

For Sale

FM 2181, CORINTH TX 76210

CALL FOR PRICE | 2.85 ACRES | C2 ZONING | CORINTH, TX



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LISTING DESCRIPTION

This exceptional 2.85 acres C2-zoned commercial parcel sits along the high-traffic FM 2181 corridor in Corinth, Texas — a premier growth market in Denton County. The site offers outstanding visibility and accessibility, positioned within an established commercial district anchored by Albertsons, Walgreens, and a strong mix of local and regional tenants. With Corinth's population growing at over 3% annually and direct proximity to I-35E providing seamless DFW Metroplex access, this property represents a compelling opportunity for retail, restaurant, medical, office, or mixed-use development. Utilities are available along FM 2181. Call for pricing.

PROPERTY DETAILS

- Address:** FM 2181, Corinth, TX 76210
- County:** Denton County
- Property ID:** 62516
- Legal Description:** A0915A MEP & PRR, TR 10(PT), 2.031 ACRES, OLD DCAD TR #3A)
- Acreage:** 2.85 Acres
- Zoning:** C2 — General Commercial
- Price:** Call for Price
- Status:** For Sale



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SITE INFORMATION & ACCESS

Total Site Area:	2.85 Acres	Utilities:	Available along FM 2181
Net Developable Area:	±2.0 Acres (est.)	Water/Sewer:	City of Corinth
Road Frontage:	FM 2181 (Corinth Dr)	I-35E Distance:	~0.5 miles east
Access:	Direct FM 2181 access	DFW Metroplex:	~30 miles south



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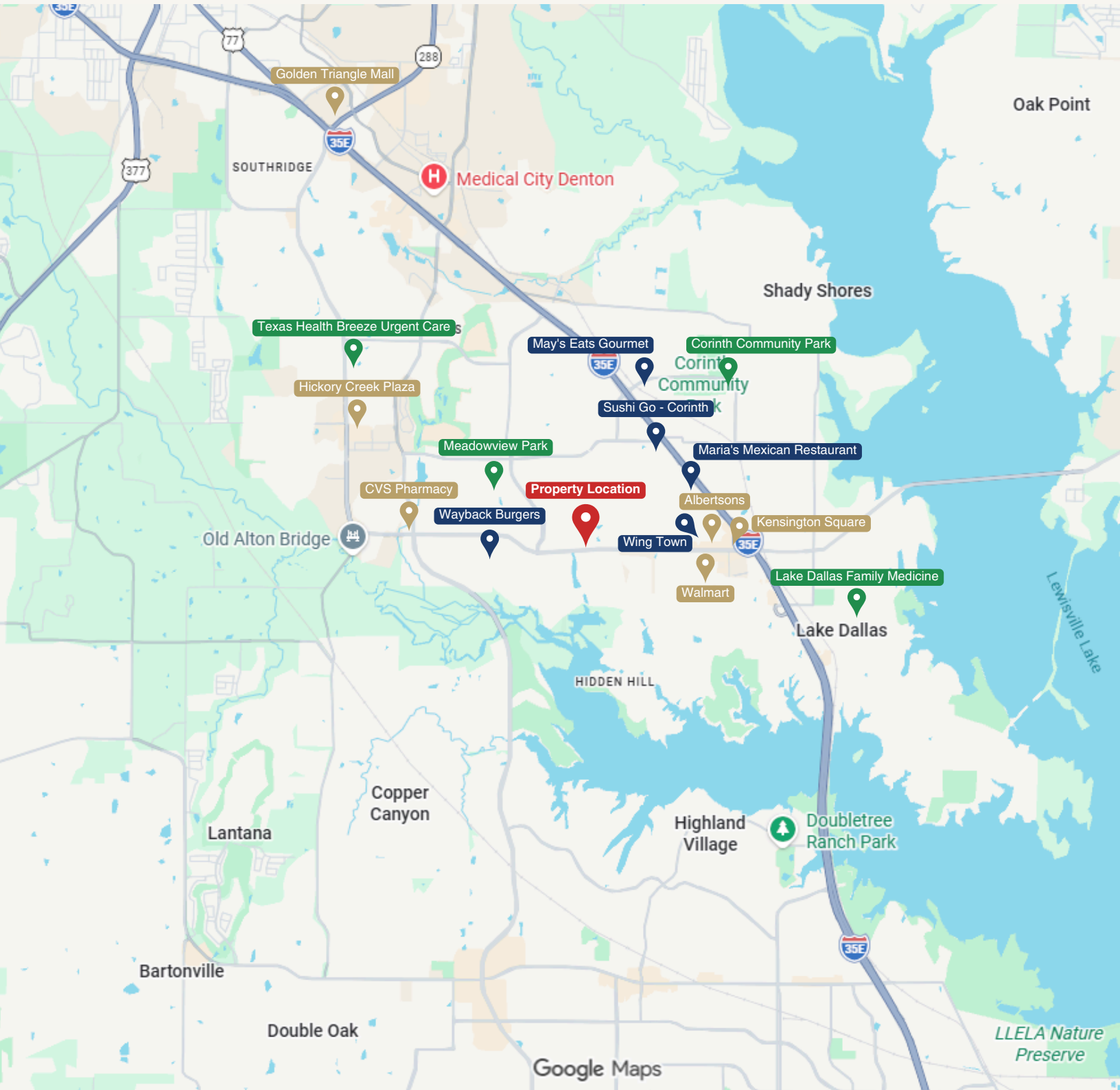
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RETAIL & GROCERY

