



 **BRYAN HAGGARD**
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AZALIA MEADOWS

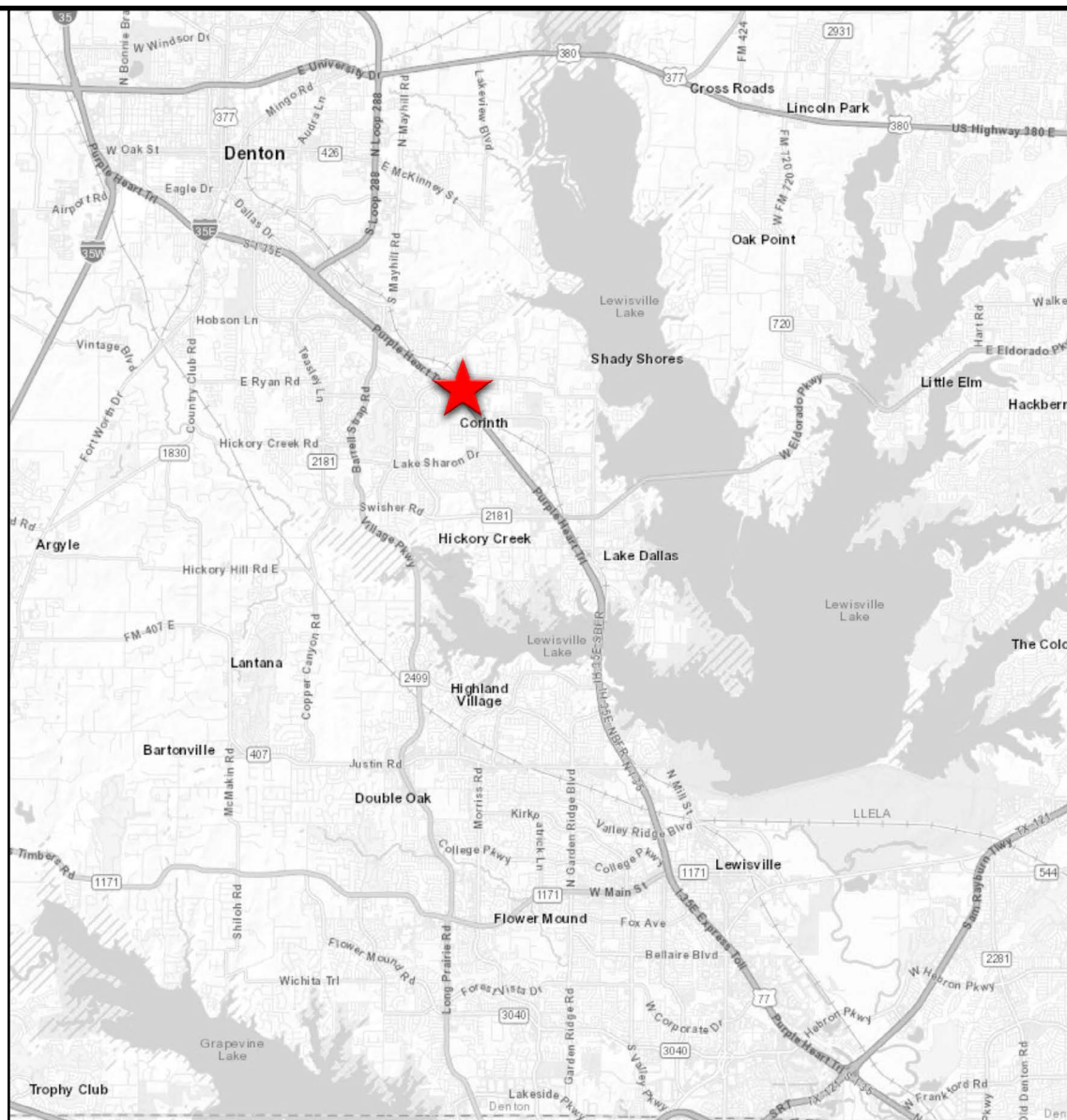
Corinth, Texas

±6.37 Acres | Fully Entitled 134-Unit Townhome Development

Bryan Haggard Land Group ("BHLG"), as exclusive land advisor to the owner, is pleased to present **Azalia Meadows Townhomes**, a fully entitled and approved townhome development opportunity located along **North Corinth Street** in Corinth, Texas. The offering consists exclusively of the rear **±6.37-acre townhome tract**, which is approved for **134 units**, representing an entitled density of approximately **21.0 units per acre**.

