

**For Immediate Release**

**Aug. 29, 2008**

## **Metropolitan Capital Advisors Arranges Financing for the proposed Corinth Marketplace in Corinth, Texas**

**Metropolitan Capital Advisors, Ltd. (“MCA”)** has arranged a new interim loan for the 20.62 acres of land in Corinth, Texas for the future proposed Corinth Marketplace Shopping Center. **MCA** secured a **\$2,892,000** loan to retire the existing land acquisition financing on behalf of a partnership controlled by **Margaux Development Company**.

The subject property development site is a high profile/high visibility intersection with frontage along I-35 and Corinth Street, in Corinth, Texas. Corinth was a small suburb of Dallas until about 1990 when the population began booming. Census figures for 1990 showed a population of 3,900 with a subsequent analysis in February 2002 revealing a population approaching 16,000 making Corinth one of the fastest growing cities in Texas. This population increase of 410% over the preceding 12 years, or an average of over 34% per year, means two new families move into the city of Corinth per day. The immediate surrounding area contains 45 subdivisions with homes ranging in price from \$90,000 to more than \$500,000 with an average home price of \$154,000

Cited as one of The Kroger Co.'s **“Preferred Developers”**, Margaux has developed ten Signature store anchored-shopping centers in the Dallas/Fort Worth area. Margaux has been a past recipient of "Best New Retail Development of the Year" award by the Dallas Business Journal.

**Todd McNeill**, Senior Director of MCA, was responsible for arranging the **\$2,982,000** floating rate loan with **First National Bank SW**.

Metropolitan Capital Advisors specializes in the exclusive representation of investors, developers and property owners in the real estate capital markets. Since 1992, MCA has closed in excess of **\$6.5BL** of debt and equity transactions.

### **For Further Information Contact:**

Metropolitan Capital Advisors  
18111 Preston Road, Suite 650  
Dallas, Texas 75252