

FOR SALE

PRINCETON CROSSROADS

PRINCETON, TEXAS



weitzman®

PRINCETON CROSSROADS

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PRINCETON CROSSROADS

PRINCETON, TEXAS

Princeton Crossroads, located in Princeton, Texas, is situated within booming Collin County. Located between the cities of McKinney and Greenville, Princeton benefits from easy access to both US Highway 380 and 75.

Over the past five years, Princeton has seen strong growth in terms of new residential development. Since 2012, Princeton has experienced a 416% increase in new housing starts and a 65% appreciation in median home prices.

LOCATION

The three corners of US Highway 380 at Boorman Lane, Princeton, TX 75407 stretching to the east

SITE AREA

Land: ±297.106 acres

ZONING

PD (Planned Development)



MARKET AREA

Collin County, located in North Texas, is the state's fastest growing county, with a current population of more than 900,000 and an estimated 2,400 people moving to the county each month. Among counties with more than a half-million people, Collin County has the highest sustained growth rate in the U.S. with an increase of 73.9% since 2010.

Texas has led the nation in employment and population growth over the past five years. The state has received numerous accolades in recent years including being named #1 in "Economic Climate" by Forbes, "America's Top State for Economy" by CNBC, and "Best State for Business" for the 10th year in a row by Chief Executive Magazine.

PRINCETON SUBMARKET

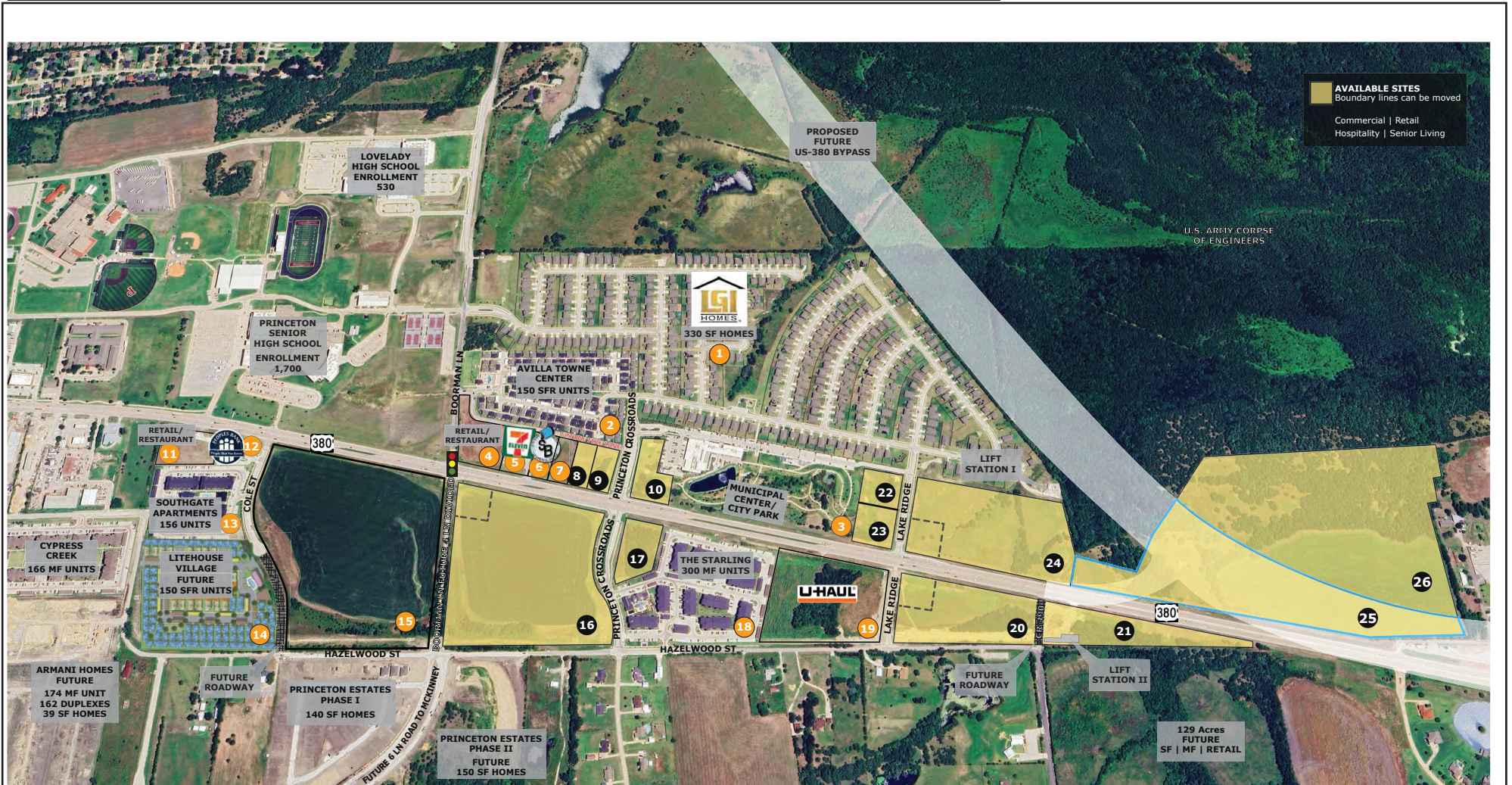
Princeton is one of the rapidly growing cities in Collin County. Princeton is approximately 30 miles northeast of Dallas, on US-380 between McKinney and Greenville.

