

AVAILABLE

CONTACT:

Jeff Cade

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FM 2181 North Side

Located approx. ½ mile west of I-35E, this site features prime frontage along FM2181. Corinth, TX 76208

AVAILABLE

13 acres (all or part)

PRICING

Call for Pricing

ZONING

C-1 Commercial

TRAFFIC COUNTS

Interstate 35e 129,000 cpd

FM 2181 (Swisher Road) 19,100 cpd
(TxDOT, 2012)

DEMOGRAPHICS (based on 2016 data)

Variable	1 mile	3 miles	5 miles
2016 population	7,868	48,028	106,652
Avg hh income	\$109,071	\$103,369	\$102,199
Median age	33.6	36.7	35.7

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Property Overview

Size: 13 Acres

Utilities: 12" Water line available to site from FM 2181

18" Sewer line available to site from FM 2181

Zoning: C-1 Commercial

Traffic Counts: Teasley Drive
19,100 CPD

Demographics:

2016 Population 1 mile: 7,868

2016 Population 2 Mile: 24,168

2016 Population 3 Mile: 48,028

Total Daytime Population 3 Mile:
31,706

2016 Avg. HH Income 1 Mile: \$87,252

2016 Avg. HH Income 2 Mile: \$95,426

2016 Avg. HH Income 3 Mile: \$103,369

Median Home Value 1 Mile: \$215,865

Median Home Value 2 Mile: \$232,902

Median Home Value 3 Mile: \$255,144



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FM 2181 North Side approx. 1/2 mile West of I-35E Corinth, TX 76208

