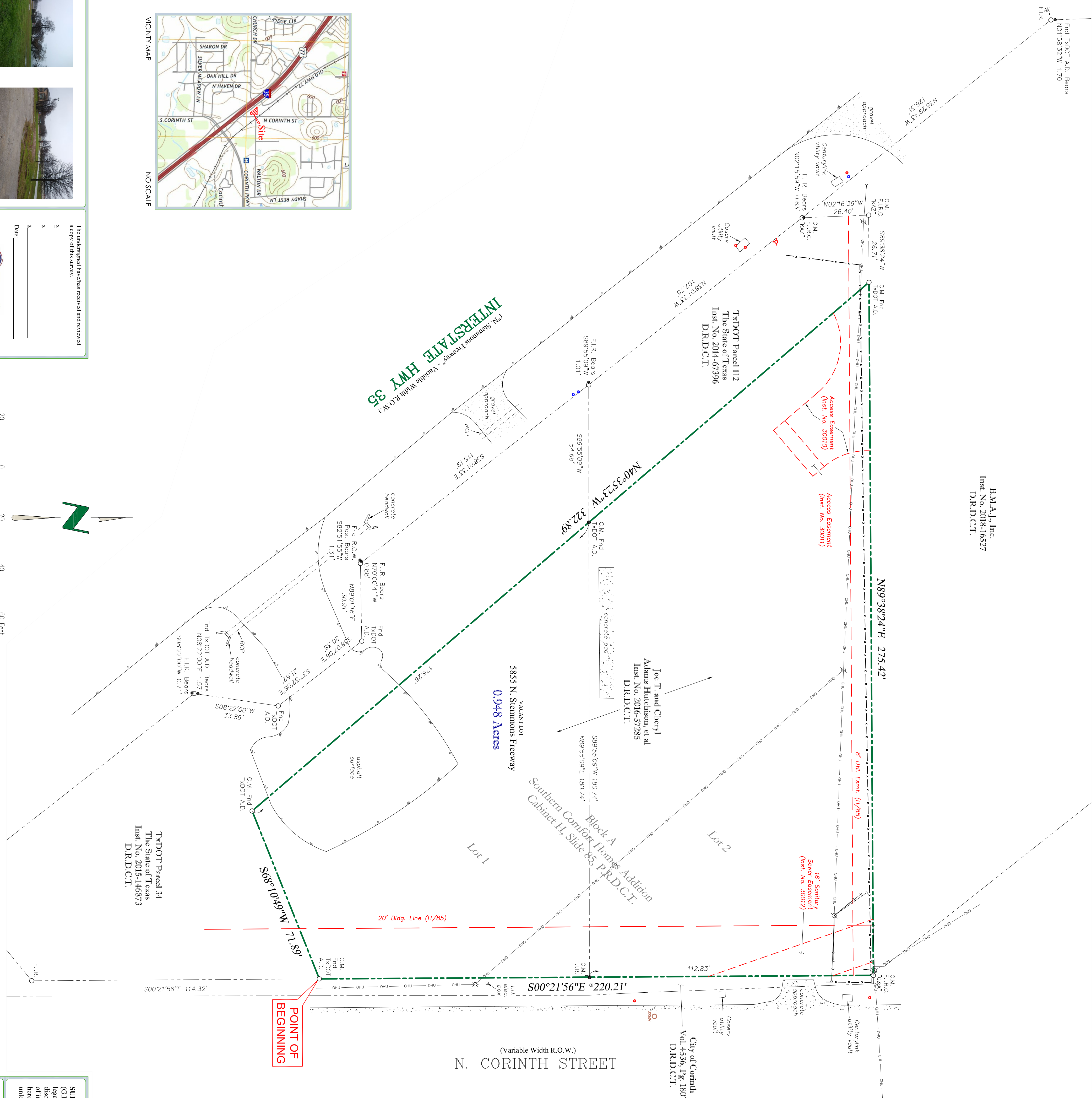
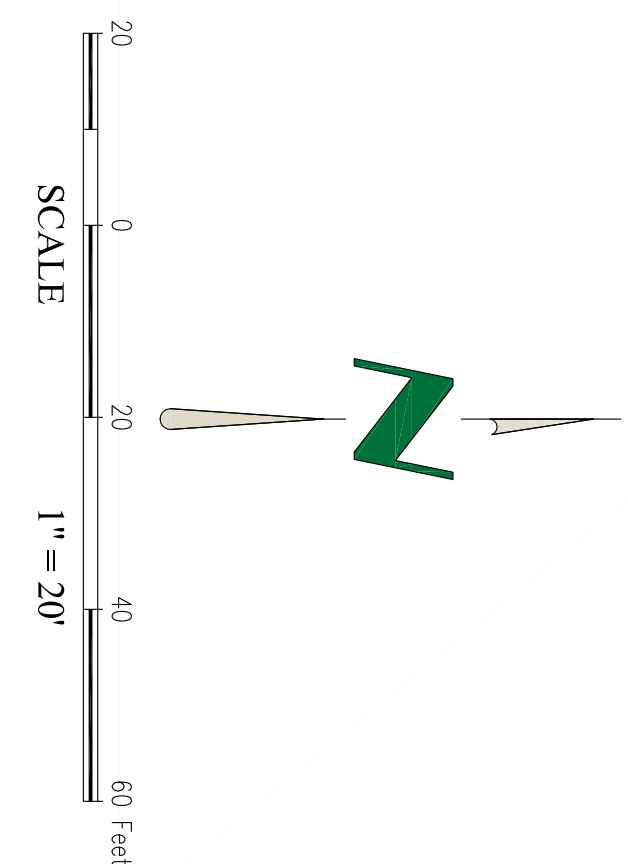
5855 N. Stemmons Freeway  
Corinth, Texas