- The city is located near the shores of Lake Lavon, and benefits from the parks and recreation opportunities at the lake.
- The city is pro-development and actively pursues growth with a comprehensive 5-year development plan.
- The population of Princeton is projected to reach more than 22,000 in 2024, an increase of more than 35% since 2017.
- In 2010, the population within a 10-minute drive time of the site was 12,891 versus 18,776 in 2019, a 45.6% difference.



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:\PS\DAL\FA\Princeton-380 & Boorman Ln 5mi May 2024

PRINCETON CROSSROADS | SITE PLAN



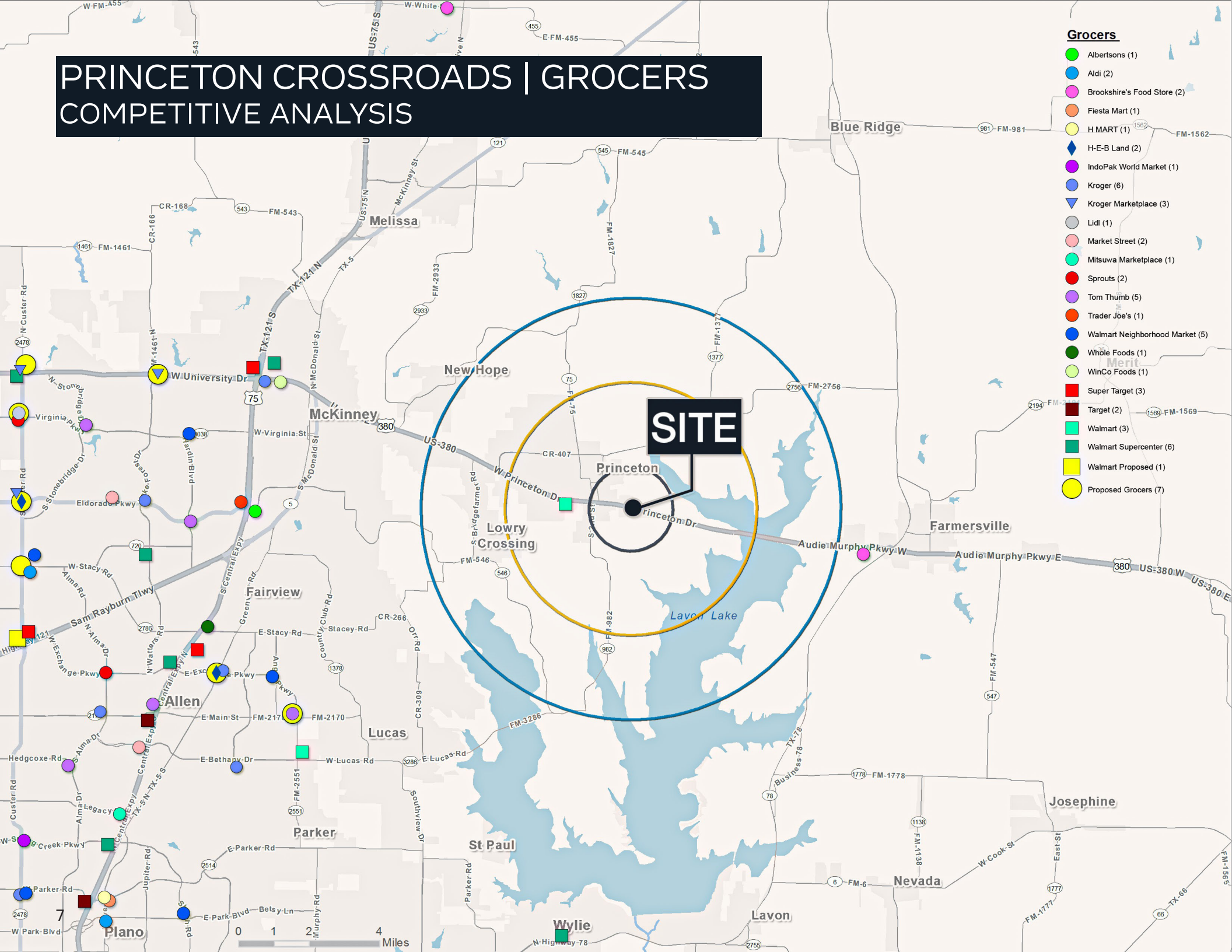
AVAILABLE SITES
Boundary lines can be moved
Commercial | Retail
Hospitality | Senior Living

