# FOR SALE

## +/- 10 Acre Development Opportunity

## 8592 McKissick Meadows

Princeton, Texas

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Franklin Land Company

# LOCATION INFORMATION | Property Description

Outstanding opportunity to acquire +/- 10 acres located on McKissick Meadows Rd  within 1.5 miles north of downtown Princeton and two Princeton schools.

Property currently has a deed restriction as part of a POA requiring a maximum of 1 dwelling per 5 acres. Seller is currently in process of releasing this restriction from the property

## SITE DESCRIPTION

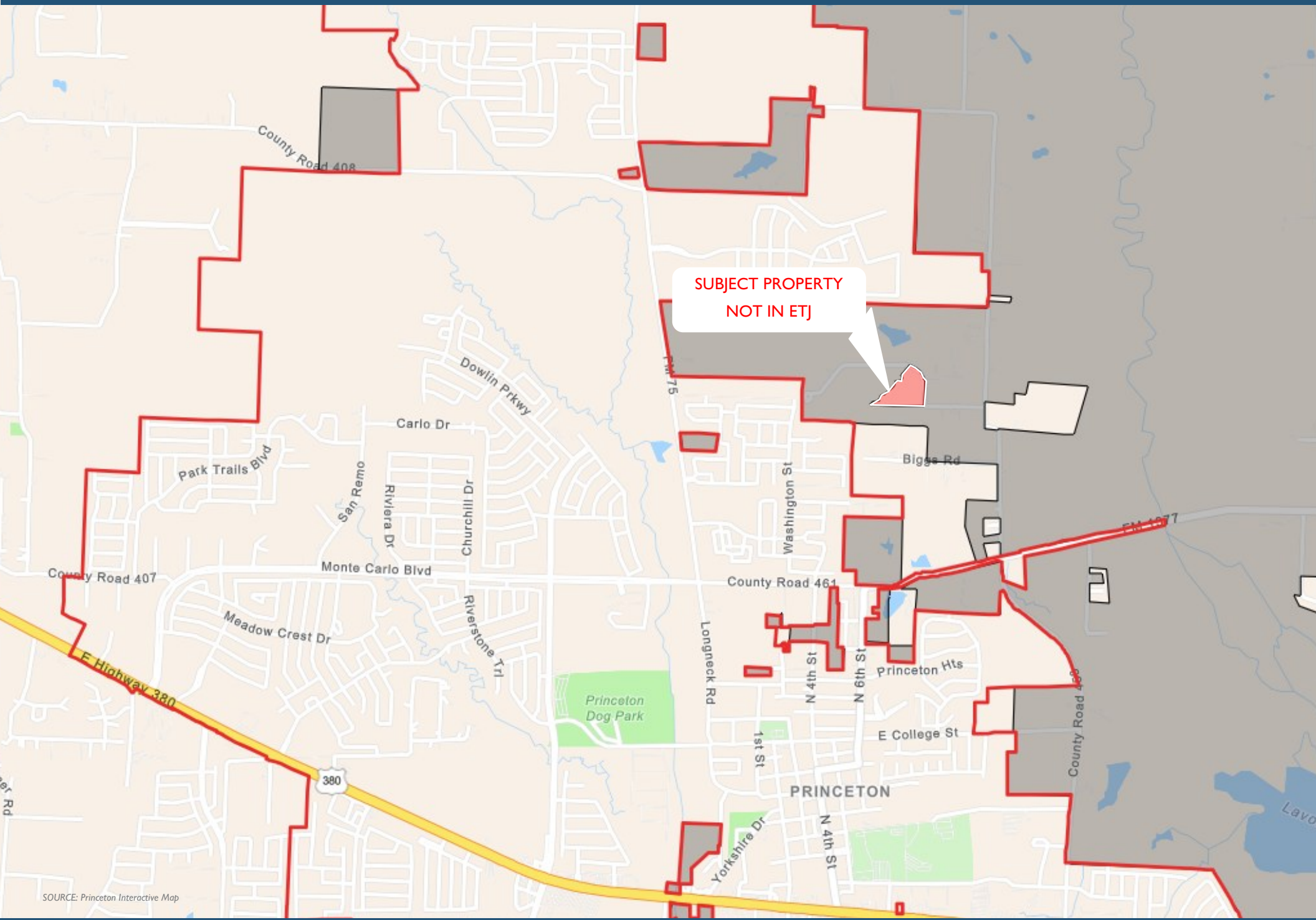
| | |
|---|---|
| **Location** | Northeast area of Princeton between existing Monticello Park and upcoming Sicily developments. |
| **Size** | +/- 10 Acres - frontage on McKissick Meadows Rd |
| **Zoning** | Collin County, Not in Princeton ETJ |
| **Utilities** | WATER: Existing 6” waterline along McKissick Meadows Rd.<br>SEWER: Septic system onsite. Nearest sewer system is the Monticello development to the Southeast. |
| **Traffic Counts** | 11,915 cars/day on Highway 5, north of Cunningham<br>17,045 cars/day on FM 455, west of Highway 5 |

