



BRYAN HAGGARD
LAND GROUP

www.BryanHaggardLand.com



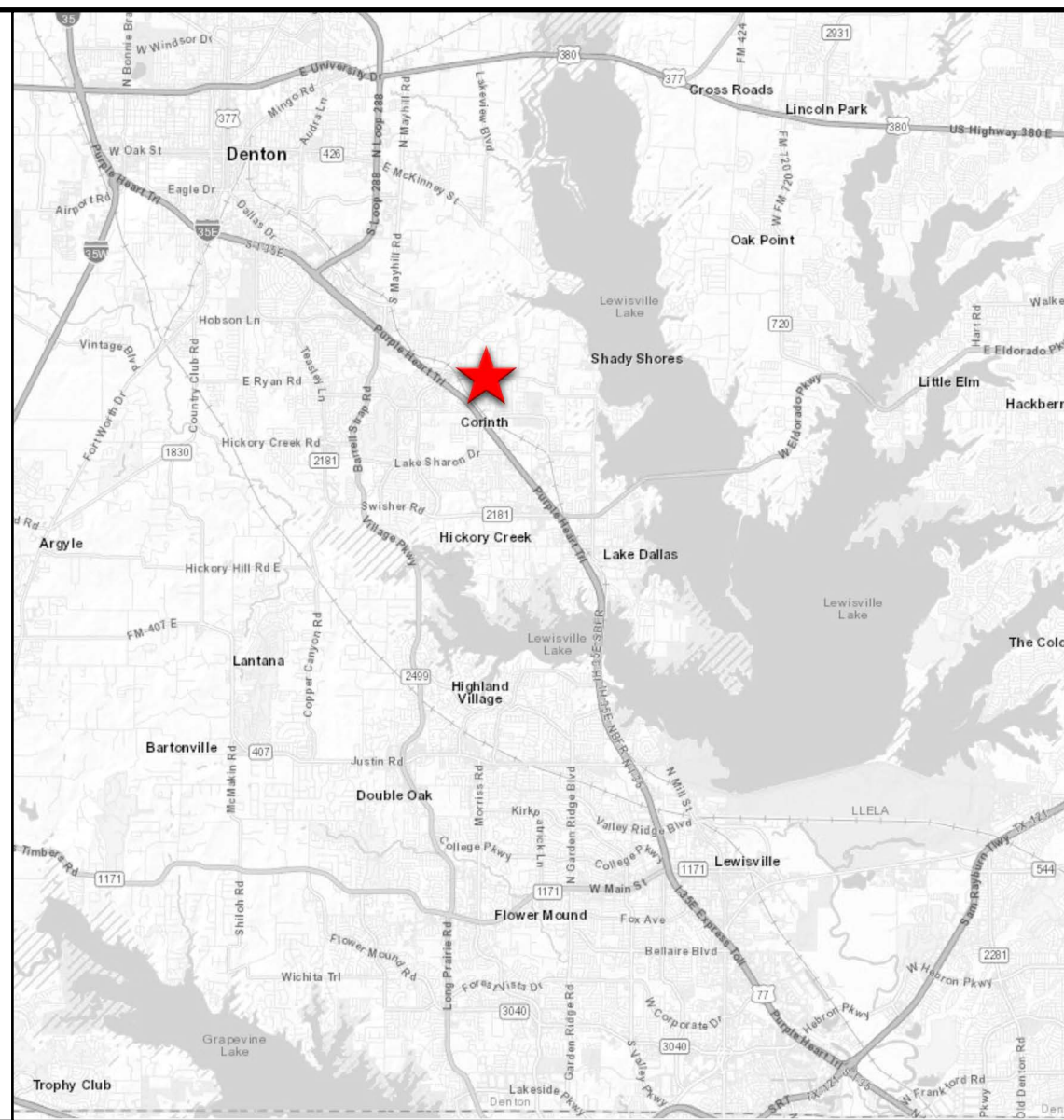
MURILLO Corinth, Texas

±2.16 Acres | Fully Entitled 50-Unit Townhome Development

Bryan Haggard Land Group ("BHLG"), as exclusive land advisor to the owner, is pleased to present **Murillo**, a fully entitled and approved townhome development opportunity located at the southeast corner of **W Shady Shores Road and N Corinth Street** in Corinth, Texas. The property consists of approximately **±2.16 acres**, is zoned **Mixed Use Commercial (MX-C)**, and has stamped plans approved for a **50-unit townhome development**, representing an approved density of approximately **23.1 units per acre**.

Murillo is positioned within Corinth's emerging Downtown district, directly along **North Corinth Street**, which the City identifies as the future **Main Street of Downtown Corinth**. The Corinth EDC specifically identifies Murillo as an approved residential community featuring **50 townhomes**, with several units along North Corinth Street designed as **live-work spaces** offering potential ground-floor commercial uses.

With entitlements complete, approved density in place, and stamped plans ready for execution, Murillo offers a rare shovel-ready infill opportunity in one of Denton County's most established suburban markets. The site benefits from immediate proximity to Interstate 35E, strong Corinth income demographics, and nearby new-construction townhome activity supporting demand for attached residential product.




