



Parcel Type	Size (acres)
 <b>Commercial Prime</b> <i>(e.g. Gas Station, Car Wash)</i> <b>SOLD</b>	3.34
 <b>Commercial</b> 01 <i>(e.g. Strip Mall, Retail, Office)</i> ~3.1	
02 <i>(e.g. Medical/Dental, Restaurant, Office)</i> ~1.6	
 <b>Commercial</b> <i>(e.g. Restaurant, Office Space, Retail)</i> ~1.6	
 <b>Commercial</b> <i>(e.g. Restaurant, Office Space, Retail)</i> 1.68	
 <b>Commercial</b> 01 <i>(e.g. QSR, Office Space, Retail)</i> ~1.6	
02 <i>(e.g. QSR, Office Space, Retail)</i> ~1.4	
03 <i>(e.g. QSR, Office Space, Retail)</i> ~1.7	
 <b>Commercial</b> <b>SOLD</b> <i>(e.g. QSR, Office Space, Retail)</i> ~1.9	

**The Shoppes at Monticello**  
**PRINCETON, TEXAS**

-  **Entitled Commercial Land**
-  **Surrounded By New Dev.**
-  **Utilities at Site**

**NOW SELLING**

# Nearby Subdivisions



The **SHOPPES**  
at MONTICELLO

**18 ACRES**  
**Commercial Land**

# Nearby Schools and Businesses

McKinney National Airport

Winchester Crossing by  
**D·R·HORTON**  
*America's Builder*

Arcadia Farms by  
**LENNAR**

**Walmart**

Smith Elementary School

380

Clark Middle School

Lacy Elementary School

Southard Middle School

**Princeton**

Godwin Elementary School

TOWNHOMES AT MONTICELLO

Whitewing Trails by  
**TROPHY**  
signature homes

Longneck Rd  
Monte Carlo Blvd

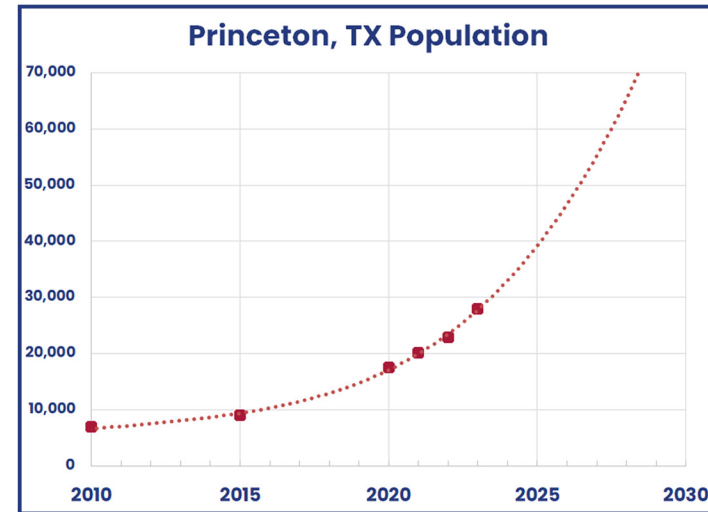
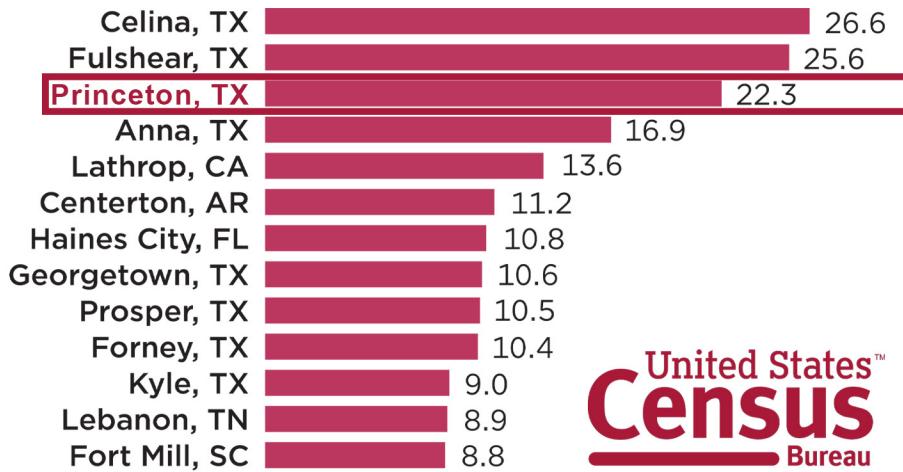
The **SHOPPES**  
at MONTICELLO  
**Prime Commercial Location**

FM 75

Sicity by  
**MEGATEL**  
HOMES

# Princeton is the 3rd Fastest Growing City in the US

by Percent Change between July, 2022 and July 2023



## 2023 Demographics

	1 mile	3 mile	5 mile
Population	10,187	31,507	41,025
Avg. HH Income	\$105,894	\$102,904	\$106,627



Developments adjacent to **FM75/Longneck Rd.** make up **44%** of Princeton's planned growth.

**32,296 Existing + Planned SF & MF Units**

## 2025 Traffic Counts

**FM75 / Longneck Rd.**

 **8,058 VPD (projected)**

**Monte Carlo Blvd.**

 **13,678 VPD (projected)**