Azalia Meadows Townhomes is part of a larger mixed-use development plan that includes multifamily residential and neighborhood-serving commercial space. The broader plan contemplates **331 multifamily units, 134 townhomes, and approximately 39,850 square feet of commercial space**, creating an integrated residential and retail environment within Corinth's emerging Downtown district.

With entitlements complete and signed and sealed civil plans in place, the townhome tract offers a defined path to execution within one of Corinth's most important redevelopment areas. The property benefits from proximity to Interstate 35E, connectivity to the planned Downtown Corinth district, strong household income demographics, and the additional activity generated by the surrounding multifamily and commercial components.



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SITE SIZE:	±6.37 Acres
LOCATION:	North Corinth Street Corinth, Texas 76208
ZONING:	Mixed Use Commercial (MX-C)
ENTITLEMENT STATUS:	Fully entitled and approved with signed and sealed plans
APPROVED PROGRAM:	134 townhome units
APPROVED DENSITY:	±21.0 UNITS PER ACRE
UNIT MIX:	78 Mark units and 56 Elsie units
UTILITIES:	Approved water, sanitary sewer, fire, storm drainage, and lift-station infrastructure reflected in the civil plans;
	electric service available through Oncor and gas facilities available through Atmos Energy.
ACCESS:	Internal access through the larger Azalia Meadows mixed-use development with connectivity to North Corinth Street

5 MILE DEMOGRAPHIC SNAPSHOT

2026 Population	2031 Proj. Pop.	Avg HH Income
131,115	142,701	\$149,160

DOWNTOWN CORINTH POSITIONING

<https://www.corinthcdc.com/economic-development/page/downtown-corinth>

Azalia Meadows is positioned within Corinth's emerging Downtown district, where the City is pursuing a walkable, mixed-use environment supported by residential density, retail, community spaces, trails, public investment, and private development.

North Corinth Street is envisioned as the principal Main Street corridor through Downtown Corinth. Azalia Meadows' location along this corridor places the development within the City's broader effort to establish a recognizable downtown destination with a mix of housing types, commercial activity, pedestrian connections, and community-oriented amenities.

The approved townhome tract complements this vision by adding 134 residences within a larger mixed-use plan. Its density, product diversity, and connection to the surrounding multifamily and commercial components position the community as an important residential anchor within the district.



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KEY ADVANTAGES:

FULLY ENTITLED WITH SIGNED AND SEALED PLANS

Azalia Meadows Townhomes is fully entitled and approved, with signed and sealed civil plans providing a defined path toward construction execution.

APPROVED 134-UNIT DENSITY

The ±6.37-acre tract is approved for 134 townhome units, delivering an entitled density of approximately **21.0 units per acre** and eliminating uncertainty regarding achievable unit yield.

PART OF A LARGER MIXED-USE DEVELOPMENT

The townhome tract is integrated into a broader plan that includes 331 multifamily residences and approximately 39,850 square feet of commercial space, creating a built-in residential base and neighborhood-serving amenity environment.

DOWNTOWN CORINTH POSITIONING

Azalia Meadows is located along North Corinth Street within Corinth's emerging Downtown district, positioning the development near planned residential, commercial, civic, recreational, and pedestrian-oriented improvements.

DIVERSIFIED TOWNHOME PRODUCT

The approved plan includes **78 Mark units and 56 Elsie units**, providing two distinct townhome formats and a diversified residential offering within the community.

INFRASTRUCTURE AND UTILITY READINESS

The approved civil package addresses water, sanitary sewer, fire service, storm drainage, grading, paving, and related site infrastructure. Oncor has confirmed its ability to provide electric service, and Atmos Energy has confirmed existing gas distribution facilities in the area.

HIGH-INCOME CORINTH DEMOGRAPHICS

Corinth is projected to have a 2026 median household income of **\$140,851** and average household income of **\$163,013**, supporting demand for professionally managed or for-sale attached residential product.