BRYAN HAGGARD
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972-265-9609
www.BryanHaggardLand.com

JOSH BRYAN - Josh@BryanHaggardLand.com
AUSTIN FREET - Austin@BryanHaggardLand.com
ALICIA BUSH - Alicia@BryanHaggardLand.com

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SITE SIZE:	±2.16 Acres / ±93,973 SF
LOCATION:	Southeast corner of W Shady Shores Road and N Corinth Street Corinth, Texas 76208
ZONING:	Mixed Use Commercial (MX-C)
ENTITLEMENT STATUS:	Fully entitled and approved with stamped plans
APPROVED PROGRAM:	50-unit boutique townhome community / 23.1 Units/AC
UTILITIES:	4" water main, 8" PVC sewer, 4" force main, and 1" water / 4" sewer laterals per approved utility scope.
ACCESS:	Frontage on W Shady Shores Road and N Corinth Street
CONNECTIVITY:	Less than one mile from I-5E

5 MILE DEMOGRAPHIC SNAPSHOT

2026 Population	2030 Proj. Pop.	Avg HH Income
131,308	143,383	\$144,812

DOWNTOWN CORINTH POSITIONING

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

Murillo is located within Corinth's emerging Downtown district, a city-led initiative focused on creating a walkable community gathering place supported by public-private partnerships, mixed-use development, retail, residential, community uses, and multi-generational housing.

The City identifies **North Corinth Street** as the future **Main Street of Downtown Corinth**, with plans to encourage redevelopment, streetscape improvements, pedestrian amenities, wide sidewalks, street trees, and on-street parking. Murillo's frontage along North Corinth Street places the project directly within this planned downtown framework.

The Corinth EDC specifically identifies Murillo as an approved residential community featuring **50 townhomes**, with several units along North Corinth Street designed as **live-work spaces** offering potential ground-floor commercial uses. The City notes that Murillo will help grow Downtown Corinth's residential base within walking distance of **Agora Park, NCTC**, and other **upcoming projects**.



KEY ADVANTAGES:

FULLY ENTITLED WITH STAMPED PLANS

Murillo is fully entitled and approved with stamped plans in place, allowing a buyer to bypass entitlement risk and move directly into construction planning and execution.

APPROVED 50-UNIT DENSITY

The site is approved for a 50-unit townhome community on ±2.16 acres, delivering an approved density of approximately **23.1 units per acre** and eliminating uncertainty around achievable unit yield.

DOWNTOWN CORINTH MAIN STREET LOCATION

Murillo fronts North Corinth Street, which the City identifies as the future Main Street of Downtown Corinth. The project is directly aligned with Corinth's downtown vision for walkable mixed-use development, residential density, live-work spaces, streetscape improvements, and community-serving uses.

SHOVEL-READY INFILL POSITION

Unlike a conventional raw land opportunity, Murillo offers a defined development path with approvals, site planning, product programming, access, parking, and infrastructure requirements already established.

BOUTIQUE TOWNHOME PRODUCT

The approved plan includes a curated mix of three- and four-bedroom townhomes with garage parking, internal circulation, and select live-work-style components, creating an elevated attached residential product.

I-35E CONNECTIVITY

Located less than one mile from Interstate 35E, the site provides direct regional connectivity to Denton, Lake Dallas, Lewisville, Highland Village, Flower Mound, and the broader Dallas-Fort Worth employment base.

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 new for-sale residential product.

APPROVED PLAN:

Murillo has been approved as a **50-unit boutique townhome community** with a thoughtful internal layout, garage parking, on-site circulation, and a mix of three distinct floorplan types.

The approved plan delivers approximately **23.1 units per acre**, creating an efficient infill residential development while maintaining a boutique community scale. The site plan is designed to fit within Corinth's established context while offering a differentiated ownership product for buyers seeking new construction, low-maintenance living, and convenient access to the I-35E corridor.

APPROVED PROGRAM INCLUDES:

Stacey Layouts

Four-bedroom, three-and-a-half-bath residences representing the larger-format product within the community.