DINING & RESTAURANTS

PARKS, MEDICAL & SERVICES



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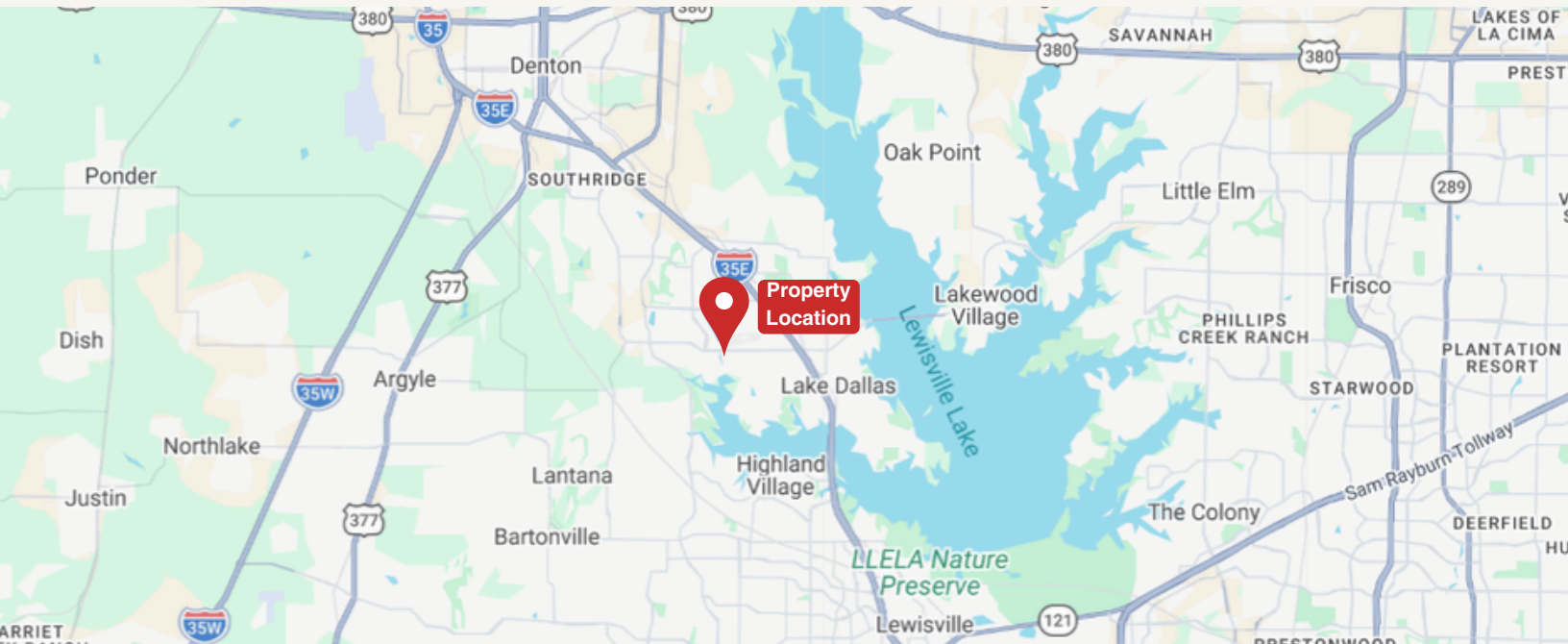
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1-MILE RING	3-MILE RING	5-MILE RING
~8,200 POPULATION	~31,000 POPULATION	~50,000+ POPULATION
~3,500 HOUSEHOLDS	~12,800 HOUSEHOLDS	17,418 HOUSEHOLDS
\$58,859 MED. HH INCOME	\$60,935 MED. HH INCOME	\$58,923 MED. HH INCOME
\$80,414 AVG. HH INCOME	\$83,379 AVG. HH INCOME	\$91,670 AVG. HH INCOME
35.3 yrs MEDIAN AGE	35.3 yrs MEDIAN AGE	35.3 yrs MEDIAN AGE
96.7% EMPLOYMENT RATE	96.7% EMPLOYMENT RATE	96.7% EMPLOYMENT RATE

CORINTH TX & DENTON COUNTY MARKET SNAPSHOT

+3%/yr POP. GROWTH RATE	+21.4% GROWTH SINCE 2020	\$284,377 MEDIAN HOME VALUE	52.7% HOMEOWNERSHIP	18,987 HOUSING UNITS	~70%+ WHITE COLLAR WORKERS
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Source: U.S. Census Bureau American Community Survey (ACS) 2024 | Denton CAD 2026



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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.

11-2-2015



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:
 - 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.

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.

Keller Williams McKinney	473963	klrw86@kw.com	972-562-8883
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Alvin Paulson	501258	alvin.paulson@kw.com	972-562-8883
Designated Broker of Firm	License No.	Email	Phone
Dawn Frentz	539279	dawnfrentz@kw.com	972-562-8883
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Arpita Sarkar	0813385	arpita.sarkar@kw.com	214-300-1558
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-03-2025



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.

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.

<u>Troy A. Tuite / JGI Commercial</u>	<u>0511589</u>	<u>troy@jgicommercial.com</u>	<u>(972)733-1833</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Name of Designated Broker of Licensed Business Entity, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Jim Hale / JGI Commercial</u>	<u>570468</u>	<u>jhale@jgicommercial.com</u>	<u>(214)675-1538</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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