


# PRINCETON

Land – Proposed Commercial Redevelopment




# BROKERAGE TEAM

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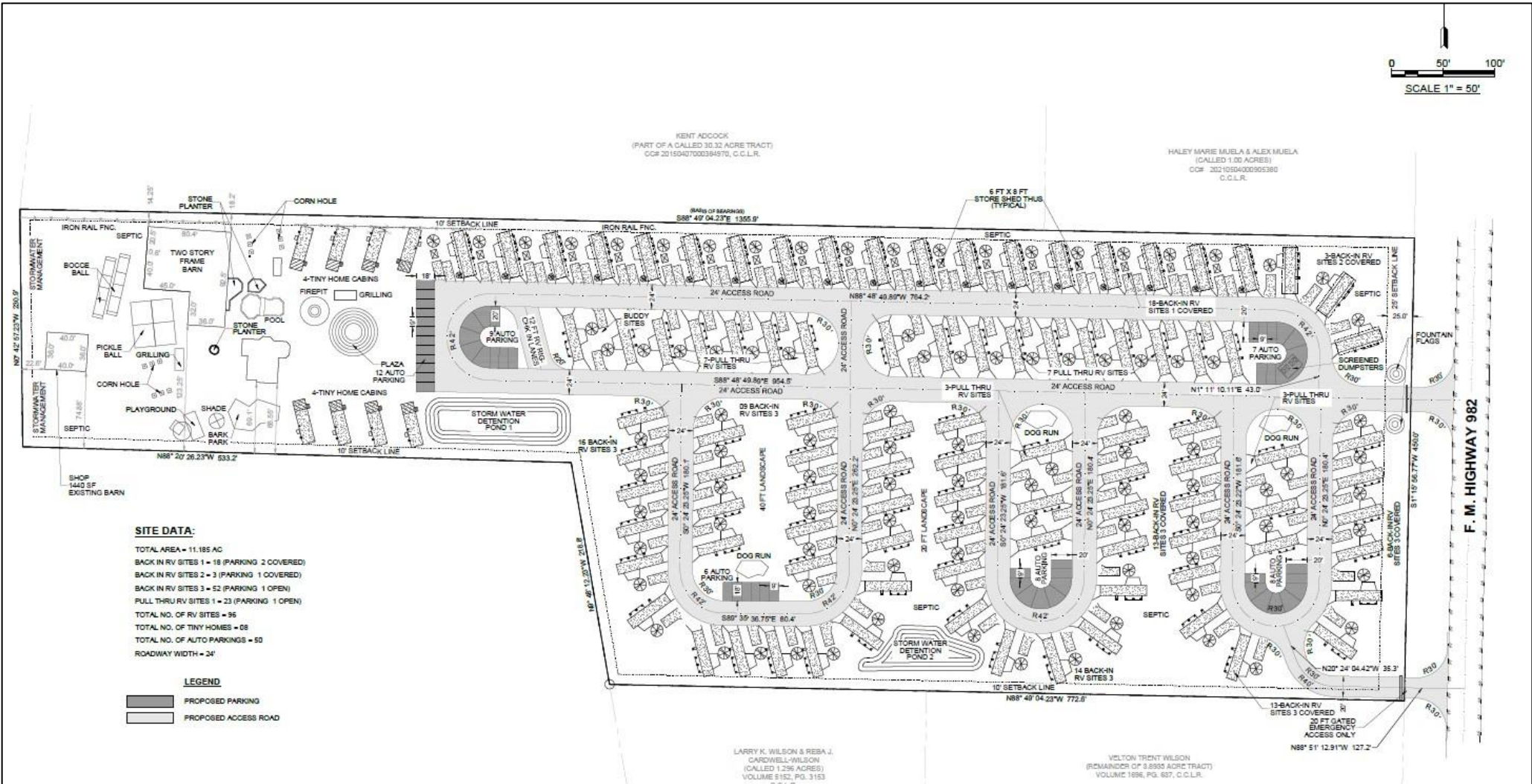
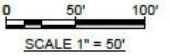
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# PROPOSED LAYOUT





JTACR Real Estate Group is pleased to present this Princeton land opportunity: a 11 acre site which previously operated as a wedding venue with a 2 story single family home, large warehouse, underground pool, out buildings, pavilion, all with a beautiful aesthetic of pasture and partially wooded area. The site is outside of city limits, but in the city of Princeton, the 3<sup>rd</sup> fastest growing city in the United States!

With over 25,000 single family units completed and proposed, the Princeton market is aggressively growing, and with that, the demand for additional housing solutions, commercial development, and more.

Current ownership has obtained engineering for a 96 site tiny home and RV community and will provide all completed plans and studies for the development. Existing utilities include electricity, water, and on site septic

This opportunity presents investors with a unique opportunity to develop around an already unique venue to either use the venue or demo parts of the existing project and finish the development around those features.



Princeton, Texas USA

CITY/STATE

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Commercial, RV & Tiny Home, SF Development

TYPE

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96 (RV & Tiny Homes

PROPOSED SITES

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+11

ACREAGE



# MARKET OVERVIEW

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Area Overview

Annual Average Daily Traffic

Market Overview

Education Overview

Local Attractions

Amenities Map

Area Overview

Nearby RV Parks

Collin CAD Developments

Surrounding Residential Developments

Incoming Economic Developments

Location Map

Texas Drive Map

Population Density

Median Household Income



## AREA OVERVIEW

### About Princeton, Texas

Princeton is one of the rapidly growing cities in Collin County, Texas. Princeton is located in Northeast Collin County between the cities of McKinney and Greenville Texas on U.S. Highway 380. At this time, Collin County is one of the fastest-growing counties in Texas.

Princeton is approximately 30 miles northeast of Dallas and 38 miles from DFW International Airport. Collin County Regional Airport is 8 miles west of Princeton and is the home of the largest and most active corporate flight department in the Dallas area.

Since the 2000 U.S. Census, Princeton's population has experienced a large growth rate, which continues to escalate. As being one of the cities in Collin County, the fastest-growing county in Texas, our location has opened opportunities for retail and commercial growth and has become a popular target for planned residential development in the eastern part of Collin County. Princeton's population grew by 22% in 2023, according to the U.S. Census Bureau, which makes it the third-fastest growing city in America.