Mark Layouts

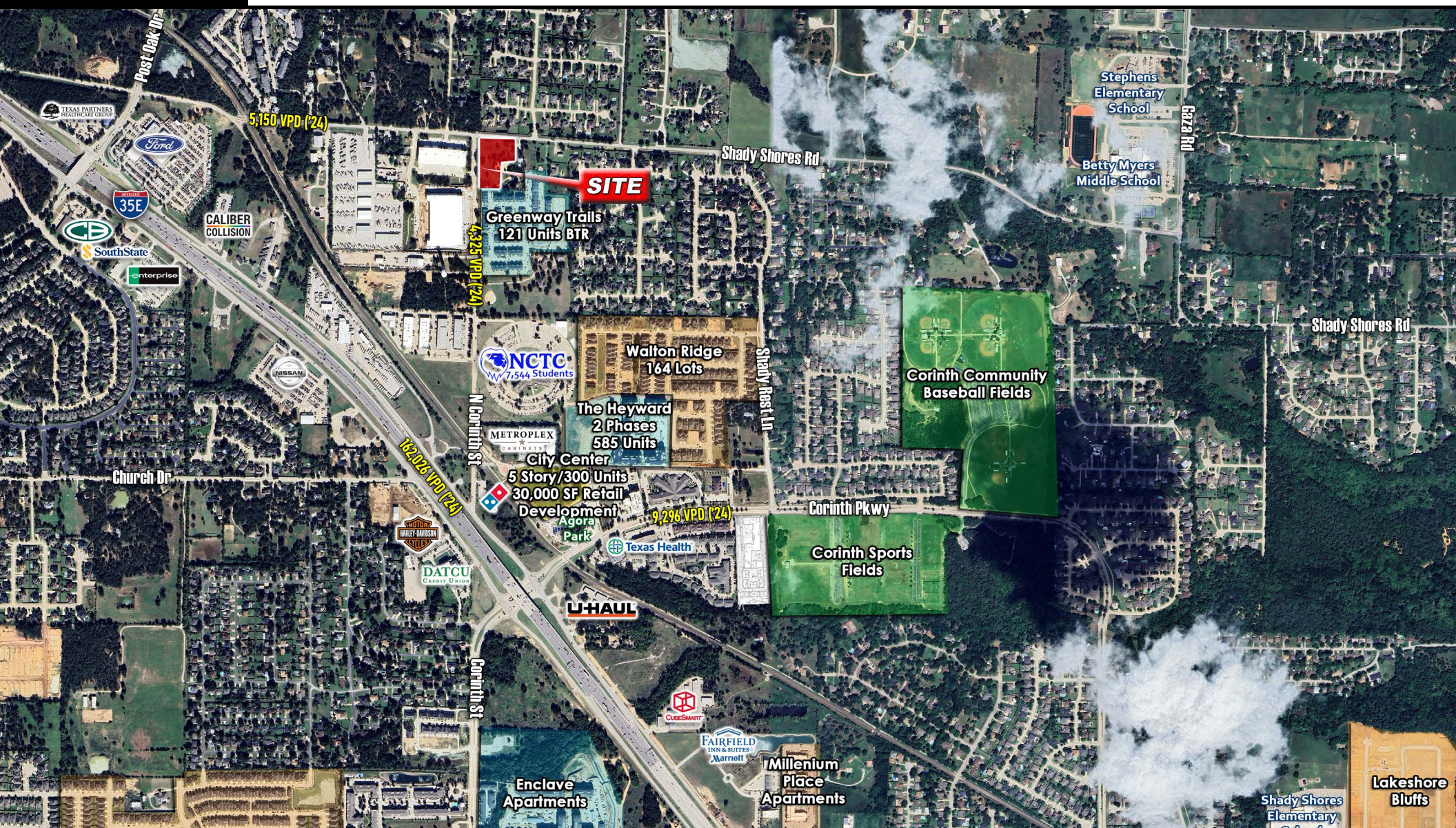
Three-bedroom, two-and-a-half-bath residences serving as the core townhome product.

Lewski Layouts

Three-bedroom, two-and-a-half-bath residences with larger-format and live/work-style design elements.



JOSH BRYAN - Josh@BryanHaggardLand.com
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MURILLO
Corinth, Texas

