



SEWER AT SITE, SHOVEL READY, NO ZONING LAND IN FAST-GROWING PRINCETON

19,385 CPD MAR '26
23,563 CPD PROJECTED '30
AT THE INTERSECTION

OVER 6,000 NEW
HOMES COMPLETED OR BEING
BUILT IN A 2.7 MILE RADIUS



LENNAR HOMES
UNDER CONSTRUCTION
225 SFR/43 AC

LENNAR HOMES
UNDER CONSTRUCTION
221 SFR/32 AC

SITE

1-5 AC
PLATTED
PAD SITES
AVAILABLE

UNDER CONTRACT:
MULTIFAMILY
306 UNITS/16 AC

19,385cpd Mar '26

Farm to Market 846
23,563cpd at Intersection
Projected '30

"PRINCETON IS THE #1
FASTEST GROWING
CITY IN THE U.S."
*U.S. Census Bureau (2023-2024)

Princeton Land for Sale

5251 FM 982, Princeton, Texas 75407

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**INTERIOR ROAD
ALREADY BUILT**

**COUNTY LAND =
PERMITTING PROCESS FASTER**

**ONLY LAND WITH SEWER
ON SITE IN THE AREA**

**MINIMAL RETAIL
COMPETITION IN THE AREA**

Walking Distance
From Retail
Frontage



LOCATION

5251 FM 982
Princeton, TX 75407



AVAILABLE SPACE

5.1 ac (Platted)



TRAFFIC COUNTS

19,385 CPD
Mar '26



23,563 CPD
Projected '30

NO ZONING (RARE OPPORTUNITY)

Unincorporated County Land
No Zoning & All Utilities to the Site



UTILITIES

- Sewer Stub to Site
- Water to Site



2025 DEMOGRAPHIC SNAPSHOT

	2 Mile	5 Mile	7 Mile
TOTAL POPULATION	8,141	37,698	126,790
DAYTIME POPULATION	4,422	25,478	92,101
AVG HH INCOME	\$78,404	\$109,709	\$113,815

AREA RETAILERS



PROPERTY INFORMATION

- 19,000+ Cars Per Day at the Intersection
- 4,720 New Completed Homes & 1,350 New Homes Currently Under Construction, all Within a 2.7 Mile Radius
- Strong Unmet Demand: Limited Retail Options in the Immediate Area
- 4 out of 5 Acres Have Already Been Prepped with Fill Dirt
- [Drone Video](#)









Region North Texas
 County Collin
 MSA Princeton
 Access US 380
 Trade Area 10.16 Sq. Miles



FASTEST GROWING CITY IN THE US
 PRINCETON RANKED #1 NATIONALLY FOR PERCENTAGE POPULATION GROWTH IN THE MOST RECENT U.S. CENSUS ESTIMATES. (2023-2024)



11,225 TOTAL STUDENTS

8 ELEMENTARY SCHOOLS
 3 MIDDLE SCHOOLS
 2 HIGH SCHOOLS



41 MILES FROM DALLAS
67 MILES FROM FORT WORTH



42 MILES FROM DFW INTERNATIONAL AIRPORT



HOME TO LAKE LAVON
 LAKE LAVON IS ONE OF THE LARGEST LAKES IN NORTHERN TEXAS, SPANNING **21,000 ACRES**. THE LAKE RECEIVES APPROXIMATELY **4 MILLION VISITORS EACH YEAR**

DEMOGRAPHICS - 20 MINUTE DRIVE TIME RADIUS

POPULATION	210,447
TOTAL HOUSEHOLDS	75,167
AVERAGE HOUSEHOLD INCOME	\$100,068
MEDIAN AGE	36.8
BACHELOR DEGREE +	34%
CIVILIAN LABOR FORCE	53,093

LARGEST EMPLOYERS

PRINCETON ISD	1,200 Employees
WALMART	300 Employees
CITY OF PRINCETON	100 Employees
CHARLEY'S CONCRETE	75 Employees

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.

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;
- (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.