APPROVED PRODUCT PROGRAM:

MARK UNITS

APPROVED UNIT COUNT:

78 units

The Mark represents the community's more compact townhome format. The approved civil plans identify a building footprint of approximately **680 square feet per unit**, with dimensions of approximately 21.25 feet by 32 feet.

ELSIE UNITS

APPROVED UNIT COUNT:

56 units

The Elsie represents the community's larger townhome format. The approved civil plans identify a building footprint of approximately **998.75 square feet per unit**, with dimensions of approximately 21.25 feet by 47 feet.

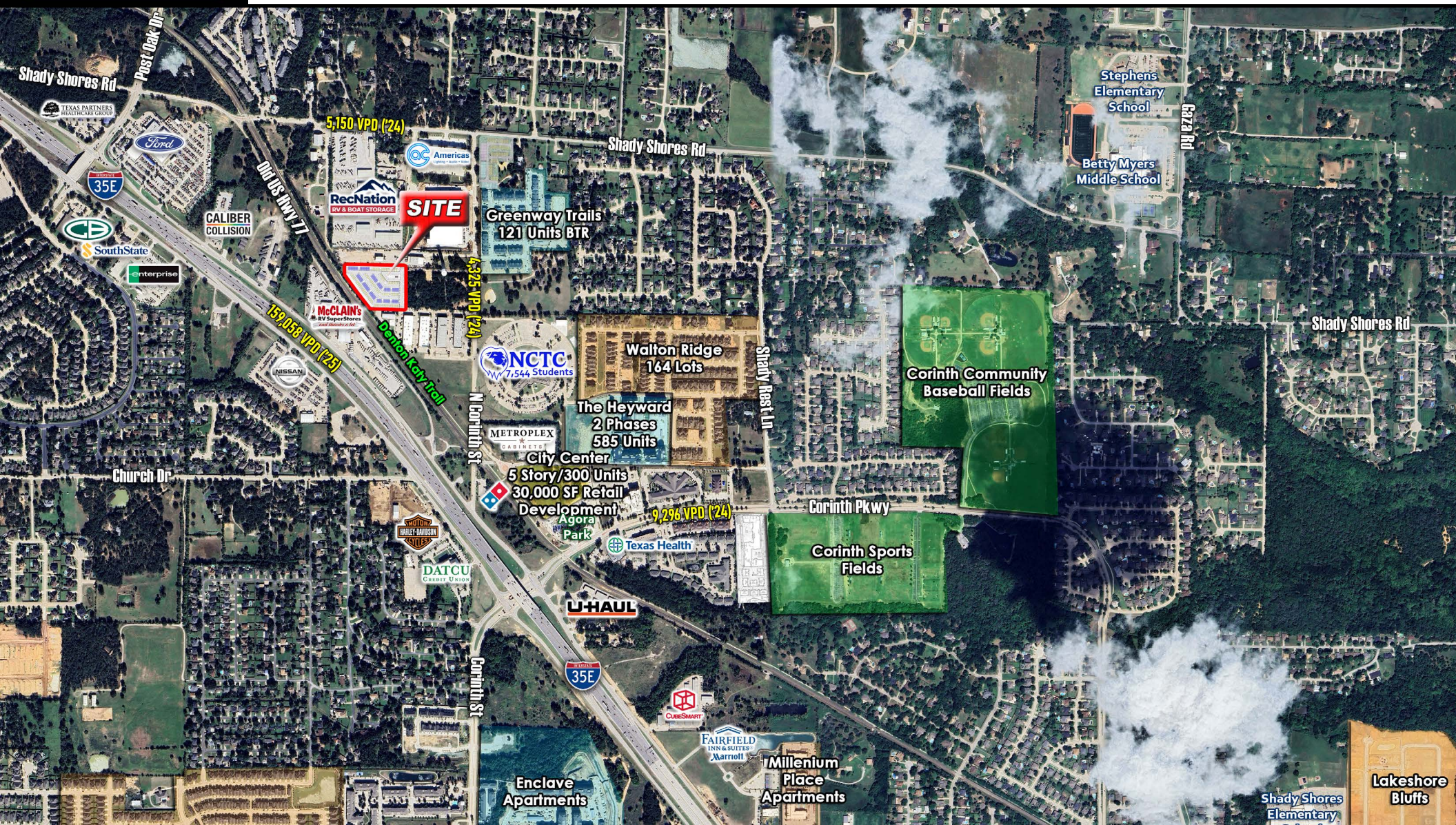
Together, the two product types create a diversified unit mix designed to appeal to residents seeking new construction, private entrances, garage-oriented living, and proximity to the amenities and connectivity of Downtown Corinth.



