



FOR SALE

1.65 ACRES IN THE COUNTY

7720 FM 546 // PRINCETON, TX 75407

Contact:

David Cox // 972.562.8003

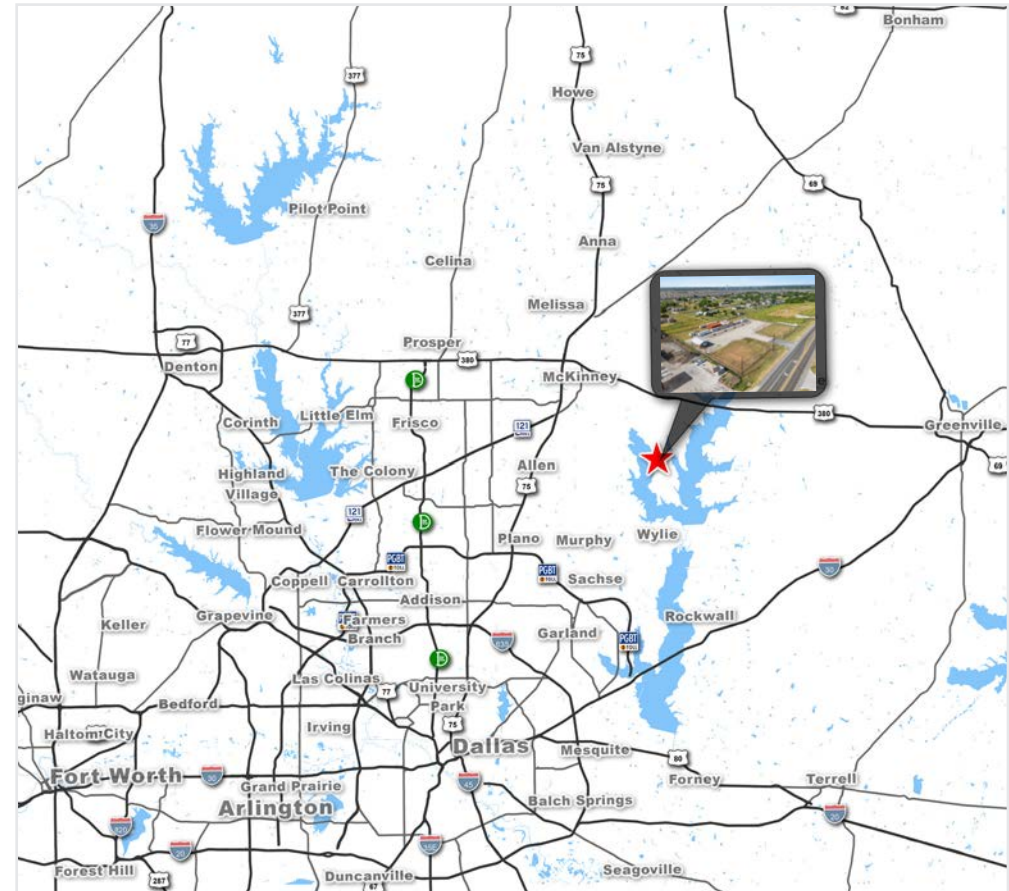
dcox@careycoxcompany.com

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

PROPERTY DETAILS

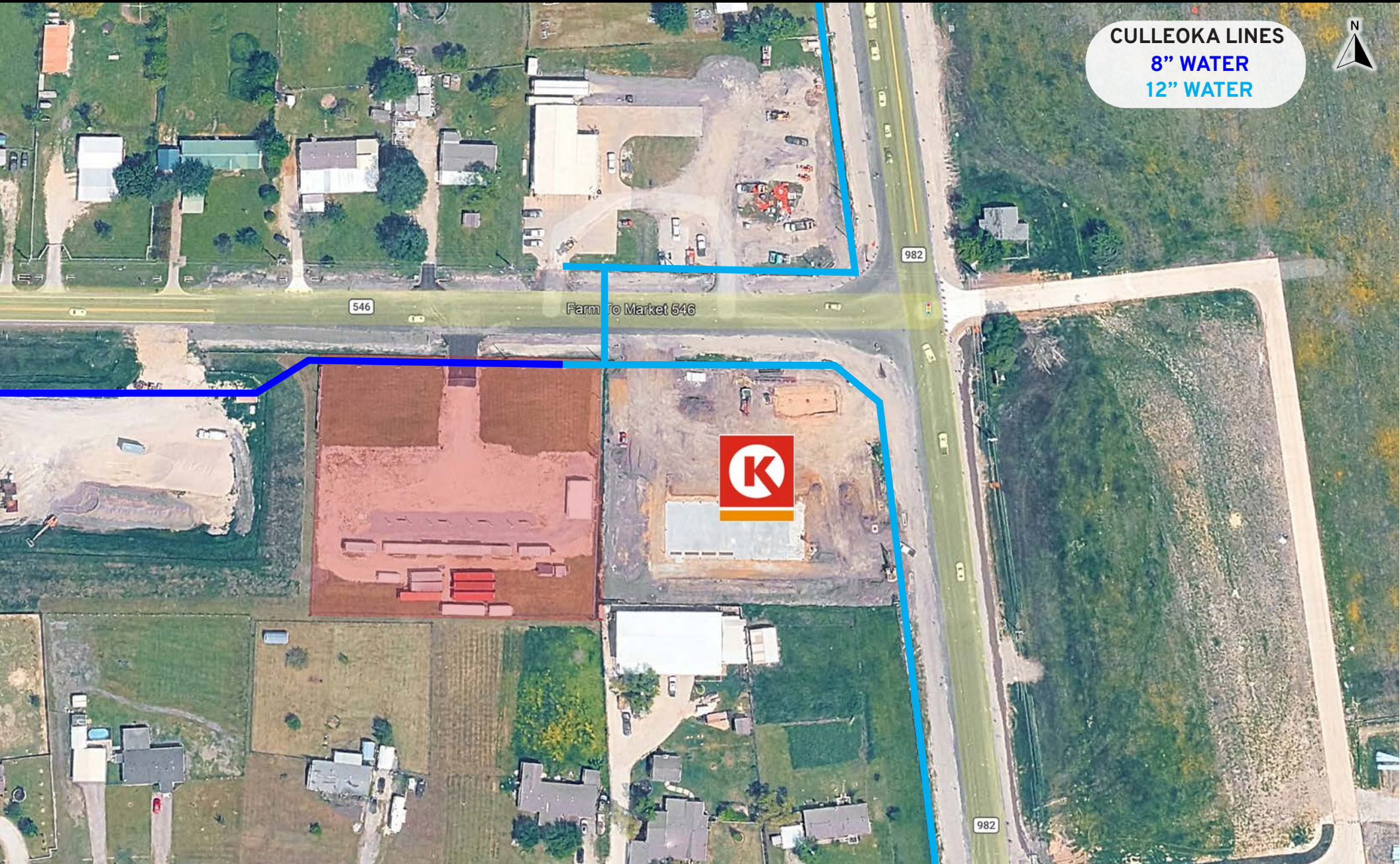
ADDRESS	7720 FM 546, PRINCETON, TX 75407
LOT SIZE	±1.65 ACRES
SALE PRICE	CALL FOR PRICING
ZONING	COUNTY
ALLOWED USES	RESIDENTIAL, COMMERCIAL, INDUSTRIAL
UTILITIES	WATER ON SITE, SEPTIC PROPOSED 6" WASTEWATER FORCE MAIN
FLOODPLAIN	NONE
FRONTAGE	±275' ON FM 546
SUMMARY	EXCELLENT DEVELOPMENT OPPORTUNITY ALONG FM 546 IN THE GROWING PRINCETON MARKET. THE PROPERTY OFFERS CONVENIENT ACCESS TO PRINCETON, MCKINNEY, AND SURROUNDING COLLIN COUNTY COMMUNITIES, MAKING IT WELL SUITED FOR FUTURE DEVELOPMENT OR INVESTMENT.



