

SRP

Stewart-Rose Properties

FOR LEASE

**3001 FM 2181
Corinth, TX
76210**

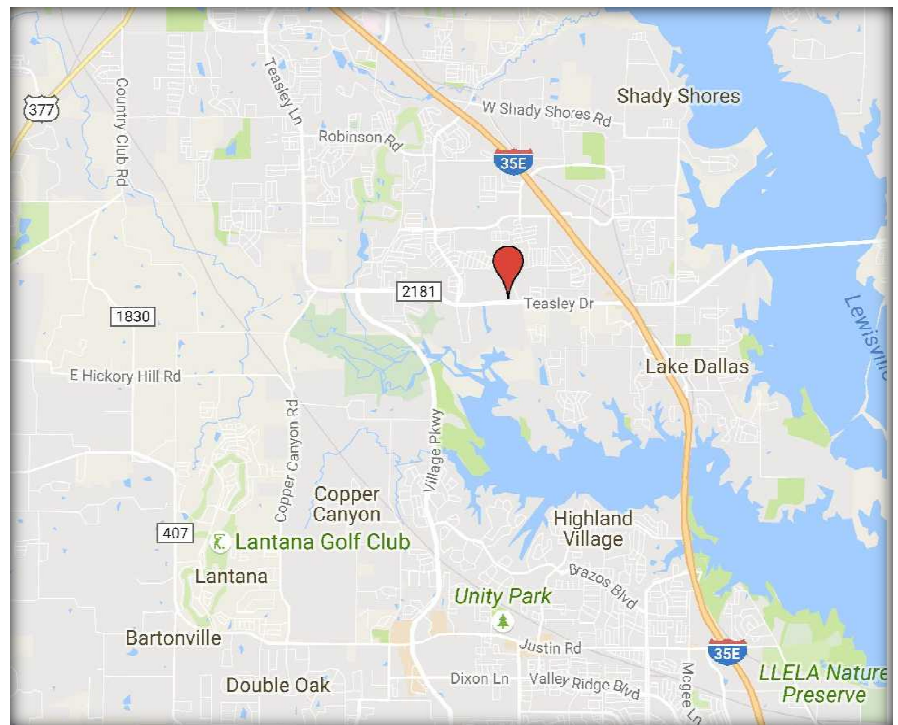
Medical/Professional Offices

- New Construction
- Near 9 Hospitals
- Easy access
- Excess parking
- 1,100 - 3,850sf
- Custom Finish Out
- Competitive Rates

For Information Contact:

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Stewart-Rose Properties
Phone: (940) 365-3470
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www.s-rp.com





FRONT VIEW



Front of 3,850sf Suite



Covered Parking



Up to 3,850sf Ready to Finish



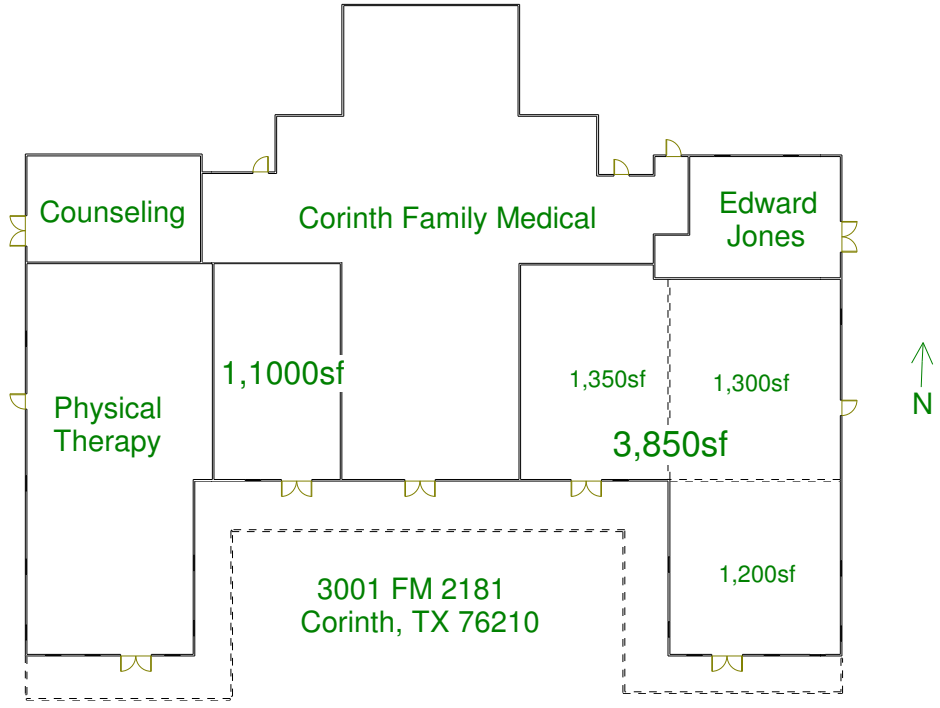
Front of 1,100sf Suite



Covered Walk-ways



Floor Plans



Aerial

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Demographics & Market Data

<u>2015 Data</u>	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
Population	11,274	47,067	114,169
Growth Rate %/Yr	5.74%	5.30%	6.46%
Median HH Income	85,664	90,022	90,959
Average Income	103,945	111,156	116,423
Pharmacy Retail Sales	4,900,409	20,372,580	49,548,584

Traffic Count: 8,292 vehicles per day

Major Medical Centers within 7 miles:

Denton Regional
Presbyterian, Denton
Atrium (Baylor)
Mayhill

Medical Center of Lewisville
Presbyterian, Flower Mound
Cooks Children, Denton
North Texas Hospital

Location and Ownership:

The City of Corinth is located in Denton County north of Lake Lewisville and is approximately 20 miles north of downtown Dallas. 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 is an upscale residential community that offers a complete range of retail shops, recreation, dining, schools, employment, medical providers, and services. Regional centers are in Denton and Lewisville, within 10 miles.

The property is located on FM 2181 (Swisher Rd) about 1 mile west of I-35E and 1 mile east of FM 2499. FM 2181 is a 4 lane, divided road with a median cut directly in front of the property, so access and visibility are excellent. Corinth High School is located one block east.

The building is owned, occupied, and managed by a family medicine physician, who is committed to excellence and service.

Sources: Loopnet, North Central Texas Council of Government, Denton County Appraisal District, Corinth Economic Development

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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.

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.

Larry Rose / Stewart-Rose Properties	0454646	lurose@s-rp.com	972-921-7577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry Rose	0454646	lurose@s-rp.com	940-365-3470
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