

SHOPPING CENTER FOR PRE-LEASE

NWC FM 2181 & PARKRIDGE CORINTH

NWC FM2181 & PARKRIDGE CORINTH, TX, USA, CORINTH, TX 76210



FOR PRE-LEASE

KW COMMERCIAL |

7200 W University Dr #300, McKinney, TX
McKinney, TX 75071



Each Office Independently Owned and Operated

PRESENTED BY:

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PROPERTY SUMMARY

NWC FM2181 & PARKRIDGE CORINTH, TX, USA



Property Summary

Building SF:	11,240
Lease Rate:	\$30
Lot Size:	52,081 SF
Parking:	Surface
Price:	\$0
Year Built:	2024/2025
Zoning:	Retail

Property Overview

Location Overview

Incredible pre-leasing opportunity at the highly visible intersection of FM 2181 & Parkridge, Corinth, TX. This prime location boasts impressive traffic, with over 20,000 cars traveling eastbound and 15,000 cars heading westbound every day – an ideal spot for any business looking to capture significant daily foot and vehicular traffic.

What makes this location even more attractive is its proximity to Lake Dallas High School, directly across from the site. With 1,293 students in grades 9-12 and ranked 958th in Texas, this 4A school ensures a constant flow of students, parents, and community members throughout the year. Some notable alumni, including Darryl Williams, James Franklin, Josh Jackson, Dusty Dvoracek, and Josiah Taiafa, have graduated from here, adding to the school's local prominence.

This bustling road and its strategic position offer businesses the chance to maximize exposure and reach. Whether you're looking to bring in national retail chains, dining establishments, or service providers, this spot is perfectly suited for growth.

PROPERTY DESCRIPTION

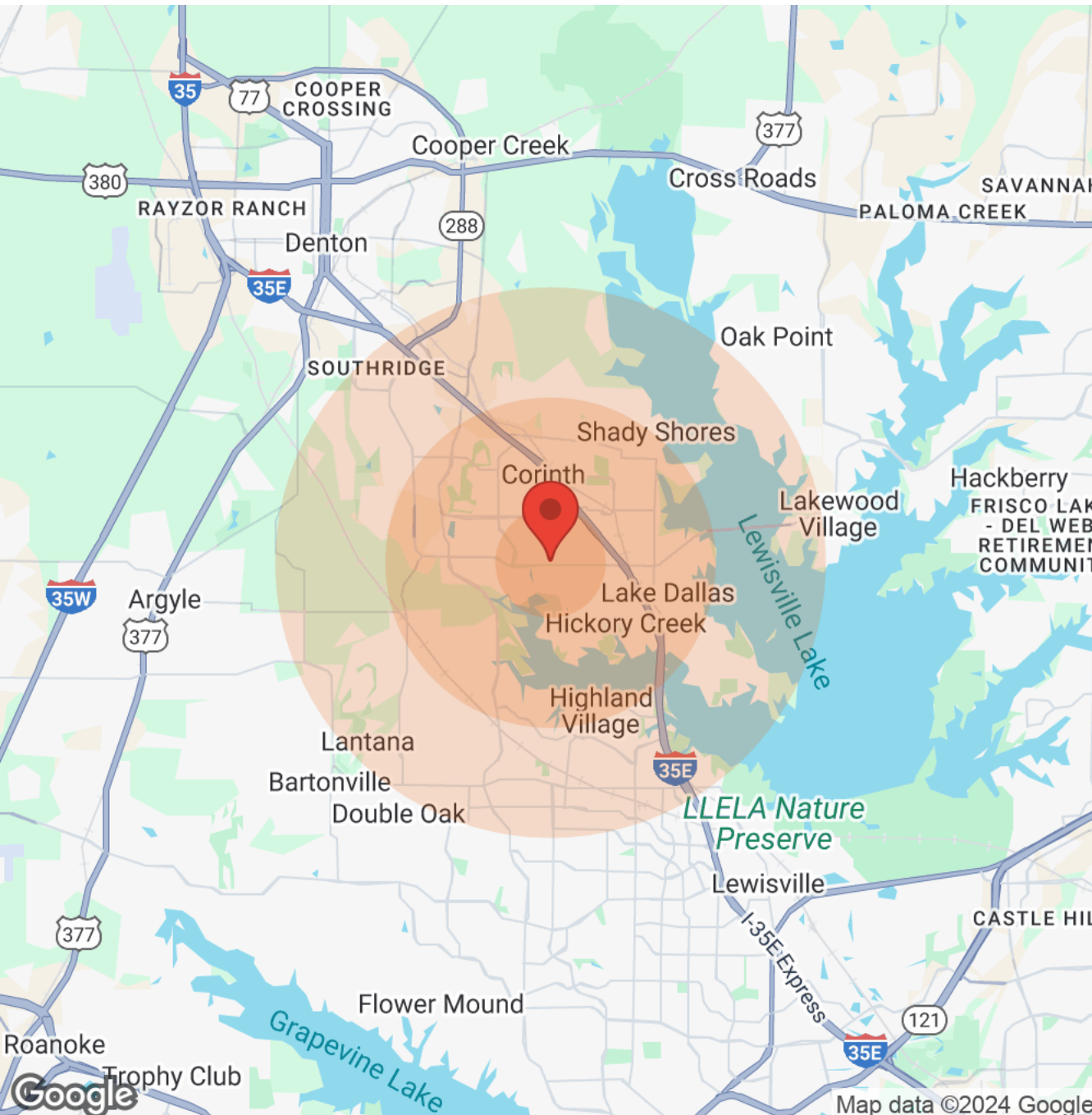
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Now Pre-Leasing for Coffee shop, Pizza, Ice-Cream, Sandwich. Directly accross from Large high school.

DEMOGRAPHICS

NWC FM2181 & PARKRIDGE CORINTH, TX, USA



Population	1 Mile	3 Miles	5 Miles
Male	5,739	24,275	59,617
Female	5,909	24,318	59,935
Total Population	11,648	48,593	119,552

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,606	11,038	26,046
Ages 15-24	1,738	7,415	18,271
Ages 25-54	4,640	18,047	44,846
Ages 55-64	1,402	5,847	15,009
Ages 65+	1,262	6,246	15,380

Race	1 Mile	3 Miles	5 Miles
White	10,326	42,262	103,536
Black	595	2,182	5,744
Am In/AK Nat	33	131	272
Hawaiian	N/A	4	6
Hispanic	1,352	6,696	15,261
Multi-Racial	1,044	6,646	14,068

Income	1 Mile	3 Miles	5 Miles
Median	\$87,262	\$102,218	\$95,805
< \$15,000	172	917	1,737
\$15,000-\$24,999	83	536	1,602
\$25,000-\$34,999	209	847	2,257
\$35,000-\$49,999	360	1,373	3,902
\$50,000-\$74,999	767	3,196	7,024
\$75,000-\$99,999	893	2,779	7,128
\$100,000-\$149,999	999	3,861	9,585
\$150,000-\$199,999	394	1,631	4,374
> \$200,000	248	1,486	3,456

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,333	17,385	42,702
Occupied	4,151	16,608	40,885
Owner Occupied	3,299	13,997	33,923
Renter Occupied	852	2,611	6,962
Vacant	182	777	1,817

LOCATION MAPS

NWC FM2181 & PARKRIDGE CORINTH, TX, USA



AERIAL MAP

NWC FM2181 & PARKRIDGE CORINTH, TX, USA



BUSINESS MAP

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