

AVISON  
YOUNG

380

Commercial Parcel 1

1.32 AC

Multifamily Parcel

10.98 AC

Zoned "C-1" for 204 units

80% complete construction drawings

Commercial Parcel 2

1.97 AC

Monte Carlo Blvd

S Forest Grove

Woodcreek Dr

Google

FOR SALE

2100 W Princeton Dr

PRINCETON, TX

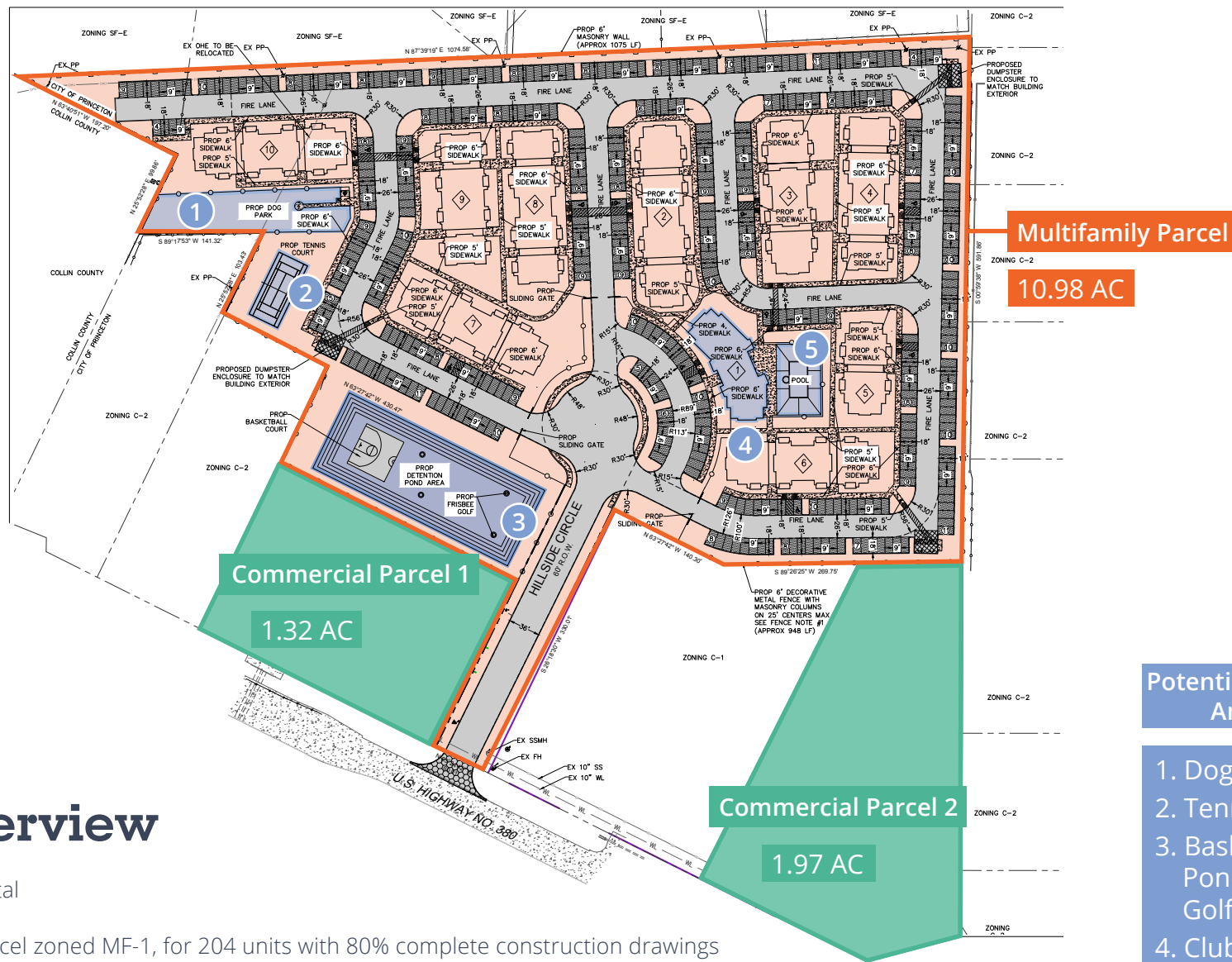
Multifamily and  
commercial parcels

14.27 AC TOTAL



# Site overview

- 14.27 Acres total
- Multifamily parcel zoned MF-1, for 204 units with 80% complete construction drawings
- Commercial parcels zoned C-2
- Located 7.5 miles from McKinney
- City-approved multifamily development plans included with purchase of multifamily parcel
- Parcels may be acquired individually
- Located strategically near highways; US Highway 380 and I-75