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Legend

(Note: All items may not appear on drawing)

- | | |
|-----------------------------|-----|
| PROPOSED SWALE | |
| EXISTING SEWER | CMF |
| EXISTING TOWARD | ADP |
| EXISTING WALK | SA |
| EXISTING OVERHEAD EQUIPMENT | EA |
| EXISTING PAVEMENT | FL |
| EXISTING OVERHEAD POWER | FC |
| PROPERTY LINE | |
| SEE SCHEDULE | |
| METAL PIPE CONCRETE PIPE | CMF |
| REINFORCED CONCRETE PIPE | ADP |
| DUCTILE IRON PIPE | SA |
| TOP OF ASPHALT | EA |
| EXISTING GRADE | FL |
| FINISH FLOOR | FC |
| TOP OF CURB | TC |
| TOP OF WALL | WC |
| TOP OF CONCRETE | TRC |
| NATURAL GROUND | TCN |
| MAINT EXISTING | MC |
| PIPE DEPARTMENT CONNECTION | FDK |
| EDGE LINE | |
| DIRECTION OF FLOW | |
| PROPOSED WALL | |
| PROPOSED LAWN | |
| PROPOSED DRIVEWAY | |
| PROPOSED SIDEWALK | |
| PROPOSED ADA | |
| PROPOSED LAWN | |



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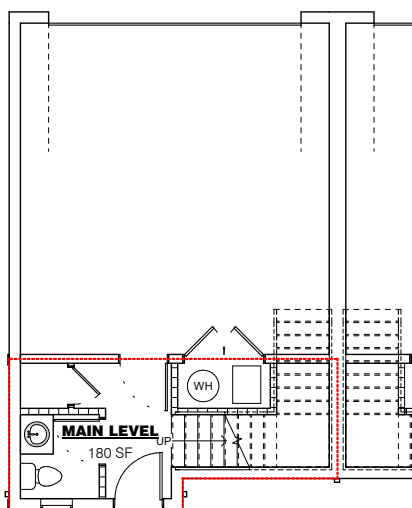
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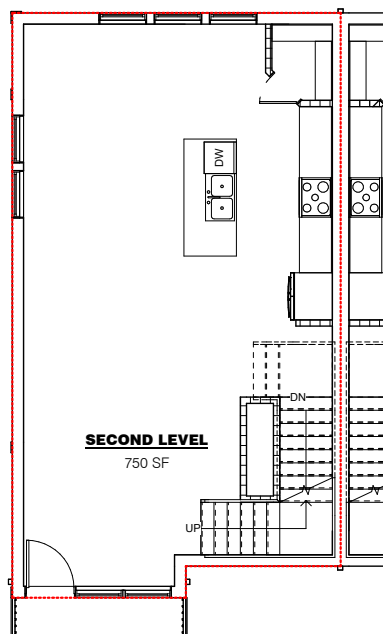
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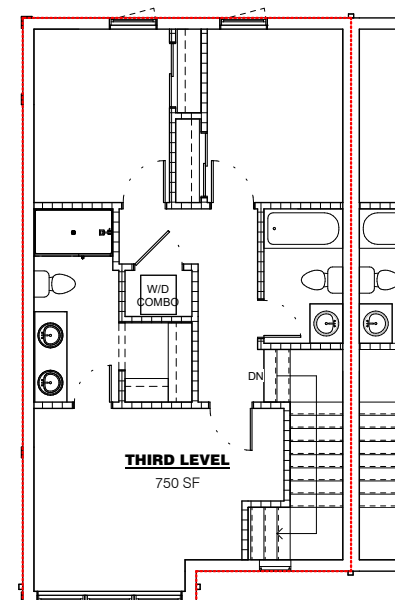
MARK



B1
G002
MAIN LEVEL
SCALE: 3/16" = 1'-0"