DEMOGRAPHICS

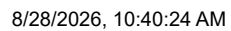
2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	3,413	11,560	37,859
Median Household Income	\$81,202	\$79,673	\$93,752





CULLEOKA LINES
8" WATER
12" WATER

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— State

— Other

Princeton ETJ

World Imagery

Low Resolution 15m Imagery

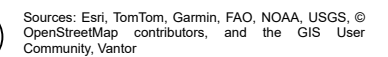
High Resolution 30cm Imagery

4.8m Resolution Metadata

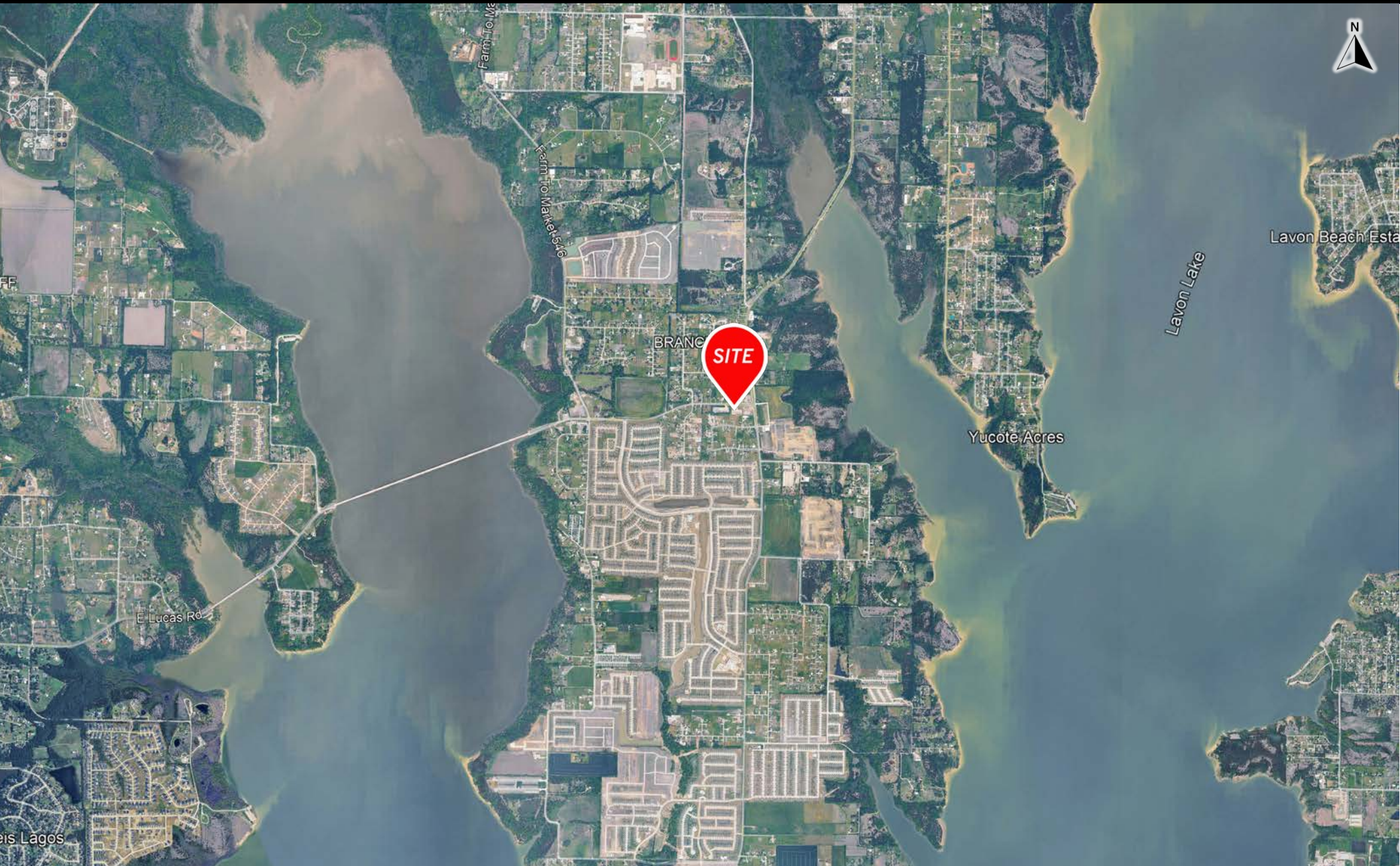
1:26,001

0 0.28 0.55 1.1 mi

0 0.42 0.85 1.7 km







1.65 ACRES IN THE COUNTY

7220 FM 546 // PRINCETON, TX 754071

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McKinney, TX 75070

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