



## PROPERTY SUMMARY

<b>PROPERTY:</b>	<b>Fuzzy Ranch-13.2 Acres For Sale</b>
<b>LOCATION:</b>	4196 FM 75 Princeton, TX 75407
<b>LEGAL DESCRIPTION:</b>	ABS A0873 RUFUS SEWELL SURVEY, TRACT 16, 13.2 ACRES
<b>ZONING:</b>	Princeton ETJ – No zoning regulations
<b>LAND USE:</b>	<b>Residential</b>
<b>SIZE:</b>	13.2 Acres
<b>FRONTAGE/ ACCESS:</b>	430 ft. of Frontage on FM 75
<b>UTILITIES:</b>	Electric on site – GCEC – Grayson Collin Electric Coop Septic on site Sewer on FM 75 – City of Princeton Water on FM 75 – Altoga WSC – Water Supply Corporation
<b>Collin CAD PARCEL:</b>	2122132
<b>SCHOOL DISTRICT:</b>	<b>McKinney ISD</b> Elementary: Webb Intermediate: Scott Morgan Johnson High School: McKinney North
<b>PRICE:</b>	<b>\$2,900,000</b>
<b>COMMENTS:</b>	Perfect property for a single-family residential development or farm with acreage. Property is across the street from the East Ridge Development where 2400 homes are being developed ( <a href="https://www.globenewswire.com/en/news-release/2021/01/05/2153843/0/en/New-Eastridge-Development-to-Add-Over-2-400-Homes-to-Princeton-Texas-Residential-Offering.html">https://www.globenewswire.com/en/news-release/2021/01/05/2153843/0/en/New-Eastridge-Development-to-Add-Over-2-400-Homes-to-Princeton-Texas-Residential-Offering.html</a> ). Plans are underway for a 500-home development adjacent to the property. Thousands of houses are being developed within a few miles radius, and future plans for HWY 380 bypass less than 2 miles from property. Property is 430ft road frontage to FM75 and only few hundred feet to New Hope Rd intersection. Traffic from surrounding cities use FM75 road to drive to the Walmart and the nearest city. Property is located in the McKinney ISD and is one of the fastest growing cities (Princeton) in Collin County. 12-25 min from McKinney, Plano, Allen, Frisco & Melissa and around 45 min drive to Dallas downtown and DFW Airport.
<b>CONTACT:</b>	Jim Hanking, Broker      972-345-0609 <a href="mailto:Jim@StagCRE.com">Jim@StagCRE.com</a>

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