## DEMOGRAPHICS

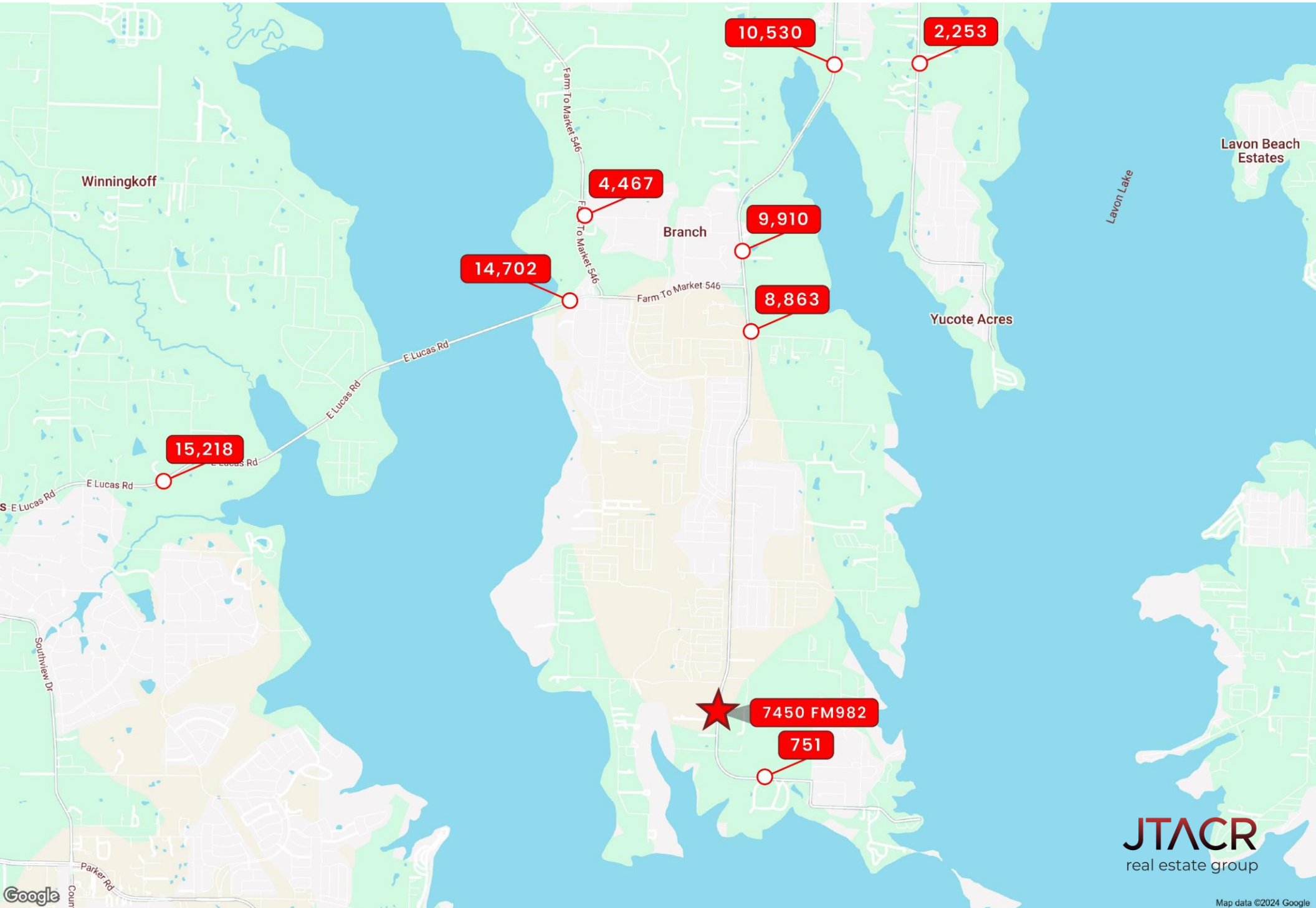
	3 Mile	5 Mile	10 Mile
2020 Population	7,280	55,259	334,024
2024 Population	10,121	63,847	371,089
Median Age	38.4	37.8	38.8
Median Household Income	\$97,394	\$102,872	107,396

## MAJOR EMPLOYERS

Company	Employees	Industry
Princeton Independent School District	±897	Education
City of Princeton	±100	Government
Charley's Concrete	n/a	Construction
Walmart	n/a	Retail



# ANNUAL AVERAGE DAILY TRAFFIC (AADT 2023)



## MARKET OVERVIEW

### Attractions

Dallas-Fort Worth (DFW) offers a rich array of attractions that cater to diverse interests, making it a vibrant destination for both residents and visitors. In Dallas, cultural landmarks such as the Dallas Museum of Art and the Sixth Floor Museum at Dealey Plaza provide deep historical and artistic experiences, while the revitalized Dallas Arts District serves as a hub for performing arts and entertainment. Fort Worth complements this with its Western heritage, showcased in attractions like the Fort Worth Stockyards and the Kimbell Art Museum, renowned for its impressive collection and architecture. The region also boasts outdoor activities, including the expansive White Rock Lake and the Fort Worth Botanic Garden, providing ample opportunities for recreation and relaxation. With its blend of cultural, historical, and natural attractions, DFW offers a dynamic and engaging experience for all.

### Economy

The Dallas-Fort Worth (DFW) metropolitan area features a robust and diverse economy, emerging as a significant hub for technology, finance, healthcare, and manufacturing. Its economic strength is fueled by a strong job market supported by both major corporations and a vibrant small business sector, resulting in a low unemployment rate. DFW's strategic central location and extensive infrastructure, including the Dallas-Fort Worth International Airport, bolster its role as a key logistics and distribution center. The region's ongoing population growth and business-friendly climate further drive its economic expansion, solidifying DFW's position as a prominent player in both national and international markets. This dynamic economic environment fosters resilience and opportunity, making DFW an attractive destination for investment and development.

### Real Estate

The Dallas-Fort Worth (DFW) real estate market is marked by high demand and consistent growth, driven by the region's expanding population and diverse economic opportunities. Residential property prices have been rising gradually due to limited inventory and a competitive market, although recent trends show a slight moderation in this upward trajectory. The commercial real estate sector remains strong, with significant activity across office, retail, and industrial spaces. Particularly, the industrial real estate market benefits from DFW's prime location and extensive infrastructure, including the major Dallas-Fort Worth International Airport. Despite ongoing new construction projects aimed at alleviating supply shortages, the overall market continues to attract both investors and homebuyers, thanks to its economic stability and excellent quality of life.

## MARKET OVERVIEW

The Princeton Independent School District covers 60 square miles, serving not only the city of Princeton, but also the surrounding communities of Culleoka, Lowry Crossing, Branch, Climax and the west side of Lake Lavon. A school system that believes in the traditional emphasis on the basics of math, reading and language arts, Princeton ISD also puts proper student behavior and citizenship high on the priority list.

The mission of Princeton Independent School District is to inspire and enable each student to achieve his or her full potential.

Their goal is to improve student performance on assessments by taking the following steps:

- Implement discipline plan in a manner that changes behavior
- Teach students financial literacy
- Promote physical, mental and emotional health
- Implement additional security protocols on all campuses

