

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY:	Magnolia Center
LOCATION:	3302 Lake Sharon Drive, Corinth, TX 76210
POTENTIAL USE:	Commercial / Retail / Office / Restaurant
SIZE:	Retail Portion - +/- 11,742 SF Office Portion - +/- 10,855 SF
UTILITIES:	Tenants Expense – All existing to the site
SIGNAGE:	Façade Signage & Monument available per city ordinances and Landlords approval.
RATE:	\$23.00 / SF + NNN
DELIVERY DATE:	Estimated Q2 - 2021
TERMS:	Negotiable
TI:	Negotiable
COMMENTS:	Take advantage of a rare opportunity in amazing location/exposure. 125K cars per day. Drive-thru available. Ideal location for restaurants, professional services, medical offices. High visibility / High Demand easy access to I-35, FM 1830, & FM 2499.
CONTACT:	John Withers, CCIM (940) 320-1200 john@SBPCommercial.com

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