±2.16 Acres | Fully Entitled 50-Unit Townhome Development



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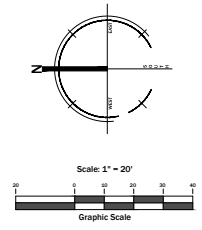
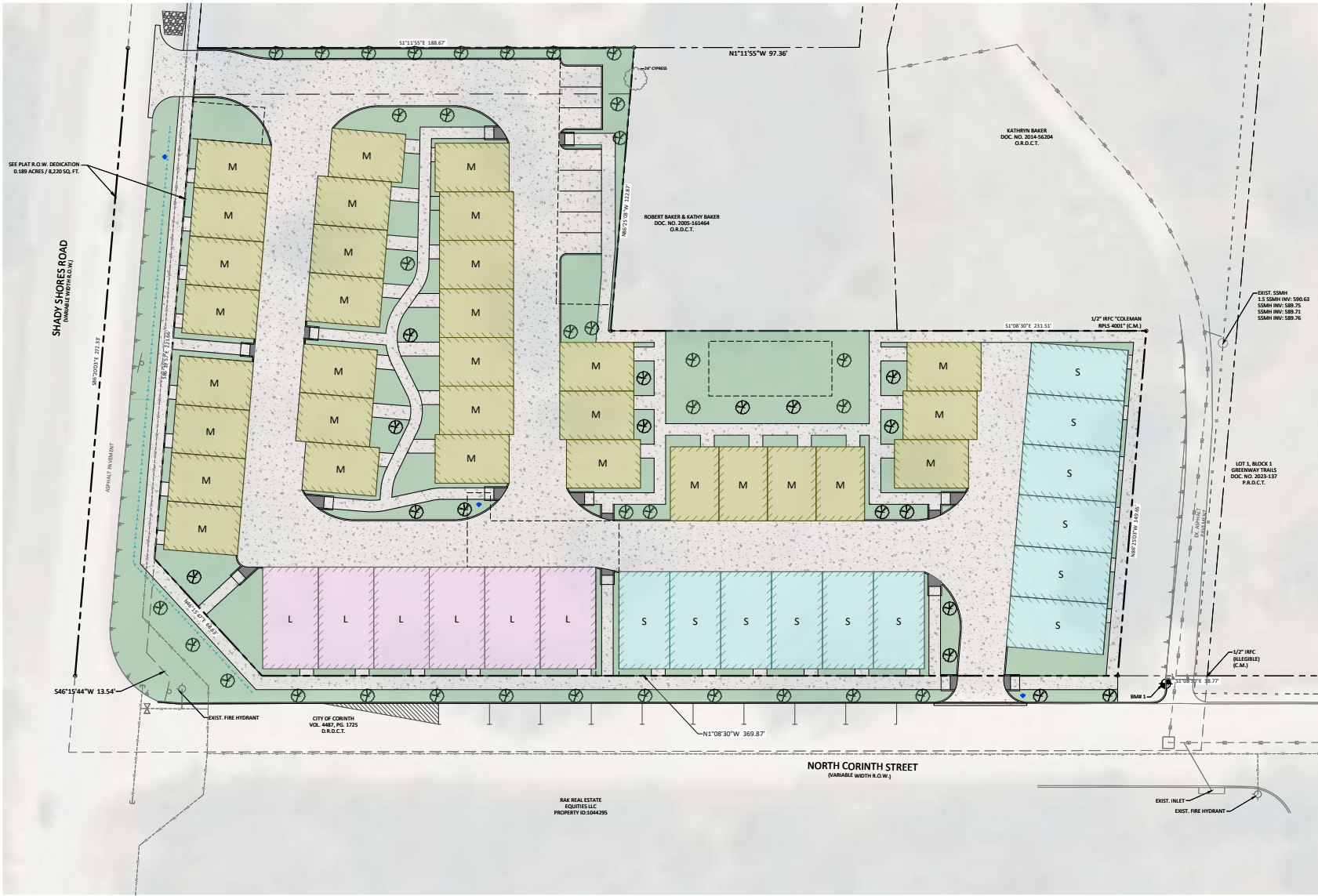
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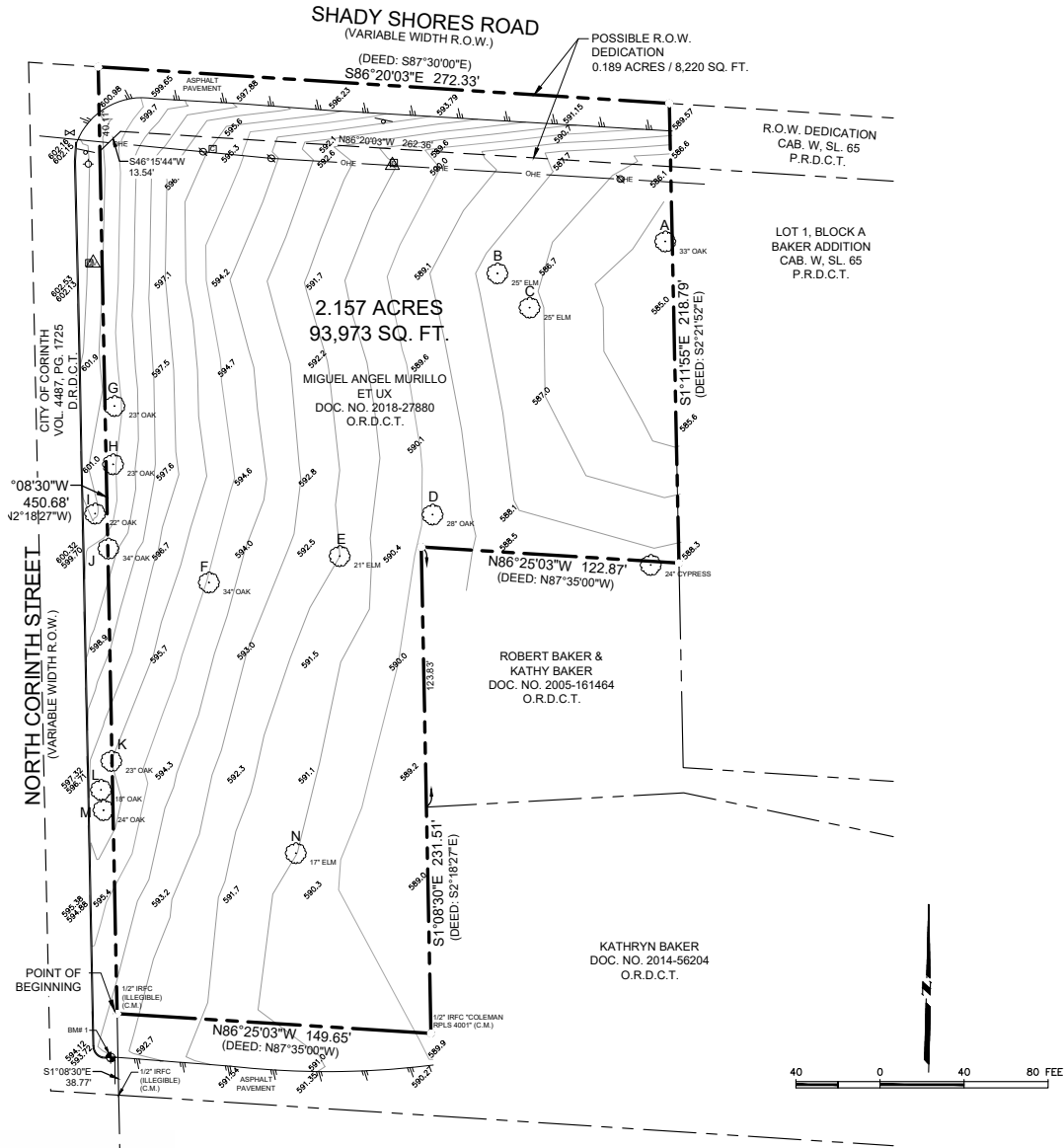
Legend