The undersigned have/has received and reviewed a copy of this survey.

X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_  
X \_\_\_\_\_  
Date: \_\_\_\_\_



94001 18, HINDSMAITH J.J., SMITH 101  
Denton, Texas 76207  
Ph.: 972.696.9583



B.M.A.J., Inc.  
Inst. No. 2018-16527  
D.R.D.C.T.

**DESCRIPTION:**

estimates are based on Texas State Bar Coordinate System, North Central Zone (NAD 83, U.S. Feet) with combined scale factor of 1.00015065).

**BEGINNING** at found Texas Department of Transportation Aluminum Disk (TSD07 A.D.) found for the southeast corner of the herein described tract of land, same being in the present west line of N. Corinth Street (a variable width right-of-way), and being in the west line of a tract of land as described to City of Corinth by deed recorded in Volume 4536, Page 1807, D.R.D.C.T., also being the easternmost northeast corner of a tract of land as described to The State of Texas by deed recorded in Inst. No. 2015-146673, D.R.D.C.T.;

**THENCE** South 08 degrees 10 minutes 49 seconds West, with a north line of said State of Texas tract, a distance of 71.89 feet to a found TxDOT A.D. found for corner, same being in an interior ell corner thereof, and being in the present northeast line of Interstate Highway 35 (a variable width right-of-way);

THE NORTHEAST CORNER BEING THE NORTHEAST CORNER THEREOF, AND BEING IN THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO B.M. & J. INC. BY DEED RECORDED IN INST. NO. 2018-05327, D.D. & C.T.

**THENCE** North 89 degrees 38 minutes 24 seconds East, with the south line of said B.M.A.J., Inc. tract, a distance of 275.42 feet to a 1/2 inch iron rod with cap stamped "G&A" found for corner, same being in the present west line of said N. Corinth Street;

**THE** South 00 degrees 21 minutes 56 seconds East, with the present west line of said N. Cornish Street and the west line of said City of Cornish tract, passing at a distance of 112.83 feet a 1/2 inch from rod found on line, and continuing for a total distance of 220.21 feet to the **POINT OF BEGINNING** and containing 0.948 acres of land, more or less.

1990-1999		2000-2009		2010-2019	
1	1	1	1	1	1
2	2	2	2	2	2
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97	97	97	97	97	97
98	98	98	98	98	98
99	99	99	99	99	99
100	100	100	100	100	100

CATEGORY 1-A  
CONDITION II  
LAND TITLE SURVEY

0.948 Acres out of  
Southern Comfort Homes Addition  
City of Corinth  
Denton County, Texas

P.C. / Tech: B.H. / C.M. DATE: 02-11-2020 SCALE: 1"=20' ASC NO.: 2002.1350



ARTHUR  
LAND SURVEYING

220 Elm St., # 200 - Lewisville, TX 75057  
Ph. 972.221.9439 - TFRN# 10063800  
artursurveying.com Established 1986