## Potential Multifamily Amenities

1. Dog park
2. Tennis court
3. Basketball court  
Pond area  
Golf+Frisbee
4. Clubhouse  
Fitness room  
Social area  
Offices+cubicles  
Conference room  
Coffee bar  
Kitchenette  
Mailroom
5. Pool

# Proposed multifamily concept images

A multifamily concept designed for live, work, and play—delivering a quality lifestyle for residents



**1** SOUTH WEST AERIAL  
SCALE: N.T.S.



**2** ENTRY AT CLUBHOUSE  
SCALE: N.T.S.



**3** STREET LEVEL  
SCALE: N.T.S.



**4** CLUBHOUSE BALCONY  
SCALE: N.T.S.



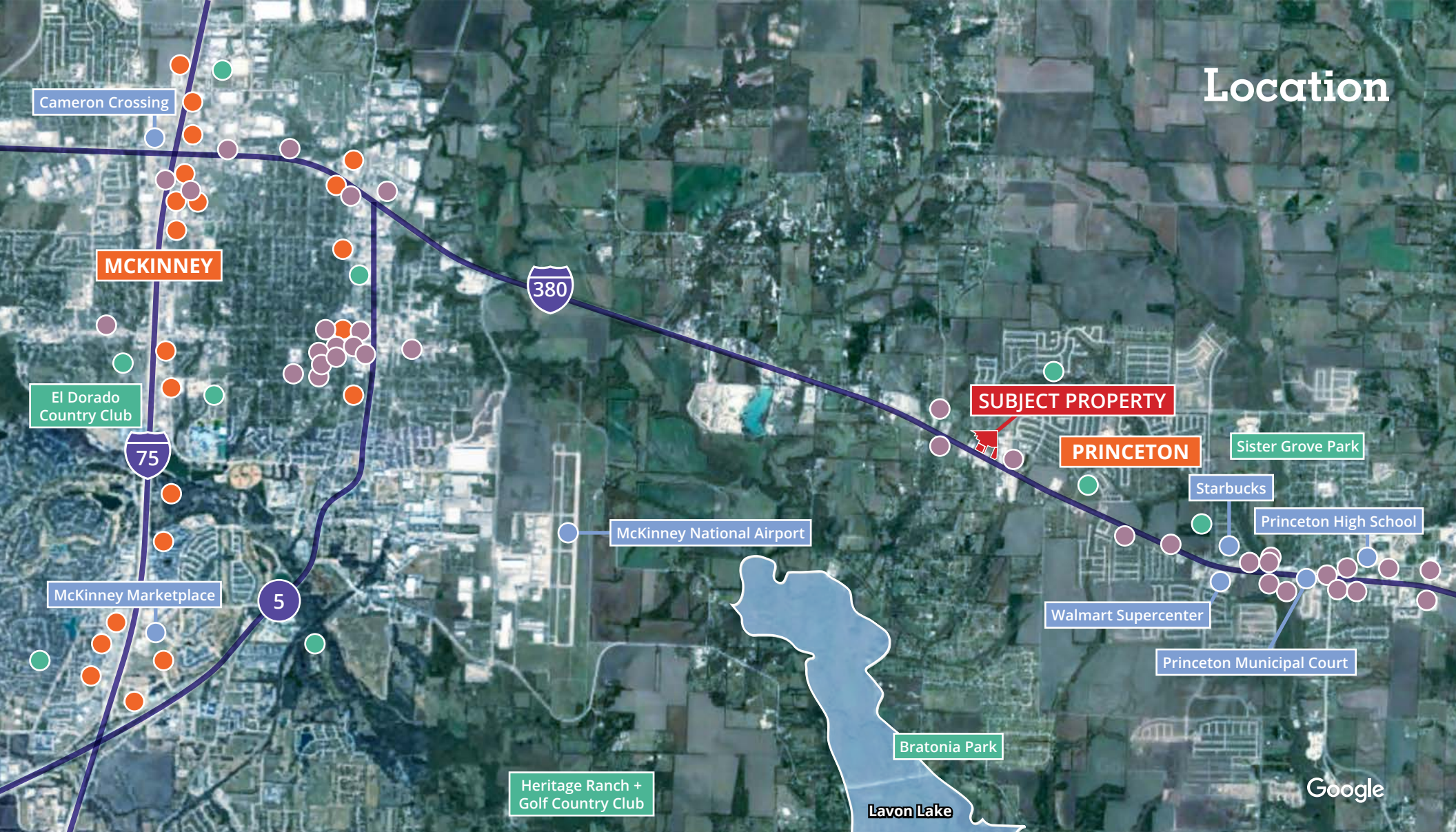
**5** NORTH EAST AERIAL  
SCALE: N.T.S.