(Note: All items may not appear on drawing)

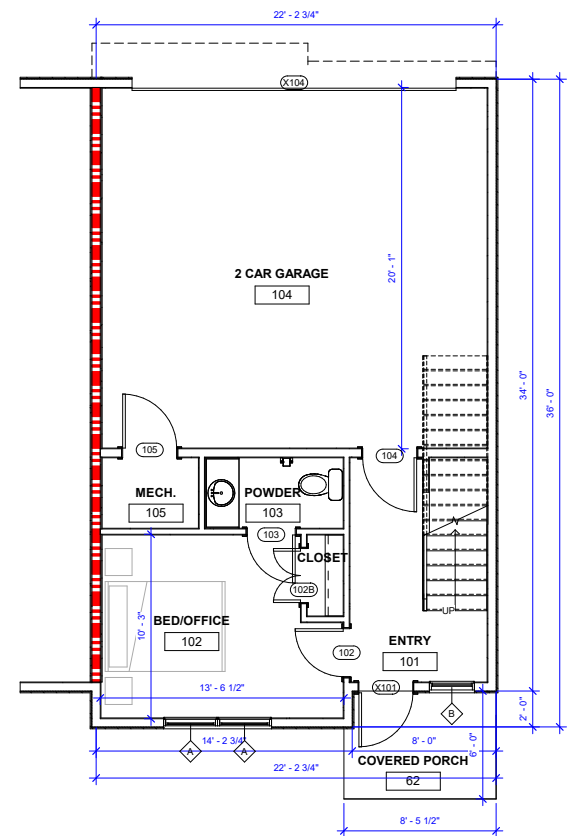
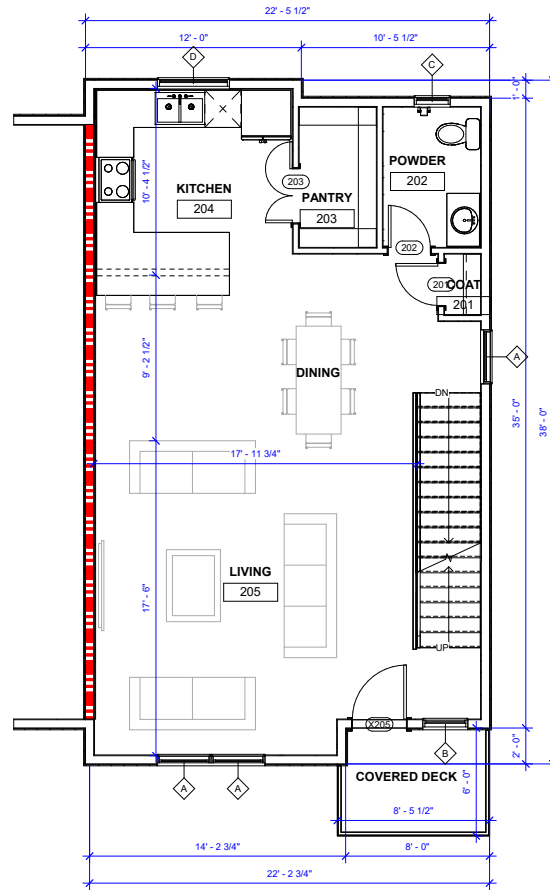
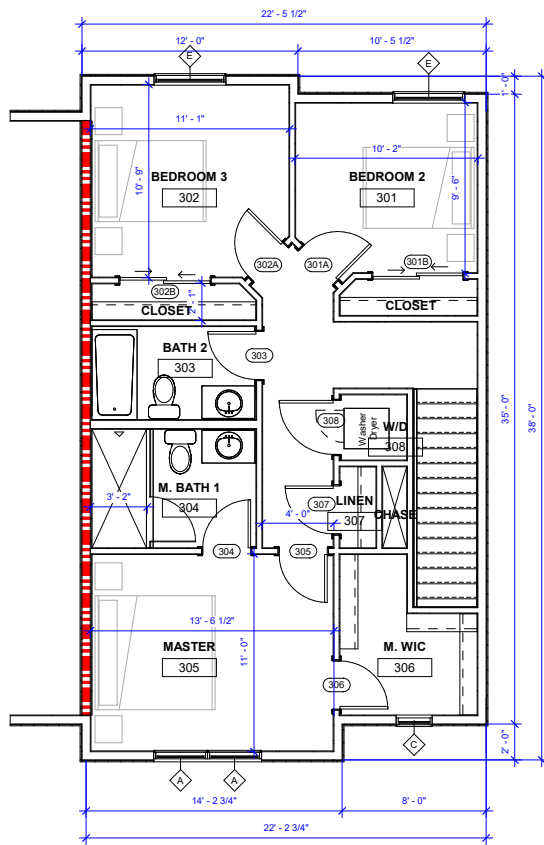
Proposed Sewer	---
Existing Sewer	---
Existing Storm	---
Existing Water	---
Existing Pavement	---
Property Line	---
Light Pole	⊙
Fence	---
Metal Pipe Concrete Pipe	---
Reinforced Concrete Pipe	---
Ductile Iron Pipe	---
Top of Asphalt	---
Edge of Asphalt	---
Centerline	---
Existing Grade	---
Proposed Grade	---
Finish Floor	---
Finish Grade	---
Top of Curb	---
Top of Wall	---
Top of Walk	---
Top of Concrete	---
Natural Ground	---
Marsh Existing	---
ME	---
Fire Department Connection	---
Bridge Line	---
Direction of Flow	---