D1
G002
SECOND LEVEL
SCALE: 3/16" = 1'-0"



D2
G002
THIRD LEVEL
SCALE: 3/16" = 1'-0"

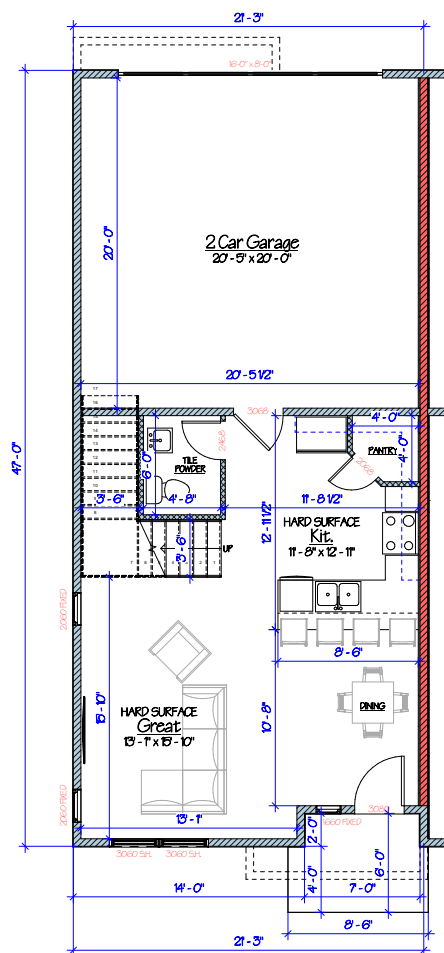


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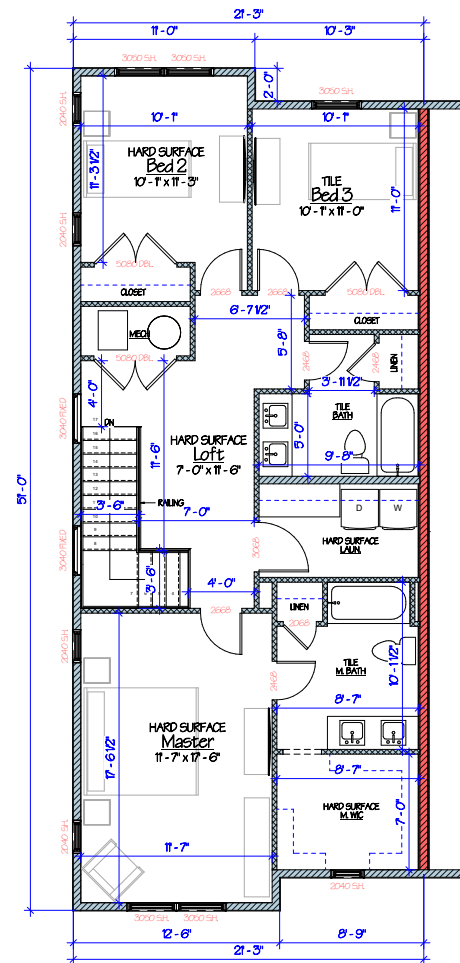
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ELSIE



① GROUND LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



② MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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DEMOGRAPHIC SUMMARY