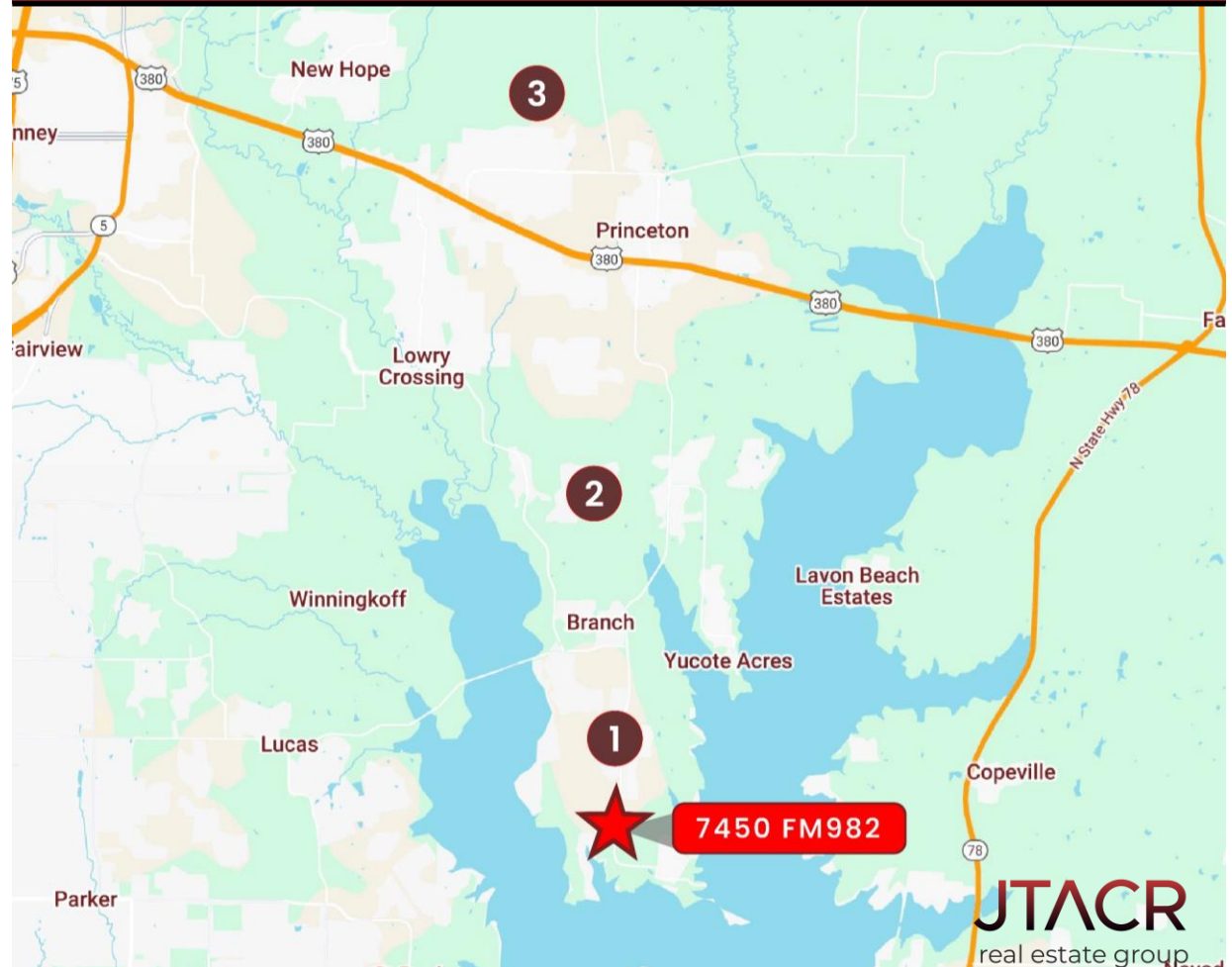
## LOCAL SCHOOLS

1. Mary Mayfield (Pre-K – 5<sup>th</sup> Grades)
2. Mattei Middle School (6<sup>th</sup> – 8<sup>th</sup> Grades)
3. Princeton High School (9<sup>th</sup> – 12<sup>th</sup> Grades)