Proposed Wall	---
Proposed Asphalt	---
Proposed LAND	---
Sidewalk	---
Split Curb & Gutter	---

SURVEY

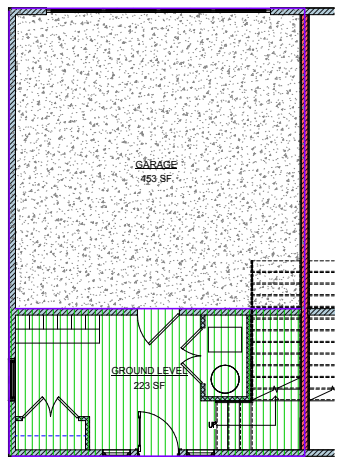


STAGEY



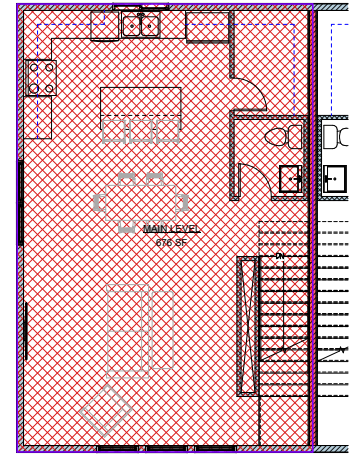
MARK

FOOTAGE CALCULATIONS		
NAME	AREA	LEVEL
GARAGE	453 SF	GROUND LEVEL
GROUND LEVEL	223 SF	GROUND LEVEL
MAIN LEVEL	676 SF	MAIN LEVEL
UPPER LEVEL	633 SF	UPPER LEVEL
TOTAL FLOOR AREA	1985 SF	

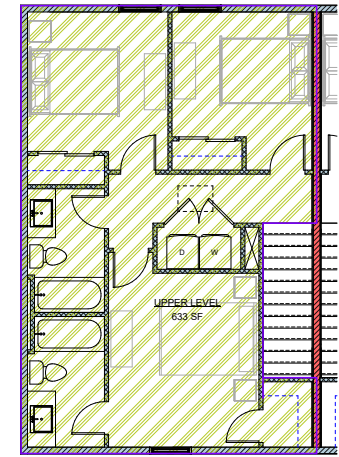


① LOWER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"

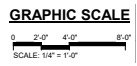
- FOOTAGES**
-  GARAGE
 -  GROUND LEVEL
 -  MAIN LEVEL
 -  UPPER LEVEL



