

5759 S I-35E Corinth, TX 76210

For SALE
\$1,100,000



Industrial zoned land with highway visibility offers a wide variety of commercial uses including Auto Repair, Warehouse, Retail and Office in the new Agora development (more details below). Highly visible fronting I-35, this commercial property is prime for development and offers maximum exposure and accessibility. A soil study and Civil Engineering plans have already been performed at the site. Excellent location in the Denton area experiencing massive growth and just off the Corinth Parkway exit. Twenty acre upscale mixed used project will break ground soon nearby.



ISM
STEVE MONTAGNA
COMMERCIAL

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454 Keller Parkway Keller, TX 76248

This property is located directly in the new Agora development in Corinth, a central and dynamic gathering space that will be defined by exciting shopping, dining, and living opportunities. Drawing from its ancient Greek origins, Agora means “marketplace”, and this gathering space will reimagine the meaning of marketplace by infusing an elevated, modern, Texas-twist. The Agora at Corinth will encompass mixed-use, retail, residential, entertainment and higher education all in one place. Plans are for 65,000 SF of Office & Retail space; 35,000 SF of Restaurant space and 1,184 homes and apartment units. The Commons at Agora was just complete, an iconic gathering space that serves as a central hub for community activities, events and festivals. Many events are scheduled for 2024.



SITE PLAN

5759 I-35E, Corinth, TX 76210



VICINITY MAP



ARCHITECTURAL SITE PLAN
Scale 1"=20'-0"

SITE PLAN

OWNER:

5759 I-35E, Corinth, TX 76210

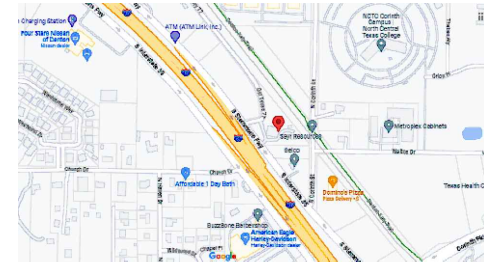


issued for	
drawn by	
Date	
Revision	
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FLOOR PLAN	
Sheet	
1	
SIZE	8.5 x 11

(Site plans are renderings only and not city approved)

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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.

Steve Montagna Real Estate LLC	9009694	SteveMontagna@gmail.com	(214)998-9001
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Montagna	0592952	SteveMontagna@gmail.com	(214)998-9001
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

IABS 1-0 Date