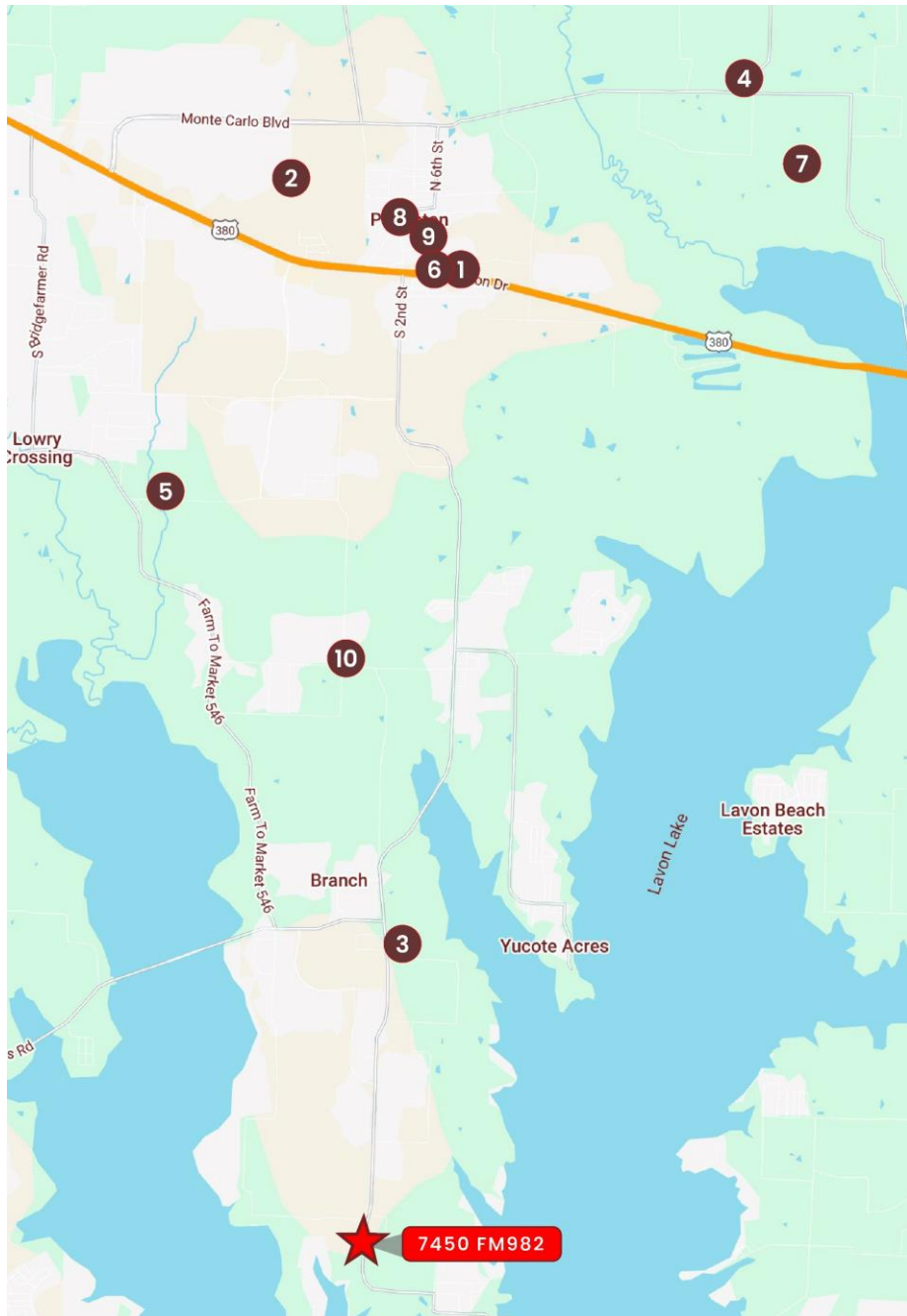
# PRINCETON

## INDEPENDENT SCHOOL DISTRICT

## LOCAL SCHOOLS MAP



## LOCAL ATTRACTIONS



## THINGS TO DO IN NEAR PRINCETON, TEXAS according to tripadvisor.com

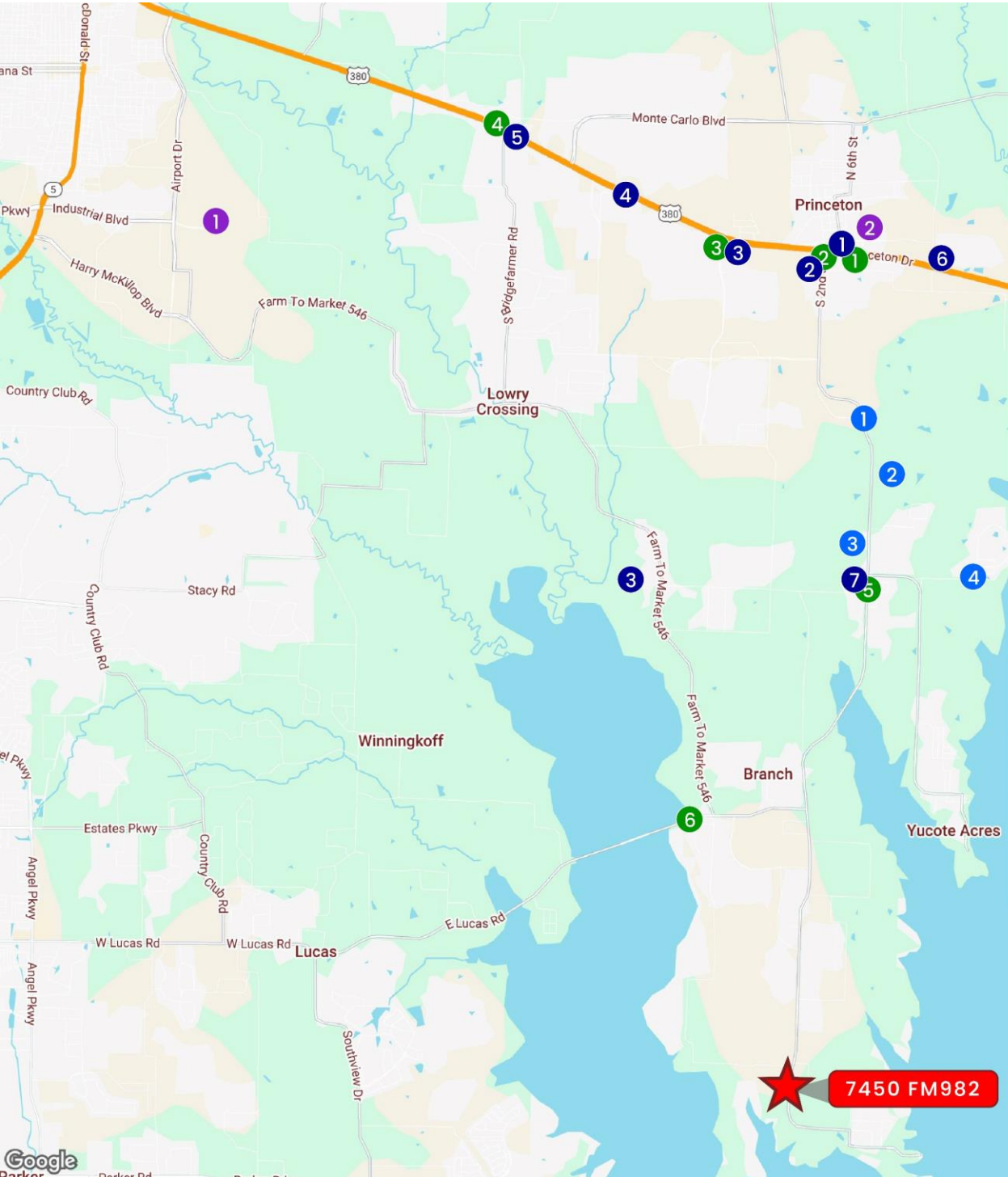
1. Big Spray Brewing
2. Community Park / WWII P.O.W. Camp
3. Old Rooster Creek Flea Markets & RV Parks
4. Reeves Family Farm
5. Collin Oaks Winery
6. Hero Bullion
7. Sister Grove Park
8. Veterans Memorial Park
9. Panther Stadium
10. Heritage Hill Equestrian Center

# AMENITIES MAP



★ 7450 FM982

# AREA OVERVIEW



## EATERIES

1. La Bella Italian Grill and Pizzeria  
Taco Bell  
Rice Xpress  
Golden Chick  
Sonic Drive-In
2. China Wok  
La Morenita  
Jack in the Box  
Domino's Pizza  
McDonalds,  
Las Rocas Mexican Cocina  
Taco Delite  
Jocy's Restaurant
3. Salad and Go  
Whataburger  
Scrambler Cafe Princeton  
Wendys  
Dutch Pros Coffee  
Panda Express  
Chipotle Mexican Grill  
Wingstop
4. Hazel's Kitchen TX  
Teriyakok & Bowl  
Tacos Y Pupusas
5. Taqueria Hernandez  
982 Food Yard
6. Margarita Mexican Cuisine

## MISC

1. McKinney National Airport
2. Panthers Stadium

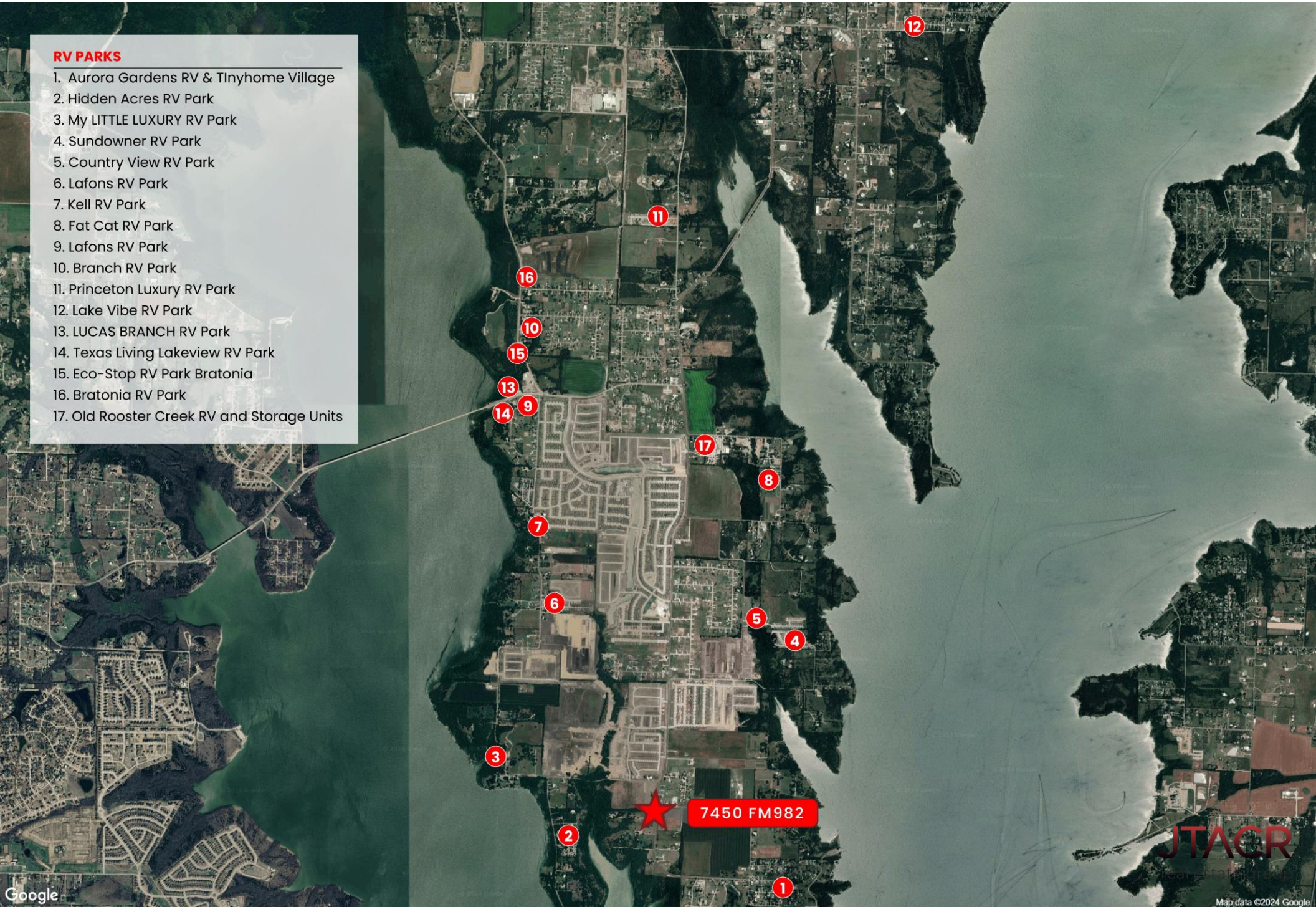
## RETAILERS

1. Westlake Ace Hardware  
380 Auto Group  
Best Price Tires  
CVS  
Allsup's Convenience Store  
Autozone Auto Parts
2. Princeton Shipping Post  
Princeton Tire Shop  
O'Reilly Auto Parts  
Dollar Tree
3. T-Mobile  
Walmart  
7-Eleven  
Supercuts  
Verizon  
Chase Bank  
Welborn Auto Sales
4. Tractor Supply Co.  
Valvoline Instant Oil Change  
Planet Spirit  
La Victoria Carniceria
5. Dollar General  
Modern AUDIO Solutions  
Lyons Den Tattoo  
Spec's Wines, Spirits, & Finer Foods
6. 7-Eleven
7. Exxon  
Dollar General

