

6600 SOUTH I-35 E, CORINTH, TX 76208

MILLENNIUM CORINTH



CALVIN WONG, CCIM
Managing Partner | Broker
469.916.8810
calvin.wong@sperrycga.com
TX #0570017

JUDY RATSAMY
Associate
469.916.8888 x306
judy.ratsamy@sperrycga.com
TX #635411

DANIEL ENG, CCIM | CPM

President | Broker
469.916.8888 x801
daniel@engvest.com
TX #0514529

ENGVEST
7005 CHASE OAKS BLVD #
200
PLANO, TX 75025
WWW.ENGVEST.COM



CONFIDENTIALITY & AGREEMENT



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You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA, SperryCGA ENGVEST and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

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By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC, SperryCGA or SperryCGA ENGVEST. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA, SperryCGA ENGVEST nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	10,000 SF
Available SF:	1,500 - 5,000 SF
Lot Size:	24.2 Acres
Price / SF:	-
Year Built:	2019
Zoning:	NC

PROPERTY OVERVIEW

A few highlights about Millennium:

- Excellent Highway Visibility
- 228 unit apartments recently completed. We are 95% leased.
- Sold 2 Acres to Marriott Fairfield and they are now breaking ground for construction.
- 10,000 SF retail strip center has gone vertical. We have a doggy day care and a high end nail salon tenant.
- Development has water features, pond and wedding/event center.
- Event center is halfway complete.

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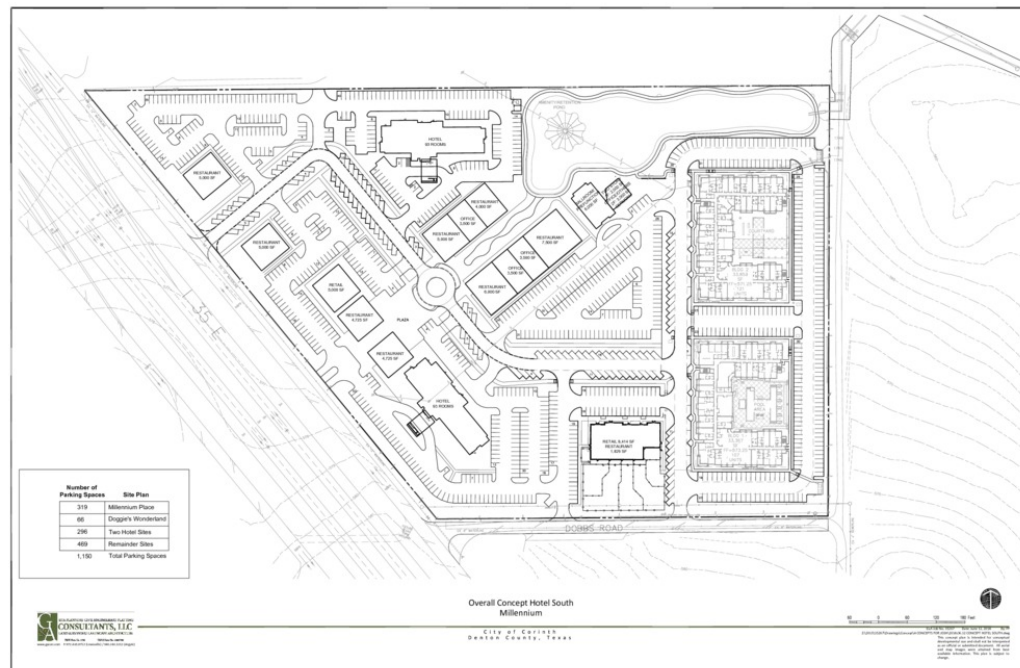
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EXECUTIVE SUMMARY // 3