Corinth, Texas

Ring of 1 mile

KEY FACTS

7,905

Population



3,063

Households

40.0

Median Age

\$113,424

Median Disposable Income

EDUCATION

2.3%

No High School Diploma



16.4%

High School Graduate



28.4%

Some College/
Associate's Degree



52.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$138,004

Median Household Income



\$64,150

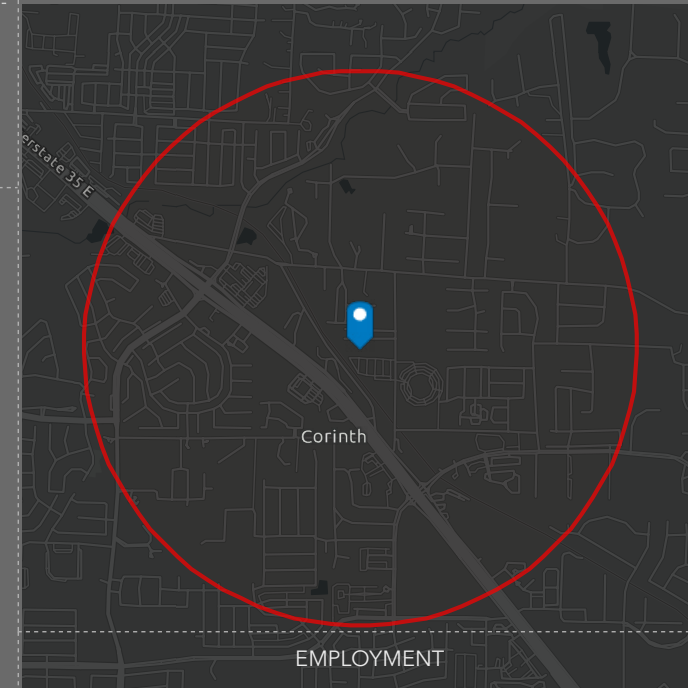
Per Capita Income



\$720,417

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

75.1%

White Collar



Blue Collar



Services

14.3%

12.7%

3.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



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DEMOGRAPHIC SUMMARY

Corinth, Texas

Ring of 3 miles

KEY FACTS

69,567

Population



25,468

Households

37.2

Median Age

\$104,060

Median Disposable Income

EDUCATION

6.8%

No High School Diploma



20.3%

High School Graduate



27.2%

Some College/
Associate's Degree



45.7%

Bachelor's/Grad/
Prof Degree

INCOME



\$126,327

Median Household Income



\$56,396

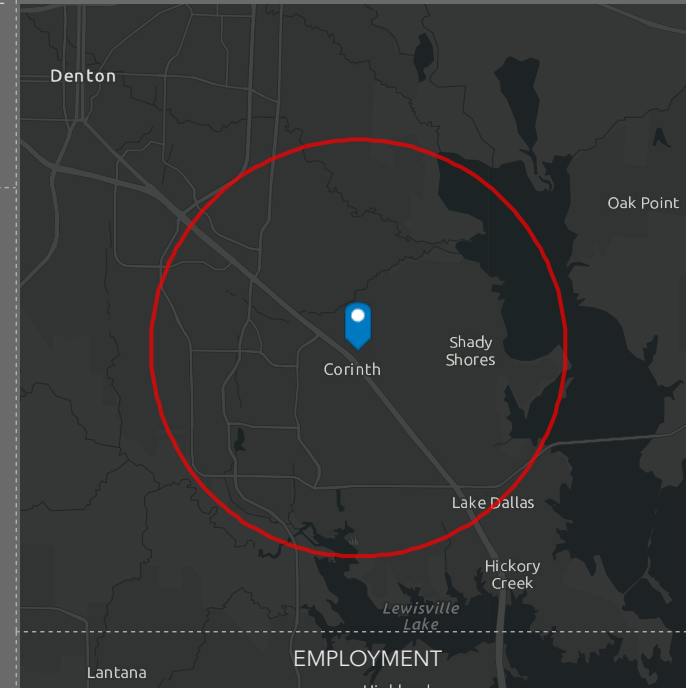
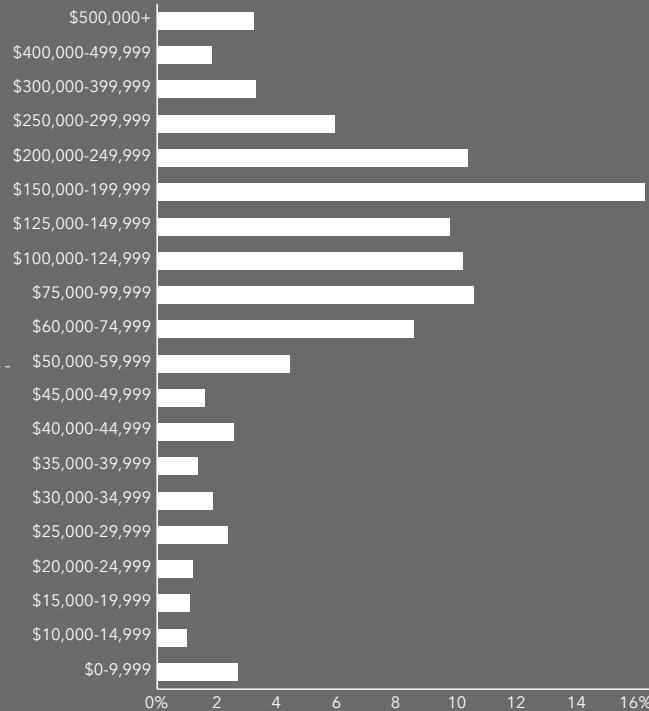
Per Capita Income