# NEARBY RV PARKS

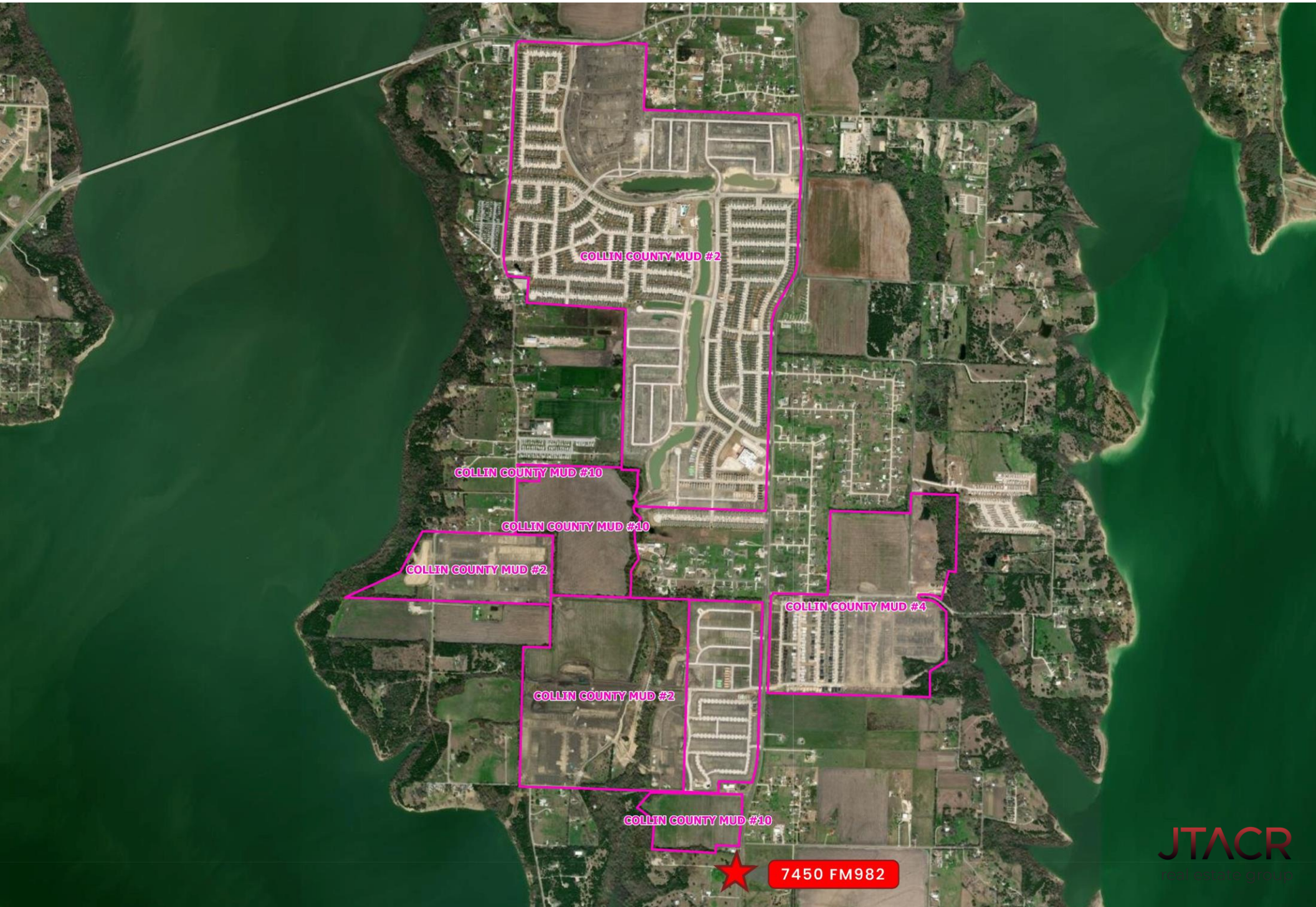
## RV PARKS

1. Aurora Gardens RV & Tinyhome Village
2. Hidden Acres RV Park
3. My LITTLE LUXURY RV Park
4. Sundowner RV Park
5. Country View RV Park
6. Lafons RV Park
7. Kell RV Park
8. Fat Cat RV Park
9. Lafons RV Park
10. Branch RV Park
11. Princeton Luxury RV Park
12. Lake Vibe RV Park
13. LUCAS BRANCH RV Park
14. Texas Living Lakeview RV Park
15. Eco-Stop RV Park Bratonia
16. Bratonia RV Park
17. Old Rooster Creek RV and Storage Units