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4



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SITE PLAN



MILLENNIUM 24.2 ACRES IN CORINTH, TX

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ADDITIONAL PHOTOS // 5



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LOCATION MAPS



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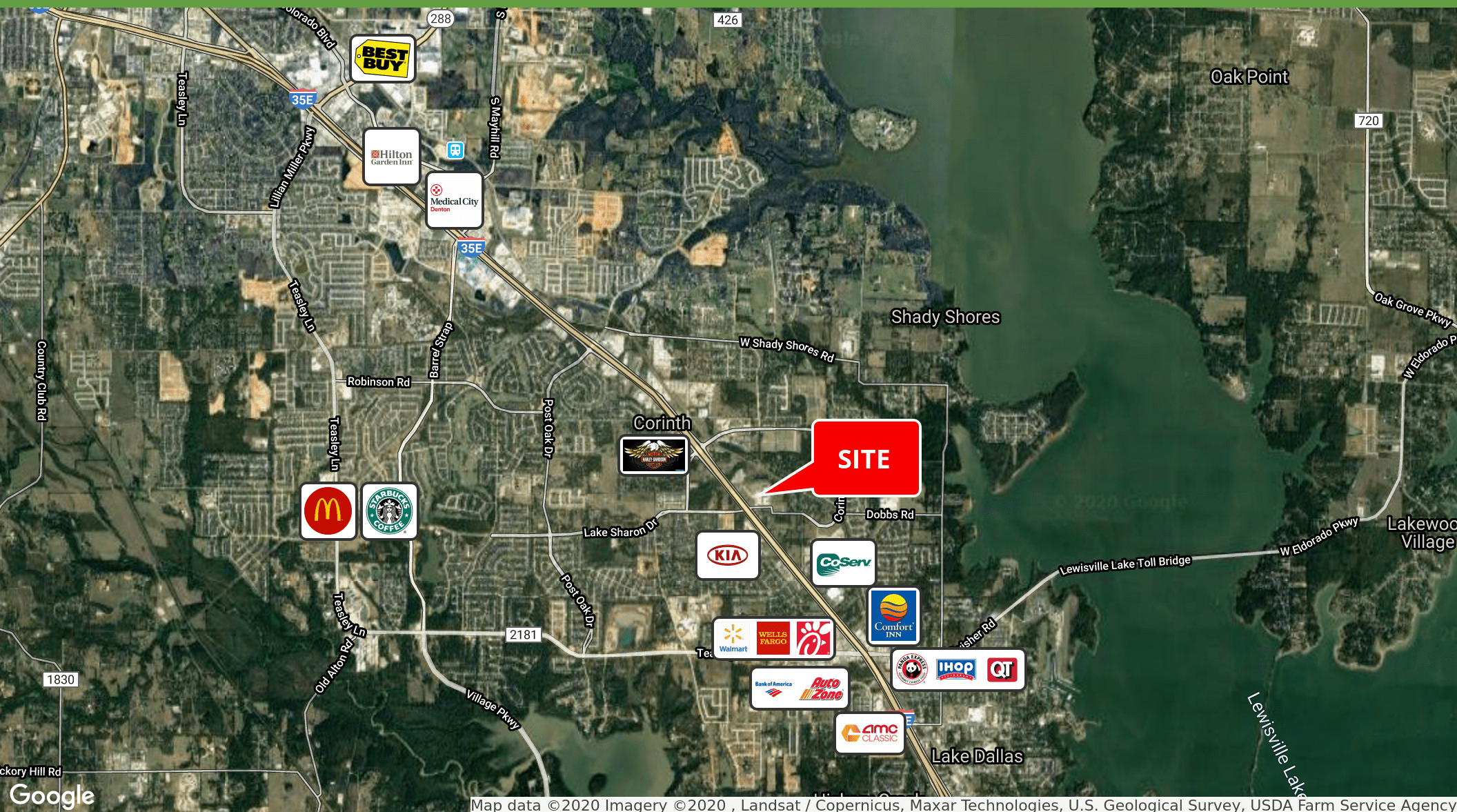
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LOCATION MAPS // 6



