



NWC & NWQ - C.R. 408 & F.M. 75

PRINCETON, TX | COLLIN COUNTY | PRINCETON I.S.D | COMMERCIAL LAND FOR SALE

ELLIOTT NEWSOM
ENewsom@db2re.com
214.526.3626 x 149

RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

COLLINS MEIER
CMeier@db2re.com
214.526.3626 x 114

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



PROPERTY INFORMATION



SIZE:

West Commercial Tracts: ± 8.5 AC
 East Commercial Tract: ± 8.4 AC



TRAFFIC COUNTS:

U.S. 380: 45,325 VPD
 F.M. 75: 1,560 VPD



ZONING:

PD #23A: Commercial

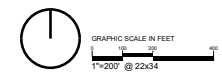
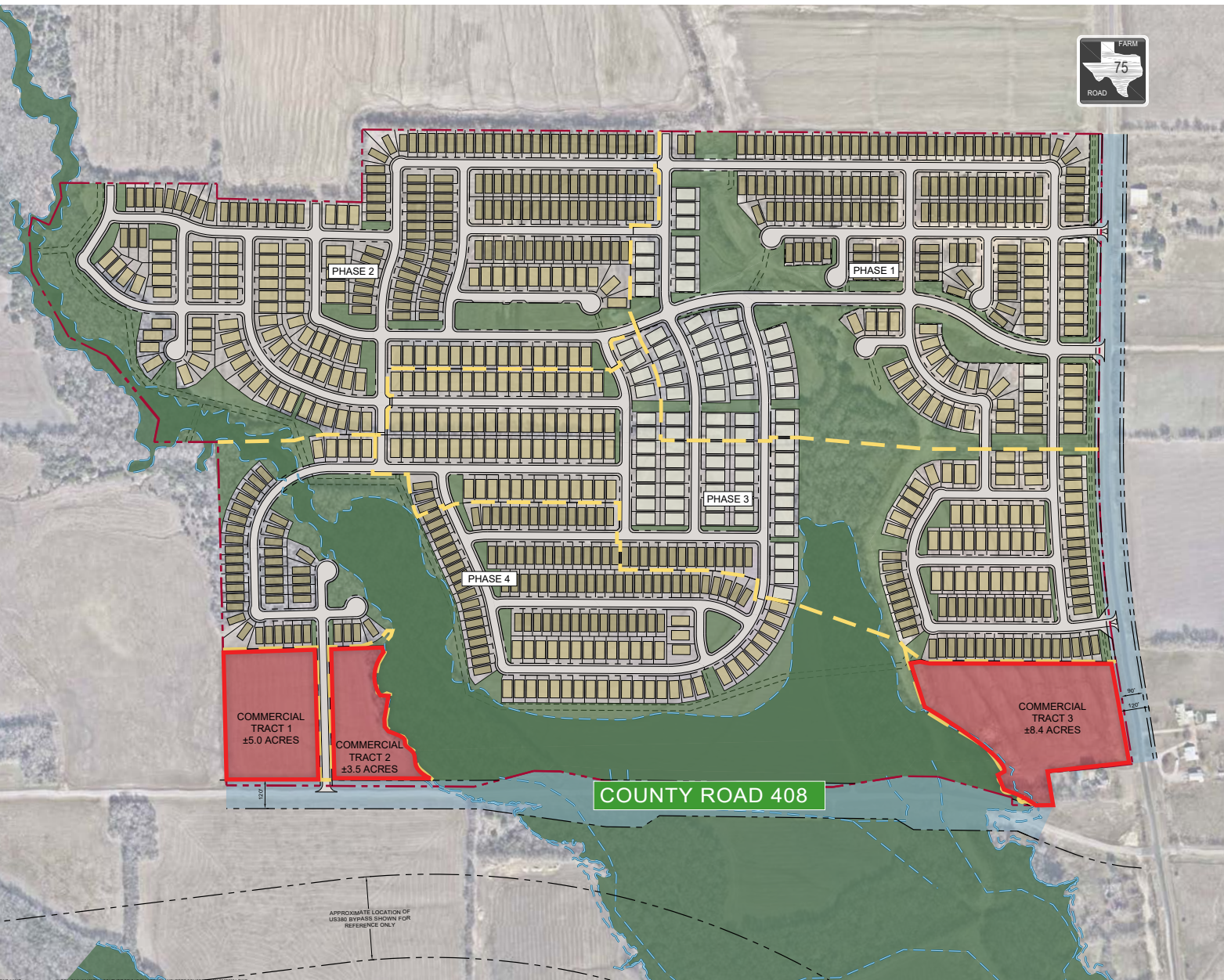


UTILITIES:

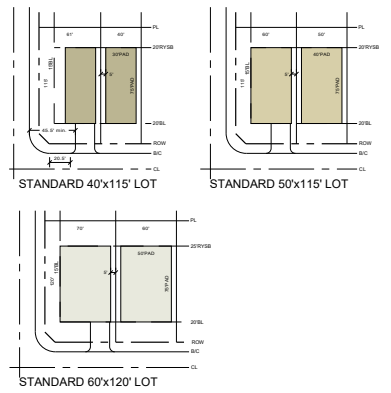
16" Water Line Along F.M. 75 &
 12" Water Line along C.R. 408 /
 21" Sewer Line Available