# COLLIN CAD DEVELOPMENTS



COLLIN COUNTY MUD #2

COLLIN COUNTY MUD #10

COLLIN COUNTY MUD #10

COLLIN COUNTY MUD #2

COLLIN COUNTY MUD #2

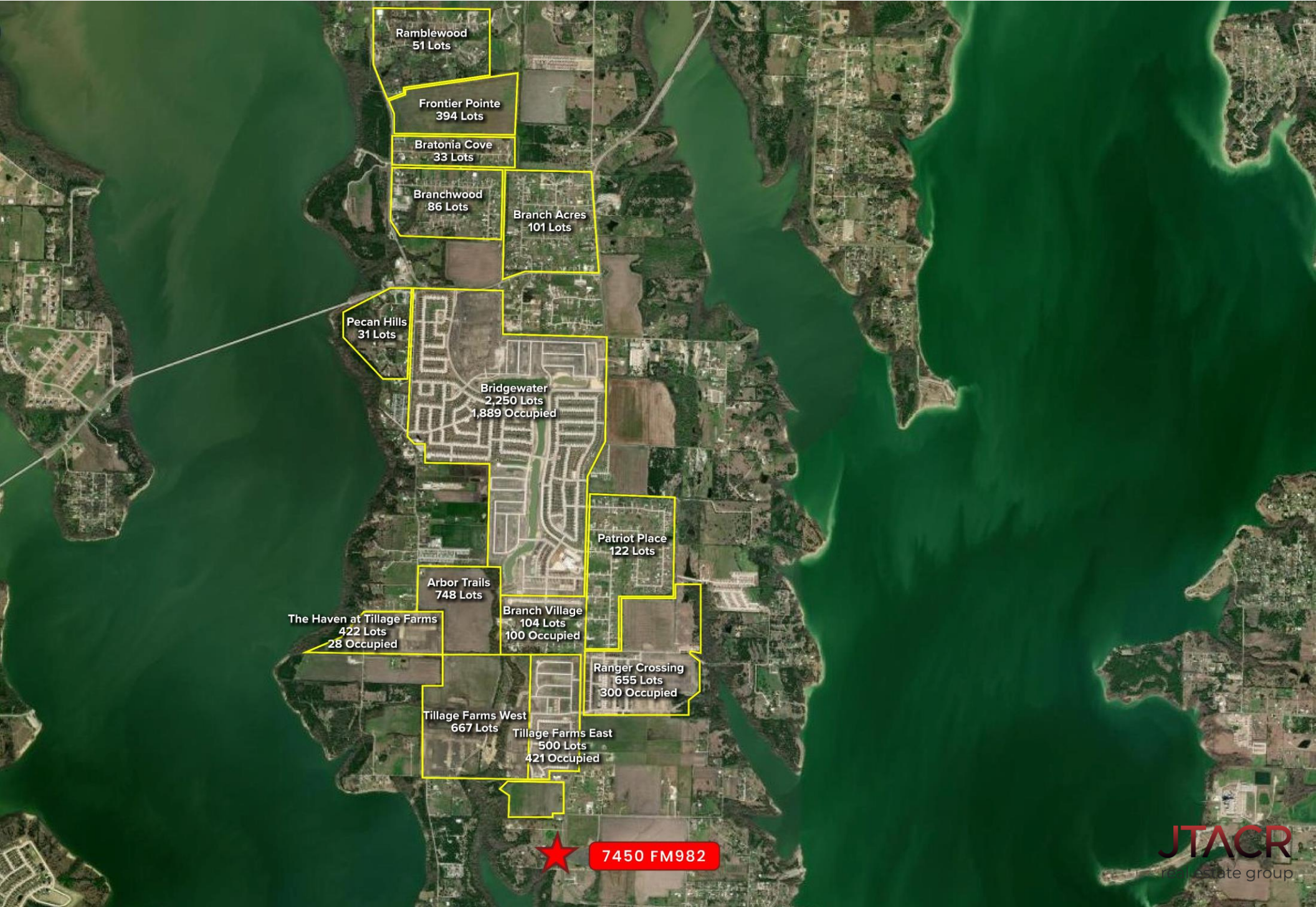
COLLIN COUNTY MUD #4

COLLIN COUNTY MUD #10



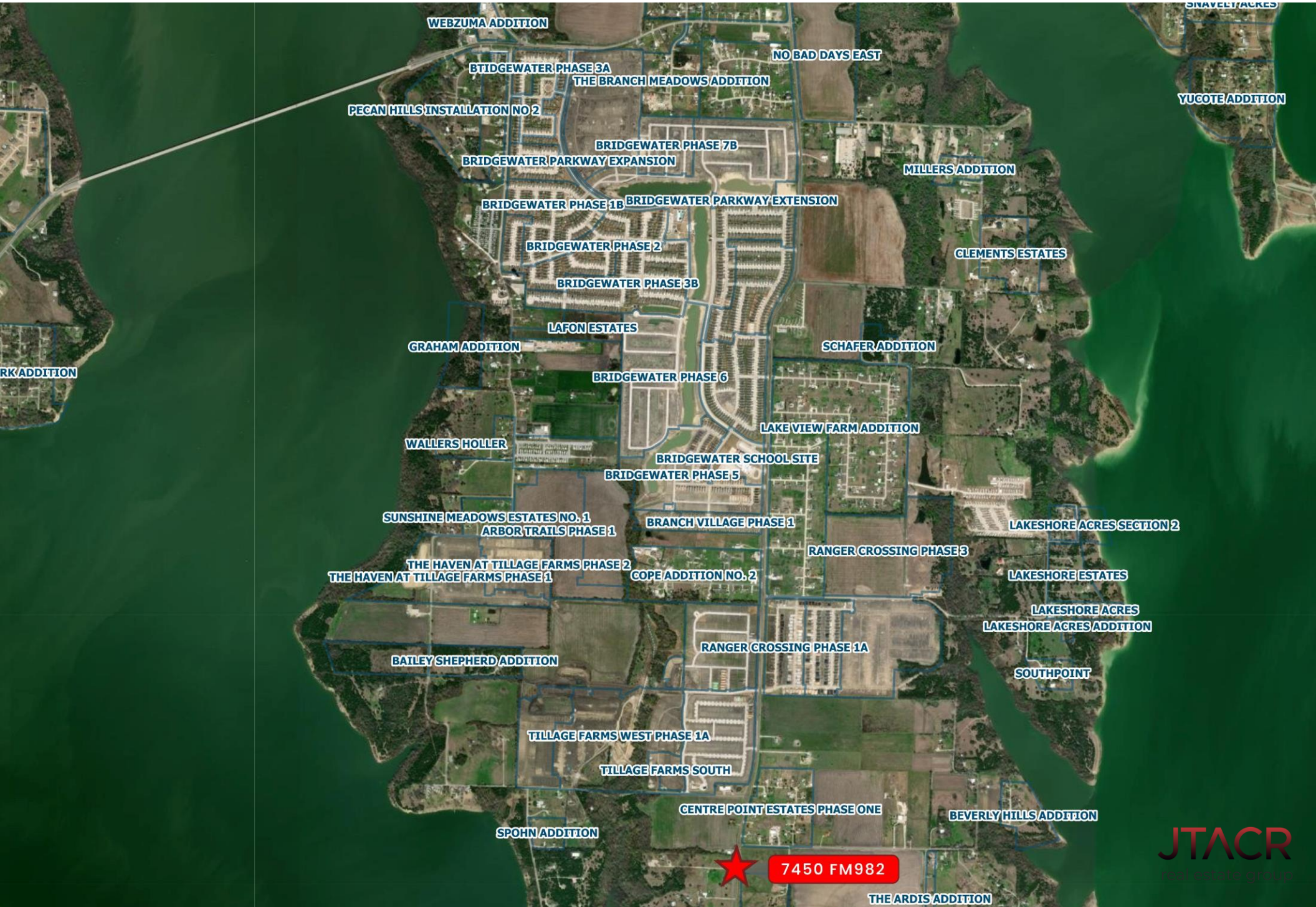
7450 FM982

# SURROUNDING RESIDENTIAL DEVELOPMENTS



★ 7450 FM982

# SURROUNDING RESIDENTIAL DEVELOPMENTS



# INCOMING ECONOMIC DEVELOPMENTS – US 380 EXPANSION

## US 380 and County Roads Updates

US Highway 380 is a TxDOT-owned and operated roadway in Collin County, Texas. It is a vital corridor that traverses through diverse landscapes and communities. The highway cuts through suburban neighborhoods, rolling farmland, and burgeoning commercial districts. It is a lifeline for commuters traveling between growing cities like Princeton, McKinney, Prosper, and Frisco, linking them to major regional arteries and interstate highways. Along its path, US 380 showcases the rapid development and urbanization characteristic of North Texas, with new residential developments and shopping centers dotting its route. US 380 remains integral to the region's infrastructure, reflecting Collin County and Princeton's dynamic growth and economic vitality.

The roadway currently has two lanes in the City of Princeton but will undergo expansion in the next few years. As the third-fastest growing city in the United States, we recognize that the current state of the road and its future expansion impacts our residents and other stakeholders. As such, we've developed this page as a resource regarding the state of the roadway today and future reconstruction. We've also added a section for Collin County-owned and operated roadways, as we recognize the importance of these roadways in the day-to-day lives of our stakeholders.