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RETAILER MAP



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RETAILER MAP // 7



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REGIONAL MAP



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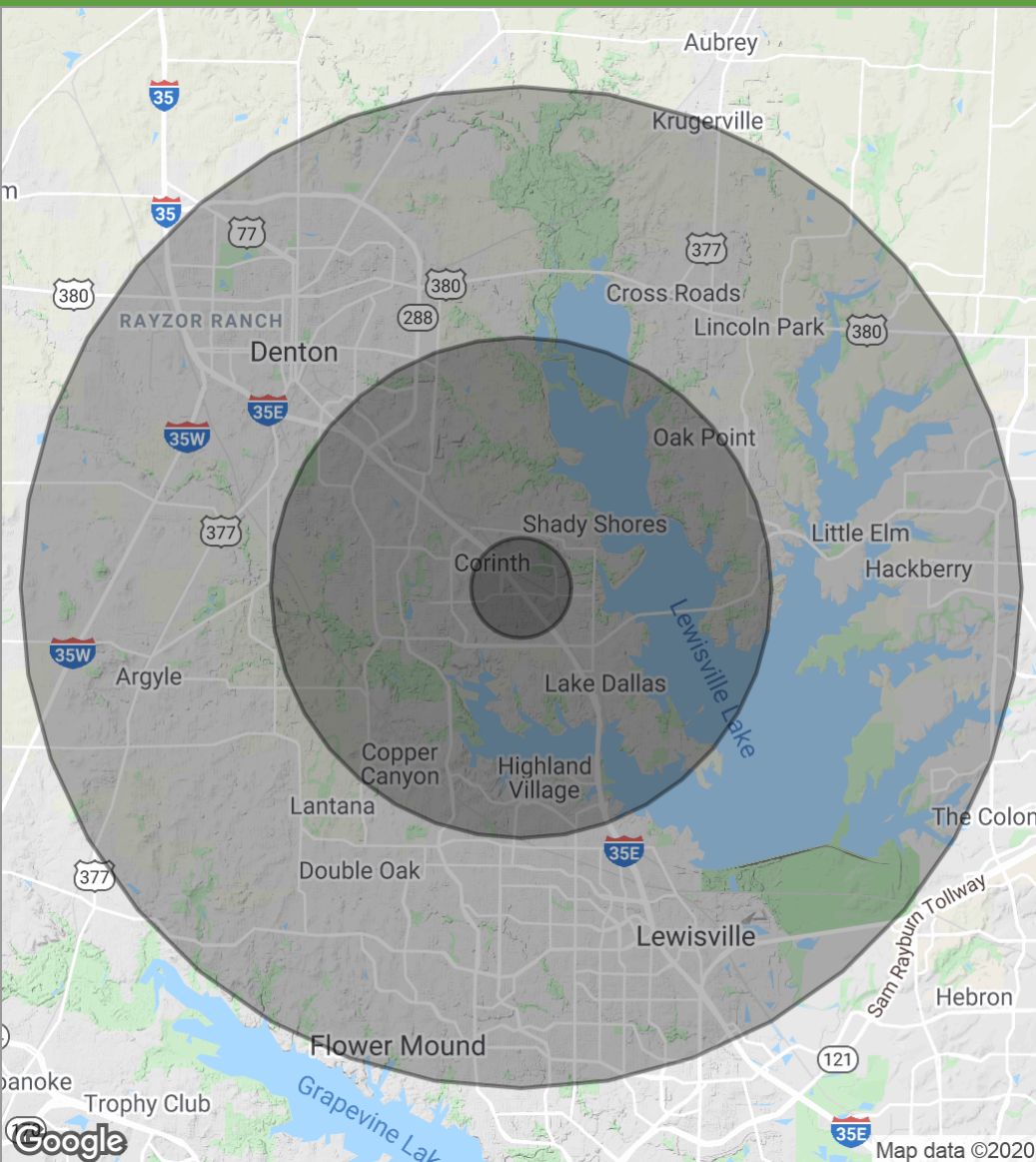
REGIONAL MAP // 8



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DEMOGRAPHICS MAP



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,124	87,720	389,993
Median age	37.0	34.8	33.0
Median age (Male)	36.7	34.3	32.8
Median age (Female)	37.1	35.0	33.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,449	29,092	133,582
# of persons per HH	2.8	3.0	2.9
Average HH income	\$99,905	\$93,009	\$86,431
Average house value	\$198,123	\$220,864	\$232,047

* Demographic data derived from 2010 US Census

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DEMOGRAPHICS MAP // 9



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Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

WE Partners, LLC	9008969	info@engvest.com	(469)916-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel C. Eng	0514529	daniel@engvest.com	(469)916-8888
Designated Broker of Firm	License No.	Email	Phone
Calvin Wong	0570017	calvin.wong@sperrycga.com	(469)916-8888
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Buyer/Tenant/Seller/Landlord Initials		Date	

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Information available at www.trec.texas.gov
IABS 1-0 Date

ERA iRealty or SperryCGA ENGVEST, 7005 Chase Oaks Blvd Suite 200 Plano TX 75025
Daniel Eng

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 4699168888

Fax: 4699168889

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