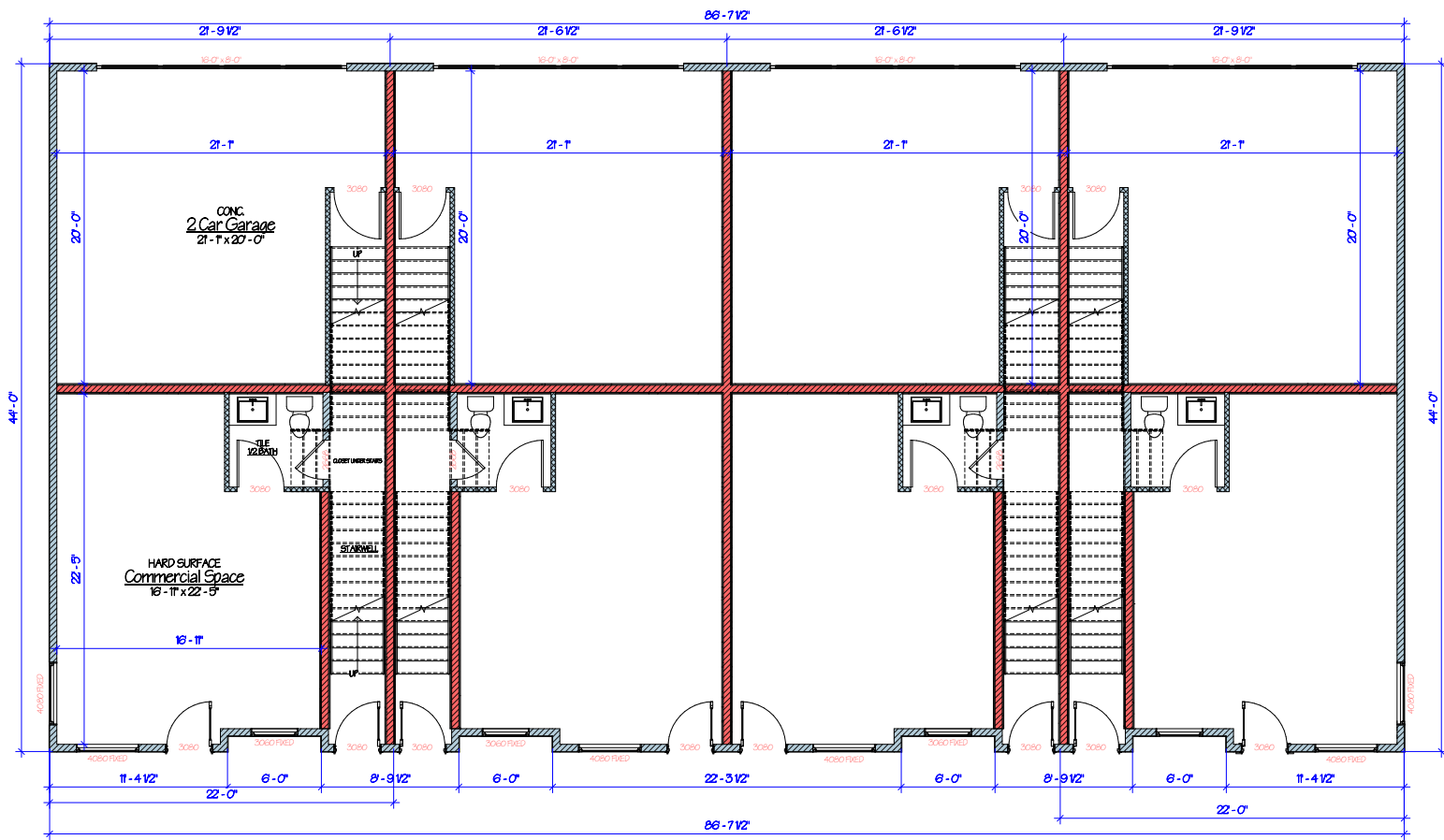
② MAIN LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"



③ UPPER LEVEL FOOTAGE
SCALE: 1/4" = 1'-0"