## US 380 Princeton Public Hearing – FM 1827 to CR 560

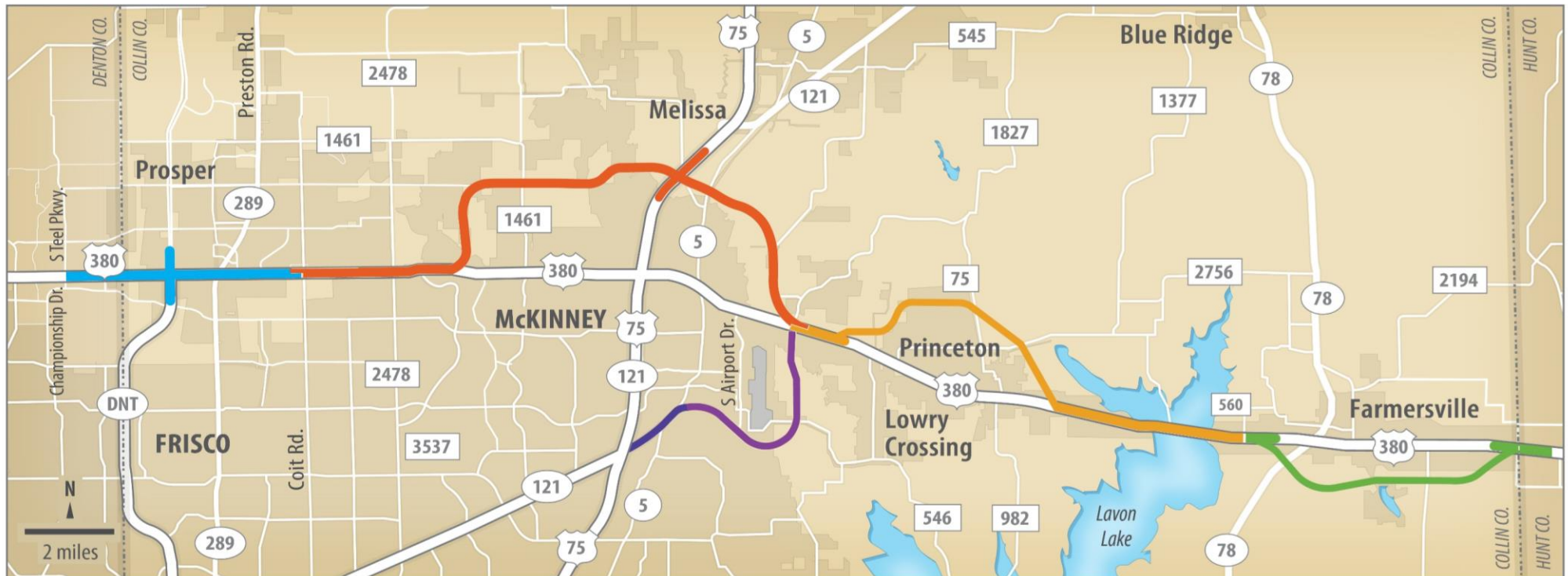
TxDOT is planning to build US 380 in a new area from FM 1827 to CR 560 in McKinney, Princeton, and Farmersville in Collin County, Texas. This notice informs the public that a draft environmental assessment (EA) is up for public review and that TxDOT will be holding an online virtual public hearing for the proposed project with an option for in-person attendance.

The virtual hearing will not be live, but will be a pre-recorded video with both audio and visual components. The presentation will be available online by Thursday, Sept. 12, 2024, at 5 p.m. and will be online for at least 15 days.

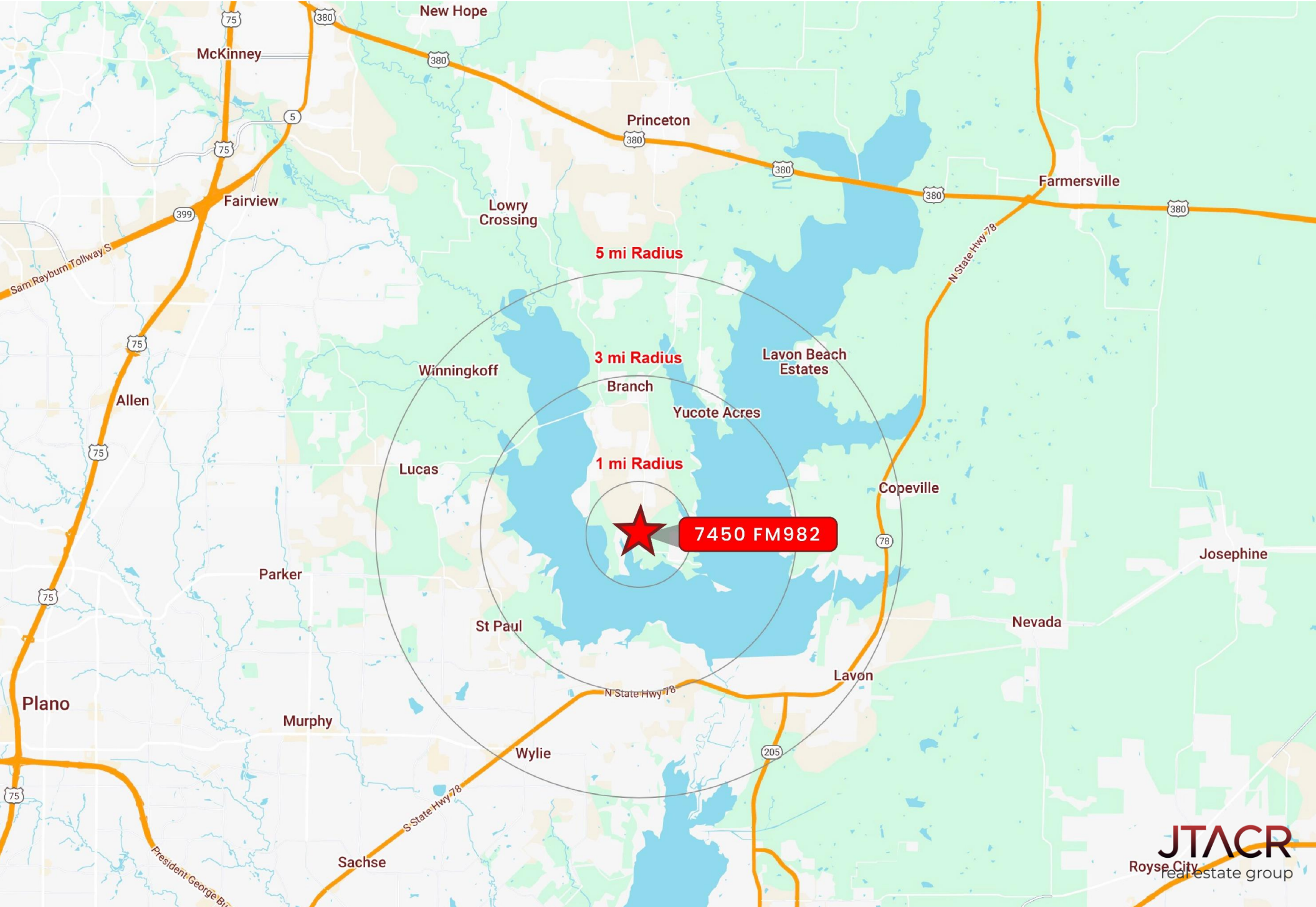
TxDOT is offering an in-person option for those who prefer it over online participation. This option will be available on Thursday, Sept. 12, 2024 at Princeton High School Cafeteria. The open house will be from 5 p.m. to 7 p.m. with a live speech at 6 p.m. Attendees can review hard copies of project materials, ask questions, and leave comments. The same information will be provided at both the in-person and virtual hearings.

The US 380 proposed project involves constructing a new 8 to 10-lane freeway with frontage roads and shared-use paths, as well as widening the existing US 380 roadway in the city of Princeton.

