



PROPERTY SUMMARY

PROPERTY:	6 Acres For Lease
LOCATION:	911 CR 456 Princeton, TX 75407
ZONING:	Princeton ETJ – No zoning regulations
LAND USE:	Commercial: Residential/Retail/Office/ Storage/Industrial and many more....
SIZE:	6 acres
FRONTAGE/ ACCESS:	Frontage on CR 456
UTILITIES:	Electric on site – GCEC – Grayson Collin Electric Coop Sewer along CR 456 – City of Princeton Water on site – Altoga WSC – Water Supply Corporation
Collin CAD PARCEL:	2780044
SCHOOL DISTRICT:	Princeton ISD Elementary: Godwin Middle: Clark High School: Princeton
LEASE PRICE:	\$5,500/month + NNN (Proportion of Property Taxes, Insurance and Property Maintenance)
COMMENTS:	Perfect property for lease to build a Family Dollar Store, Dollar General, strip center, Gas Station, shopping mall, medical offices, storage units or child care center. Amazing Land Opportunity located in the Growth Path of Princeton. Investors will appreciate this prime location of 6 acres for development within the ETJ of Princeton. Walking distance to Hwy 380. Multiple new development projects nearby! Thousands of houses are being developed within a few miles radius. Property is located in the Princeton 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. Tenant is responsible to pay all expenses associated with the 6 acres including but not limited to: proportional share of property tax, insurance, and property maintenance. If the tenant's use causes the property taxes to increase, the tenant is responsible for paying the increase.
CONTACT:	Jim Hanking, Broker 972-345-0609 Jim@StagCRE.com

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