Land for Sale

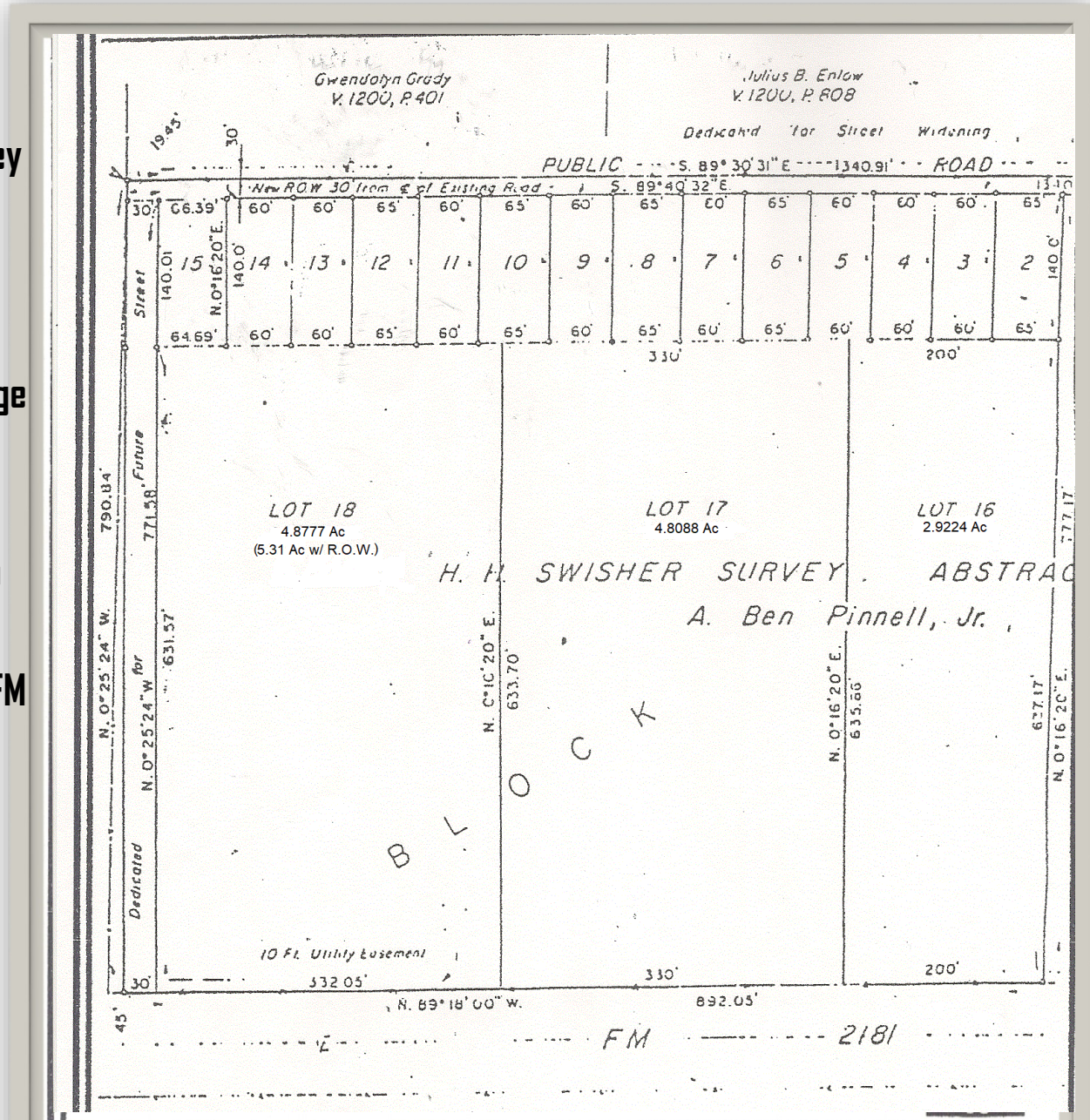
Size: approx. 13 Acres

**Comprised of Lots 16, 17 & 18 in Survey
Shown**

**Located less than 1/2 mile west of
I-35E, this site features prime frontage
along FM 2181**

Utilities: 12" Water line available to
site from FM 2181

**18" Sewer line available to site from FM
2181**



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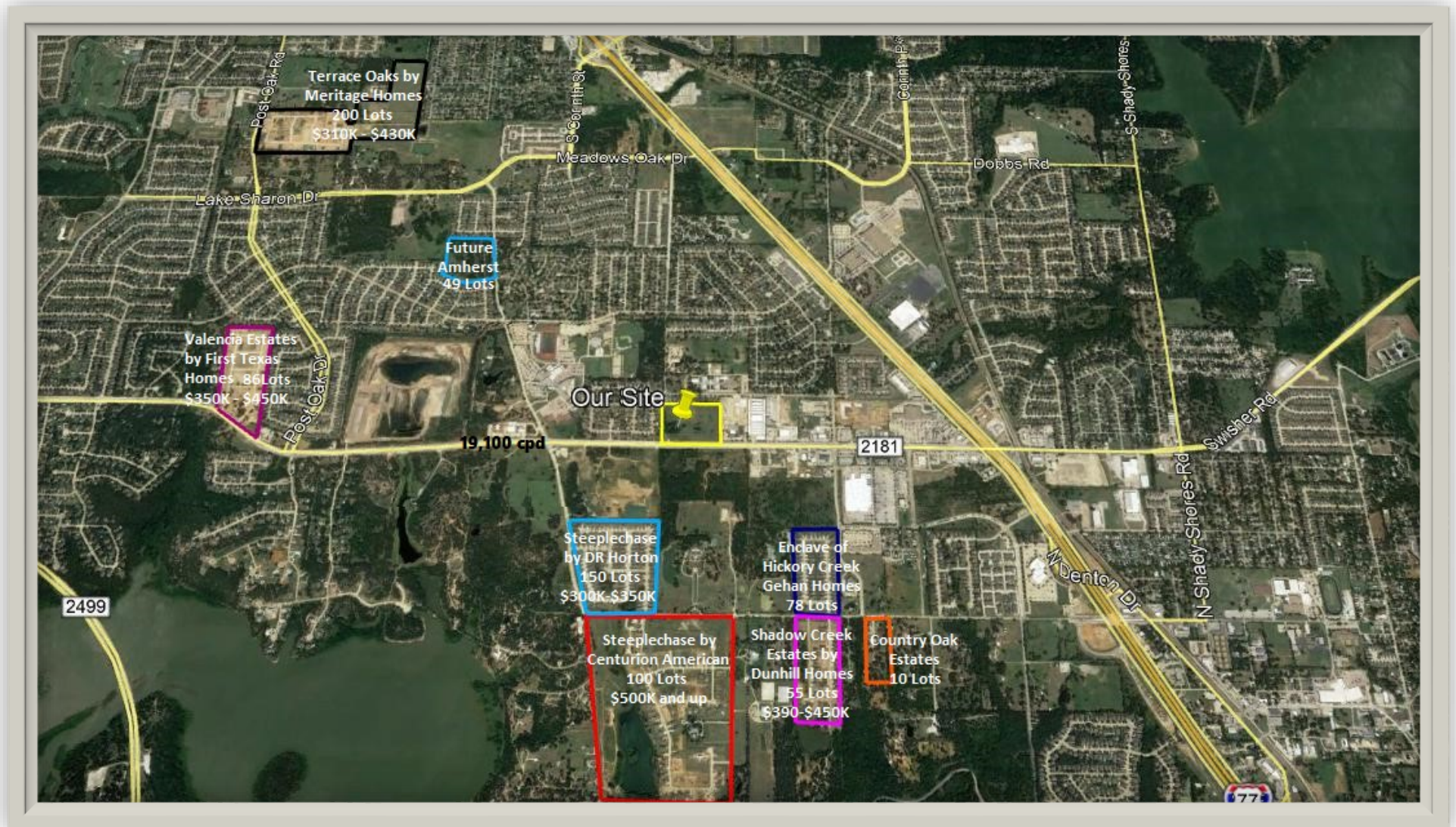
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Land for Sale

The aerial below shows some of the more than 1000 residential home sites developed in Corinth in the last few years and their proximity to our property.



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