\$514,836

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

72.9%

White Collar



Blue Collar



Services

16.2%

13.3%

2.8%

Unemployment Rate

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DEMOGRAPHIC SUMMARY

Corinth, Texas
Ring of 5 miles

KEY FACTS

131,115

Population



49,200

Households

36.3

Median Age

\$95,112

Median Disposable Income

EDUCATION

6.8%

No High School
Diploma



19.9%

High School
Graduate



27.0%

Some College/
Associate's
Degree



46.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$111,954

Median Household
Income



\$56,054

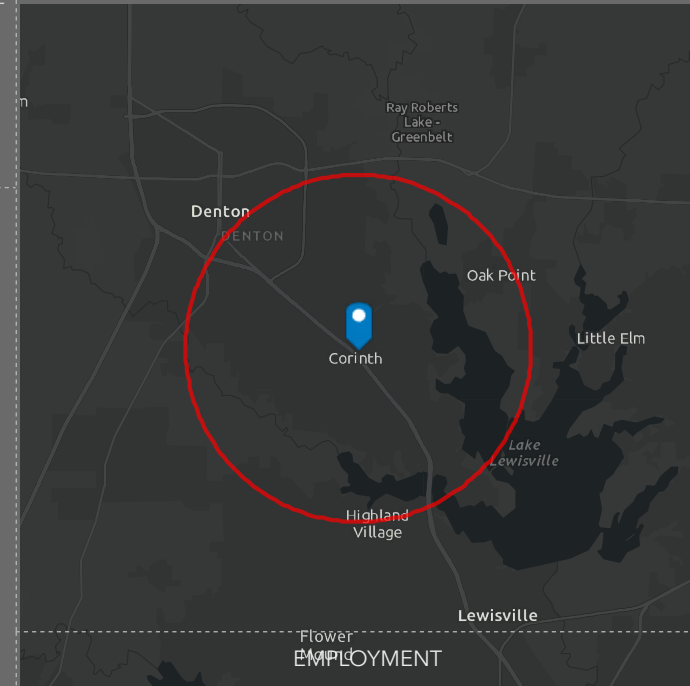
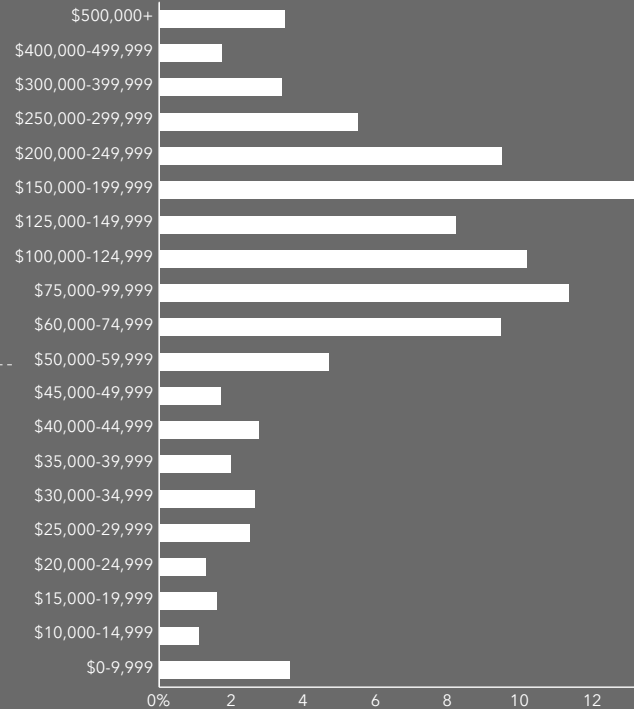
Per Capita
Income



\$431,900

Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT

White Collar 71.8%

Blue Collar 16.6%

Services 14.7%

3.3%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri



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.



11-3-25

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 partners to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 1-2