**6** SOUTH EAST AERIAL  
SCALE: N.T.S.



# Location



## AREA AMENITIES

**16.2**  
miles to  
Allen

**7.5**  
miles to  
McKinney

**21+**  
hotels

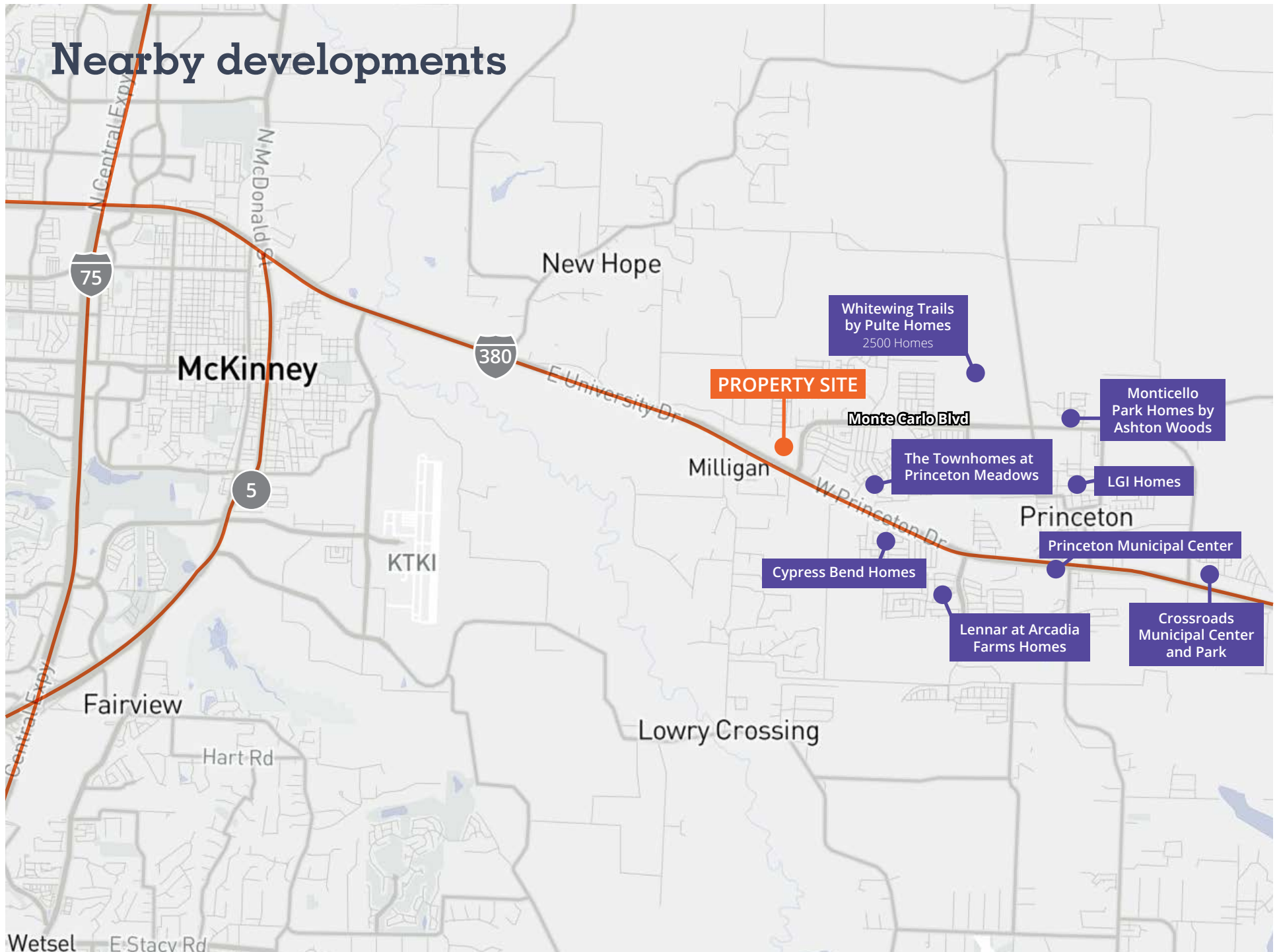
**40+**  
restaurants

**12+**  
parks  
+attractions

**40**  
miles to  
DFW Airport



# Nearby developments

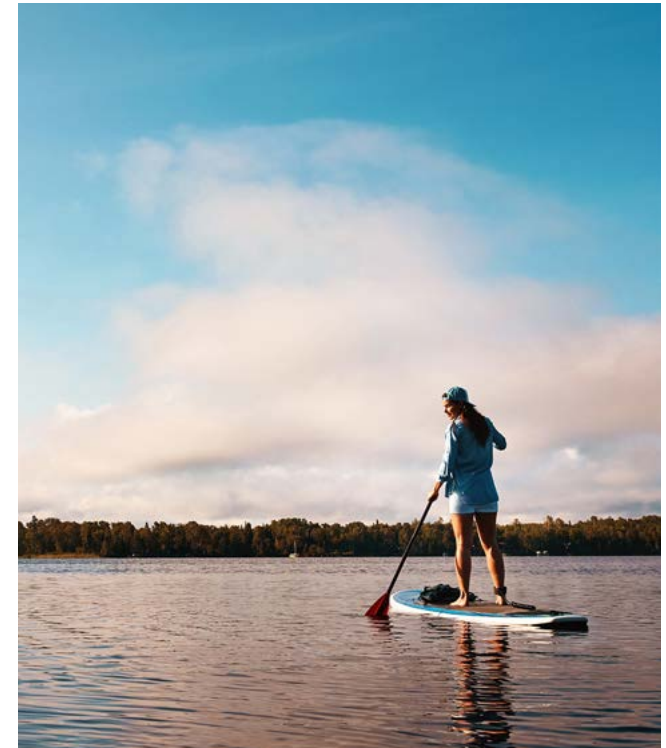


## ABOUT PRINCETON

Located 7.5 miles Southeast of McKinney, Princeton is a rapidly growing city with strong demand for multifamily and commercial development. Princeton sits in the eastern part of Collin County, which is the fastest growing county in Texas.

The site's close proximity to large cities, transportation infrastructure such as US Highway 380, and the area's flourishing demographics, make these parcels highly sought after.

*Information from [princetontx.gov](http://princetontx.gov)*



# Demographics



**149th**  
Largest city  
In Texas

**170.13%**  
Population increase  
From 2010

## AREA PROFILE



Population

**18,388**



Average Annual Household Income

**\$82,380**



Average Home Value

**\$185,200**



Annual Growth Rate

**13.92%**

*Information from worldpopulationreview.com*



# New developments



## PRINCETON MUNICIPAL BUILDING

**45,000 SF**

2 Stories—123 W Princeton Dr

- Office space
- Council chamber
- Fitness room
- Storm shelter
- Parking
- Civic plaza to future park

## CROSSROADS MUNICIPAL CENTER & PARK

**297 AC**

Highway 380—Princeton High School + Island Way

- Commercial + residential sites
- Retail
- Restaurants
- Entertainment
- Multifamily developments
- Single—family developments



# City of McKinney-7.5 miles West



**15th**  
Largest city  
In Texas

**63.24%**  
Population increase  
From 2010

## AREA PROFILE



Population  
**214,035**



Average Annual Household Income  
**\$113,806**



Average Home Value  
**\$309,200**



Annual Growth Rate  
**3.60%**

*Information from worldpopulationreview.com*



**Get more  
information**

**Michael Kennedy**

D +1 214 269 3142

[michael.kennedy@avisonyoung.com](mailto:michael.kennedy@avisonyoung.com)

**Greg Langston**

D +1 214 269 3115

[greg.langston@avisonyoung.com](mailto:greg.langston@avisonyoung.com)

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YOUNG**