LEWSKIS



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

DEMOGRAPHIC SUMMARY

W Shady Shores Rd & N Corinth St, Corinth, Texas, 76208

Ring of 1 mile

KEY FACTS

8,598
Population

37.9
Median Age

3,164
Households

\$117,281
Median Disposable Income

EDUCATION

3.1%
No High School Diploma

15.4%
High School Graduate

27.7%
Some College/
Associate's Degree

53.8%
Bachelor's/Grad/
Prof Degree

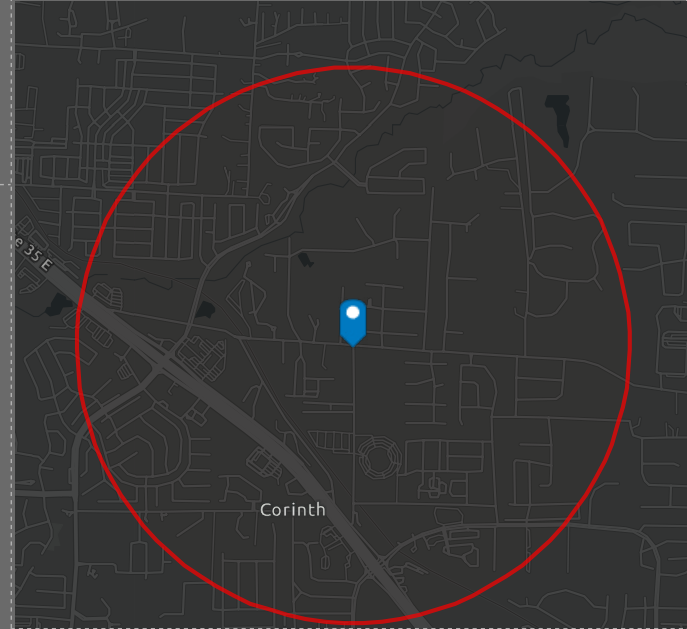
INCOME

\$144,201
Median Household Income

\$63,923
Per Capita Income

\$705,336
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



3.6%
Unemployment Rate

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

DEMOGRAPHIC SUMMARY

W Shady Shores Rd & N Corinth St, Corinth, Texas, 76208

Ring of 3 miles

KEY FACTS

65,923

Population



24,287

Households

37.1

Median Age

\$104,051

Median Disposable Income

EDUCATION

6.6%

No High School Diploma



20.7%

High School Graduate



27.3%

Some College/
Associate's Degree



45.4%

Bachelor's/Grad/
Prof Degree

INCOME



\$126,229

Median Household Income



\$56,719

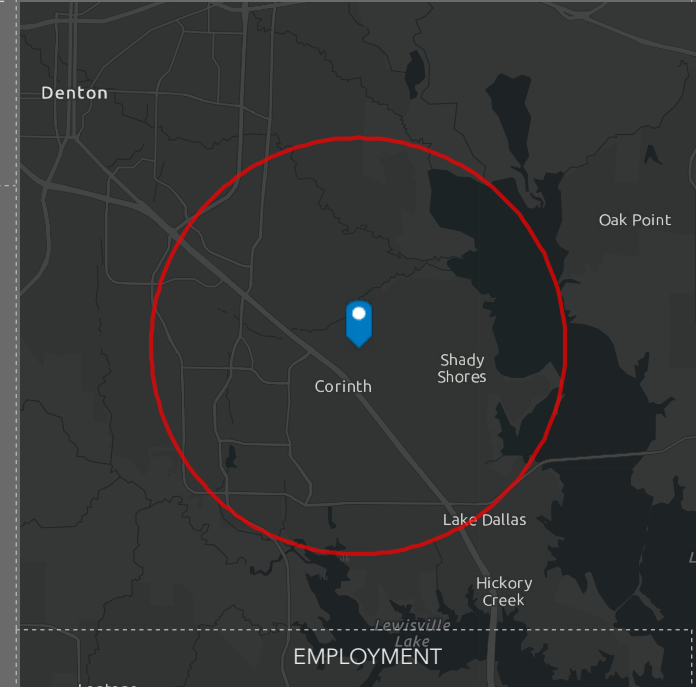
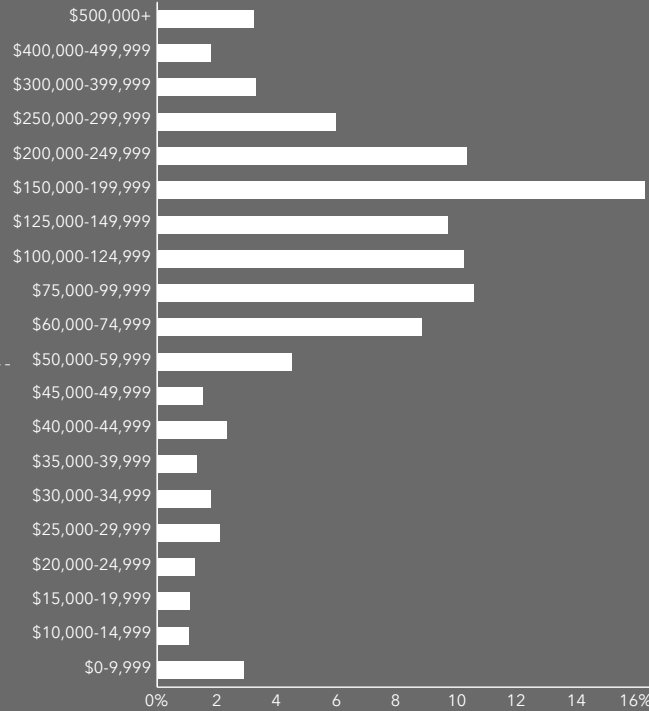
Per Capita Income



\$508,289

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

73.2%

White Collar

16.3%

Blue Collar

12.9%

Services

2.6%

Unemployment Rate

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

DEMOGRAPHIC SUMMARY

W Shady Shores Rd & N Corinth St, Corinth, Texas, 76208

Ring of 5 miles

KEY FACTS

131,308

Population



49,210

Households

36.1

Median Age

\$92,422

Median Disposable Income

EDUCATION

7.2%

No High School Diploma



20.2%

High School Graduate



27.3%

Some College/
Associate's Degree



45.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$109,401
Median Household Income

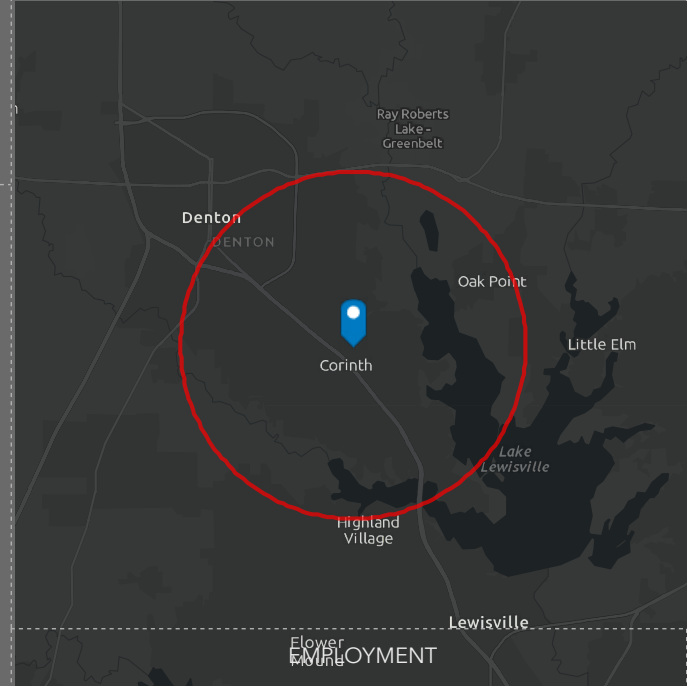


\$54,552
Per Capita Income



\$400,800
Median Net Worth

HOUSEHOLD INCOME



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.



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 written 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 written 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