- Available
- Under Contract
- Sold

MAP KEY

1 88.0 AC	5 1.3 AC	9 1.8 AC	13 7.0 AC	17 2.5 AC	21 3.5 AC	25 15.0 AC
2 14.0 AC	6 0.85 AC	10 1.8 AC	14 13.7 AC	18 12.0 AC	22 1.5 AC	26 30.0 AC
3 15.0 AC	7 1.2 AC	11 2.1 AC	15 27.5 AC	19 8.8 AC	23 1.5 AC	
4 2.4 AC	8 1.7 AC	12 1.0 AC	16 22.5 AC	20 6.9 AC	24 12.0 AC	

PRINCETON CROSSROADS | GROCERS COMPETITIVE ANALYSIS



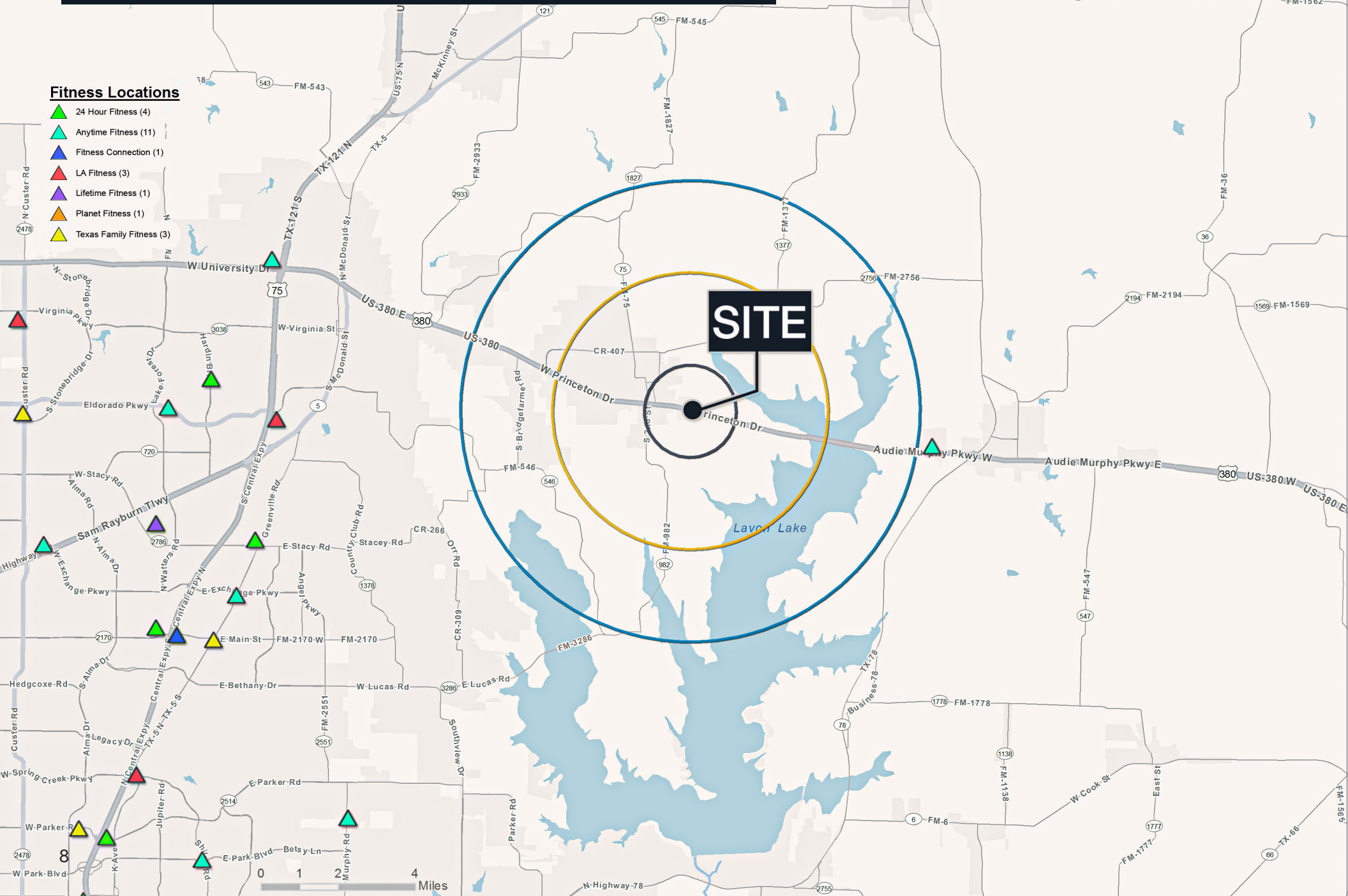
Grocers

- Albertsons (1)
- Aldi (2)
- Brookshire's Food Store (2)
- Fiesta Mart (1)
- H MART (1)
- ◆ H-E-B Land (2)
- IndoPak World Market (1)
- Kroger (6)
- ▼ Kroger Marketplace (3)
- Lidl (1)
- Market Street (2)
- Mitsuwa Marketplace (1)
- Sprouts (2)
- Tom Thumb (5)
- Trader Joe's (1)
- Walmart Neighborhood Market (5)
- Whole Foods (1)
- WinCo Foods (1)
- Super Target (3)
- Target (2)
- Walmart (3)
- Walmart Supercenter (6)
- Walmart Proposed (1)
- Proposed Grocers (7)

PRINCETON CROSSROADS | FITNESS COMPETITIVE ANALYSIS

Fitness Locations

- ▲ 24 Hour Fitness (4)
- ▲ Anytime Fitness (11)
- ▲ Fitness Connection (1)
- ▲ LA Fitness (3)
- ▲ Lifetime Fitness (1)
- ▲ Planet Fitness (1)
- ▲ Texas Family Fitness (3)