## DEMOGRAPHICS

| | |
|---|---|
| 2024 Population | 37,000 |
| Population Change Between July 2023 & July 2024 | 30.6% |
| Average Household Income | $96,766 |
| Median House Price 2025 | $325,000 |
| Total Consumer Spending | $411.3M |

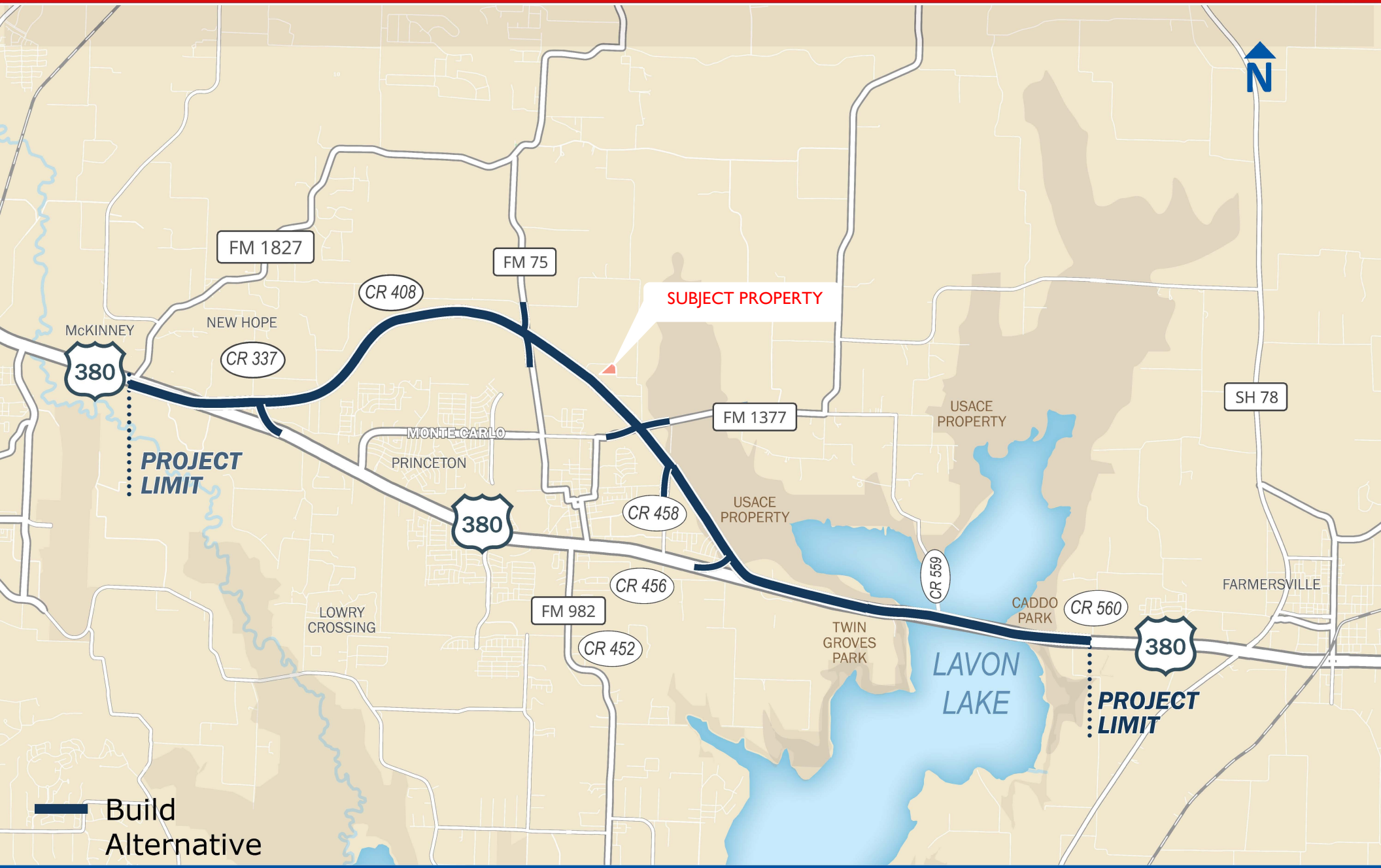
*SOURCE: CoStar*

# LOCATION INFORMATION | Princeton City Limits and ETJ Map




SOURCE: Princeton Interactive Map

# LOCATION INFORMATION | Future 380 Bypass Overall Alignment



# LOCATION INFORMATION | Future 380 Bypass Alignment

# LOCATION INFORMATION | Development Aerial

# UTILITIES MAP | Water & Sewer

## "AG" Agricultural District

### WATER

Existing 6" line running along McKissick Meadows road.

### GAS

No gas service to site.

### SEWER

Existing septic system onsite.

*SOURCE: Princeton Interactive Map*

# INFORMATION ABOUT BROKERAGE SERVICES

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords*

EQUAL HOUSING OPPORTUNITY

**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 inwriting 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 rep-resent 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 paymPent 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.

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|---|---|---|---|
| Franklin Land Company | 9009681 | rick@franklinlandco.com | 972-658-1088 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Logan Call | 837107 | logan@franklinlandco.com | 469-450-6269 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

**Regulated by the Texas Real Estate Commission** **Information available at www.trec.gov**

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