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	10,975	35,241	45,026
% Proj Growth 2024-2029	2.31%	5.99%	6.89%
2024 Average HH Income	\$118,475	\$108,078	\$112,764
2024 Median HH Income	\$96,921	\$90,676	\$92,345



Overall Lot Type Summary		
40' x 115'	474	53.86%
50' x 115'	322	36.59%
60' x 120'	84	9.55%
Total	880	



CONCEPT PLAN
Southridge

Princeton, Texas
 September 2023

GREEN BRICK PARTNERS

Kimley»Horn

400 North Oklahoma Drive, Suite 405
 Celina, TX 75009
 469-501-2200
 State of Texas Registration No. F-528

NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. REVIEW UNDER THE BUSINESS OPPORTUNITY ACT

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 DATE: 9/20/23 11:56 PM

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NEXT PHASE: PRINCETON 353-HOME DEVELOPMENT EXPECTED TO HAVE MCKINNEY SCHOOLS

The Dallas Morning News



Homes in the Collin County community will be located in the McKinney school district.

The second phase of Princeton's Eastridge, a 2,400 housing development north of McKinney, is underway.

Meritage Homes and Trophy Signature Homes have split the home sites in the \$640 million Collin County community, which is being developed by Green Brick Partners.

The Princeton City Council recently passed an ordinance to levy assessments on the land located in the new phase, which is scheduled to have 353 single-family homes.

The 547-acre community will be rolled out in several more phases and include 40-, 50- and 60-ft. single-family home sites with multiple floor plans that offer square footage from 1,235 to 3,609, according to Yvette Rhea, vice president of marketing for Trophy Signature Homes.

Homes include a mix of modern, traditional, and modern-farmhouse styles with prices starting at \$308,900 for Trophy Signature Homes and \$317,084 for Meritage Homes, which Rhea said is ideal for first-time homebuyers, couples with school-aged children or empty nesters.

"Eastridge is unique. It is in the Princeton area, but it is McKinney schools, which a lot of people love," Rhea said. "It is one of the rare communities in McKinney schools, but it's at an entry-level home price that's unheard of. So it's crazy popular right now. If you are a first-time homebuyer, you actually have a chance of affording one of these homes."

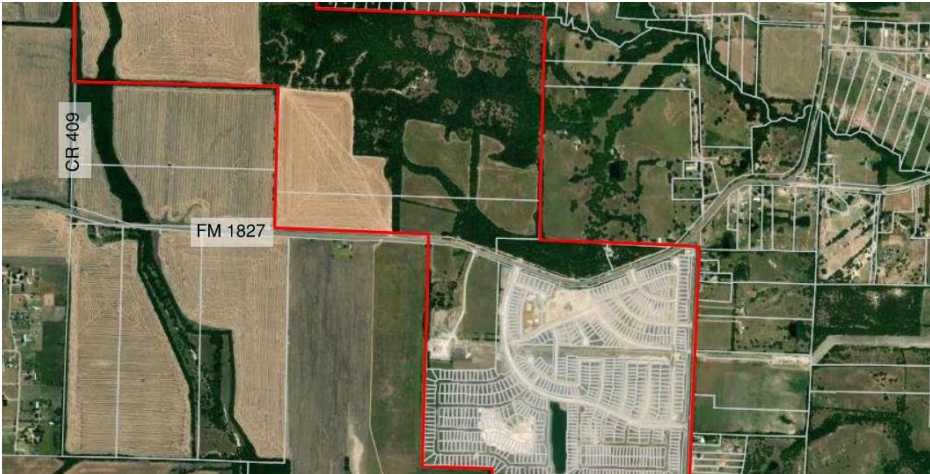
Rhea said the amenities include a clubhouse with an area dedicated to family games, indoor and outdoor cooking areas, fitness center, basketball courts, walking trails and a pool with shade structures.

"There is just so much green space with plenty of lawn areas to kick the soccer ball," she said.

The development will also have a lifestyle director to coordinate neighborhood activities such as yoga, book clubs, food truck nights and themed parties.

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The Dallas Morning News



Rhea said having two builders gives the development a unique look as each uses different styles of architecture..

“What’s nice about that is you’re not having so much of a cookie-cutter neighborhood,” she said.

Unlike a municipal utility district, which is generally formed outside of the city limits, Eastridge is within a public improvement district, which is a benefit to the city.

“We form those (PIDs) inside city limits to try to keep developers from developing in the unincorporated area and being a burden on the existing city resources and not paying city property tax,” Princeton City Manager Derek Borg said. “Some MUD districts are quite large and

drain resources from the cities because they don’t pay city property taxes.”

Borg said when it comes to development, there are two sides — people that enjoy development and people that can’t stand development.

“A lot of folks think municipalities have some sort of control over the developers and whether they are going to build or not. But what a lot of folks don’t understand is that property owners have rights, and those rights are to be able to build to the highest and best use,” Borg said.

“So if they desire to build a subdivision in the unincorporated areas, there’s very little oversight, and there’s relatively no zoning requirements or building requirements. Once they’re in the city, we have much more control of what they can and can’t do.”

With the size of Eastridge, Borg said it is much more of a benefit to be located in the city limits.

“Imagine if this subdivision was right next to the city and didn’t pay property taxes,” he said. “What kind of burden is that? Especially on fire and police. So this (PID) is a very important tool that we have to use as a funding mechanism to build a better community.”

NWC & NWQ - C.R. 408 & F.M. 75

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



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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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Collins Meier	714822	cmeier@db2re.com	214-526-3626
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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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