

FOR SALE

PRIME COMMERCIAL OPPORTUNITY IN PRINCETON, TX



THE DETAILS

LOCATION

Strategically positioned at the corner of Hwy 380 & Princeton Meadows

Convenient access through a signaled intersection

High-traffic area near Walmart, ensuring strong customer flow

ABOUT THE PROPERTY

4.75 acres of prime commercial land

Perfectly suited for retail, medical, or commercial

High potential for national retailers

HIGH-VISIBILITY & TRAFFIC EXPOSURE

Frontage on Hwy 380, a major commercial corridor

Average daily traffic: 40,000+ vehicles, maximizing business visibility

PRINCETON – A CITY ON THE RISE

One of the fastest growing cities in the metroplex

Multi-billion dollar developments underway

City investment in infrastructure to support a booming population

Within a 5-mile radius:

- 8.2% population growth annually for the last 4 years
- Projected to have near 45,000 people by 2029
- Median Household Income: \$90,809.00
- Average household income: \$107,221.00

READY FOR DEVELOPMENT

Commercial zoning already in place

Utilities & servicing available for seamless development

SPEC'S
WINES • SPIRITS • FINER FOODS

QuikTrip

**TRACTOR
SUPPLY CO**

MeritageHomes
LIFE. BUILT. BETTER.

TRAILS AT RIVERSTONE PARK

MONTE CARLO BLVD

SOUTHARD
MIDDLE SCHOOL

JM CALDWELL
COMMUNITY PARK



THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT



**SMOOTHIE
KING**

**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN™

**ACE
Hardware**

Walmart

PRINCETON

PARKVIEW
HEIGHTS PARK

LOVELADY
HIGH SCHOOL

PRINCETON
HIGH SCHOOL

PRINCETON
CITY HALL

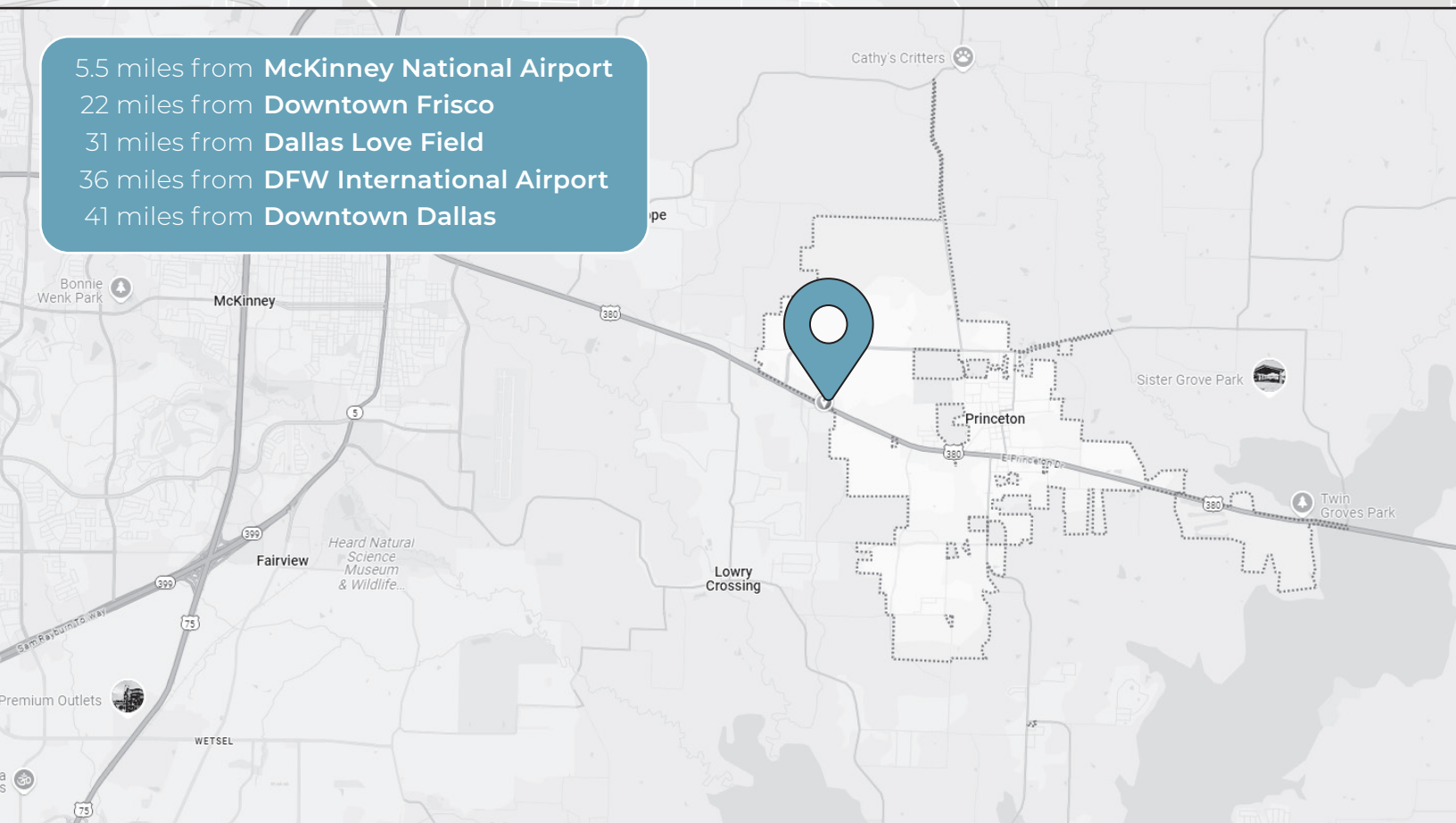
S. BRIDGEFARMER RD

US-380

N. BEAUCHAMP BLVD

S. 2ND ST

5.5 miles from **McKinney National Airport**
22 miles from **Downtown Frisco**
31 miles from **Dallas Love Field**
36 miles from **DFW International Airport**
41 miles from **Downtown Dallas**



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