PRINCETON CROSSROADS | HOSPITALS COMPETITIVE ANALYSIS

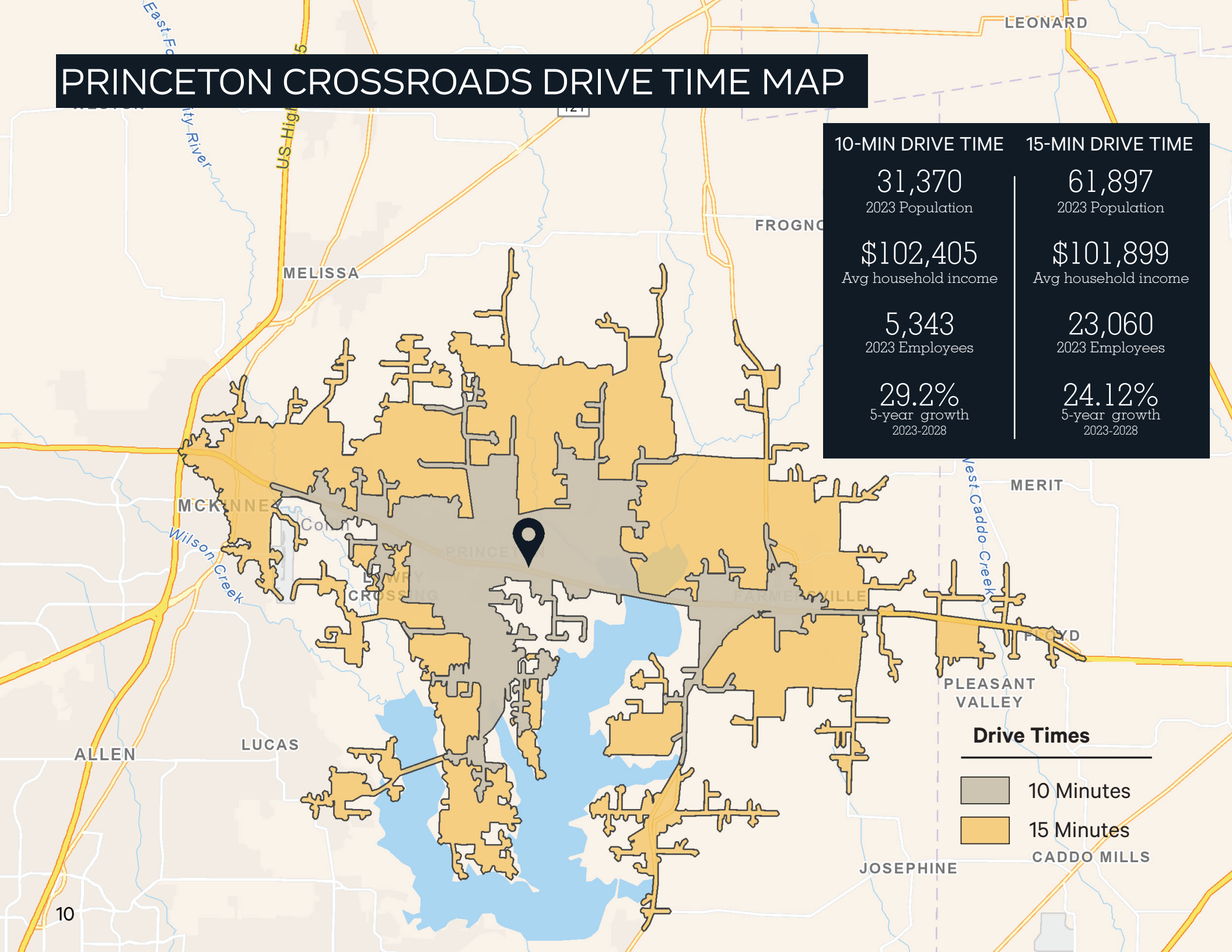


H Hospitals (7)

SITE

0 1 2 4 Miles

PRINCETON CROSSROADS DRIVE TIME MAP



10-MIN DRIVE TIME	15-MIN DRIVE TIME
31,370 2023 Population	61,897 2023 Population
\$102,405 Avg household income	\$101,899 Avg household income
5,343 2023 Employees	23,060 2023 Employees
29.2% 5-year growth 2023-2028	24.12% 5-year growth 2023-2028

Drive Times

- 10 Minutes
- 15 Minutes

PRINCETON CROSSROADS | DEMOGRAPHICS

	10 MINS	15 MINS
POPULATION		
2023 Population	31,370	61,897
2028 Population Projection	40,529	76,828
Annual Growth Rate, 2018-2023	29.20%	24.12%
Median Age	36.5	36.5
EDUCATION		
High School Graduate	27.2%	26.5%
Associate Degree	11.5%	9.8%
Bachelor's Degree	19.9%	19.7%
Advanced Degree	5.5%	6.0%
HOUSEHOLDS		
2023 Households	10,018	20,416
2028 Households	12,980	25,449
2023 Avg. Household Size	3.13	3.02
EMPLOYEES		
2023 Total Employees	5,343	23,060
INCOME		
2023 Avg. Household Income	\$102,405	\$101,899
2028 Avg. Household Income	\$121,768	\$119,528
Household Income \$100,000+	32.4%	36.5%



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