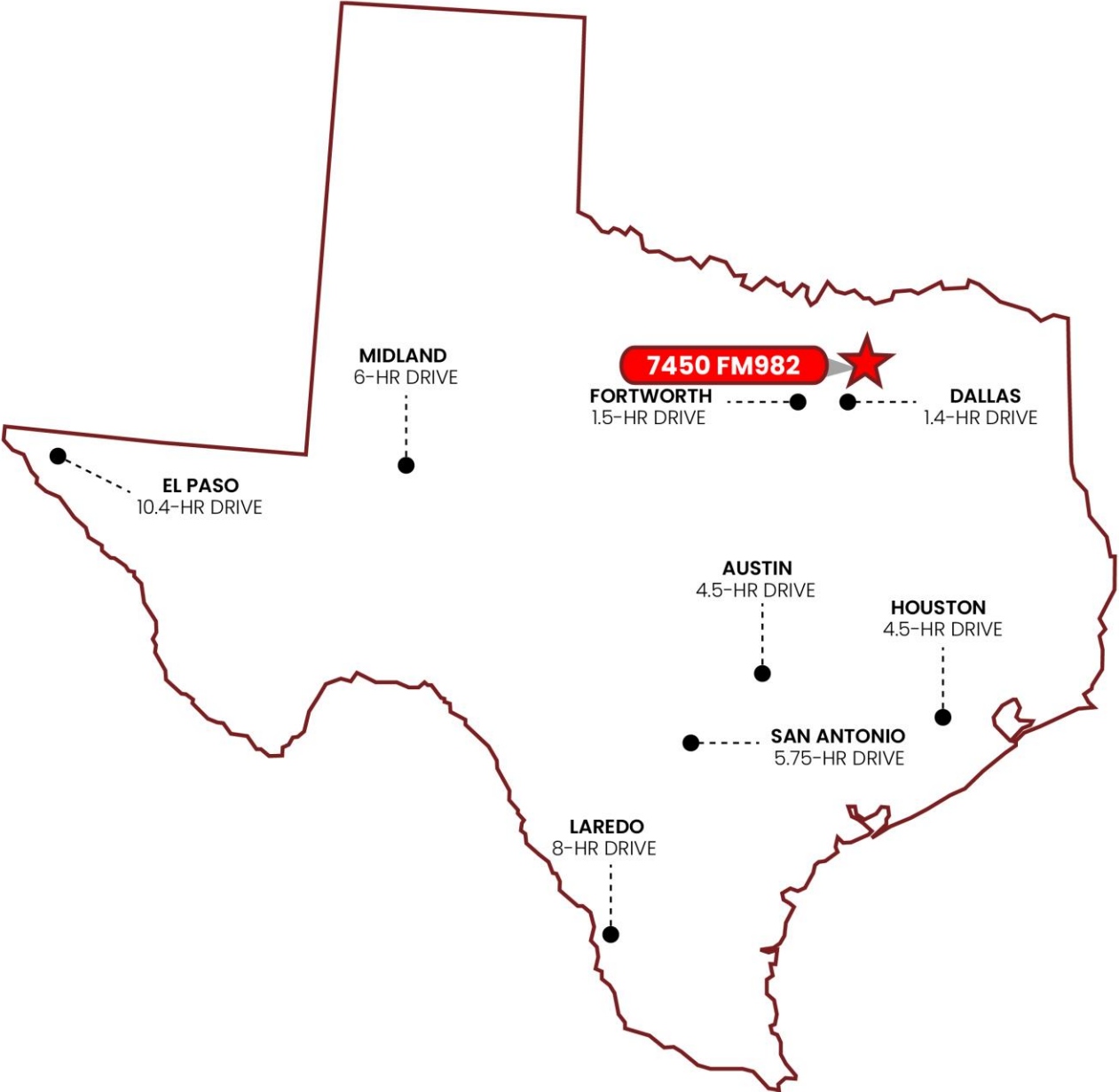
To watch the virtual public hearing, visit [www.keepitmovingdallas.com/US380Princeton](http://www.keepitmovingdallas.com/US380Princeton) at the specified date and time. If you don't have internet access, you can call 214-320-4469 between 8 a.m. and 5 p.m., Monday through Friday, to ask questions and access project materials.



# LOCATION MAP

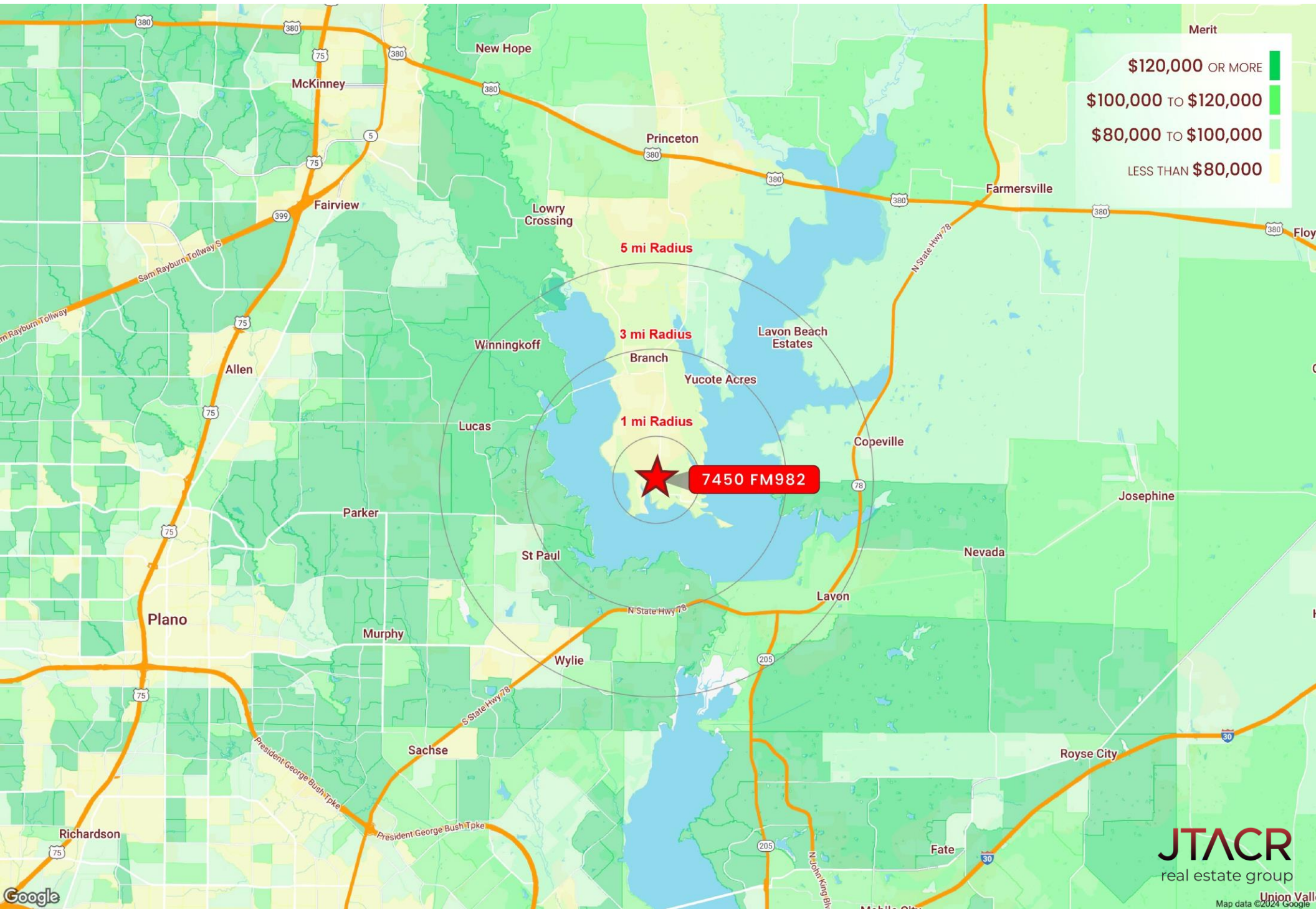


# TEXAS DRIVE MAP





# MEDIAN HOUSEHOLD INCOME





# PROPERTY DESCRIPTION

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Property details

Parcel view

Location map

# PROPERTY DETAILS

<b>Street Address</b>	7450 FM 982
<b>City, State</b>	Princeton TX 75407
<b>County</b>	COLLIN
<b>MSA</b>	DALLAS-FORT WORTH
<b>Proposed Use</b>	COMMERCIAL, RV, SF
<b>Jurisdiction</b>	COUNTY
<b>Total Proposed Sites</b>	96
<b>Total Acreage</b>	11.19 ACRES
<b>Parcel Number(s)</b>	1195414
<b>Opportunity Zone</b>	NO
<b>Flood Zone</b>	NO
<b>Additional Structure</b>	YES

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# UTILITY DETAILS

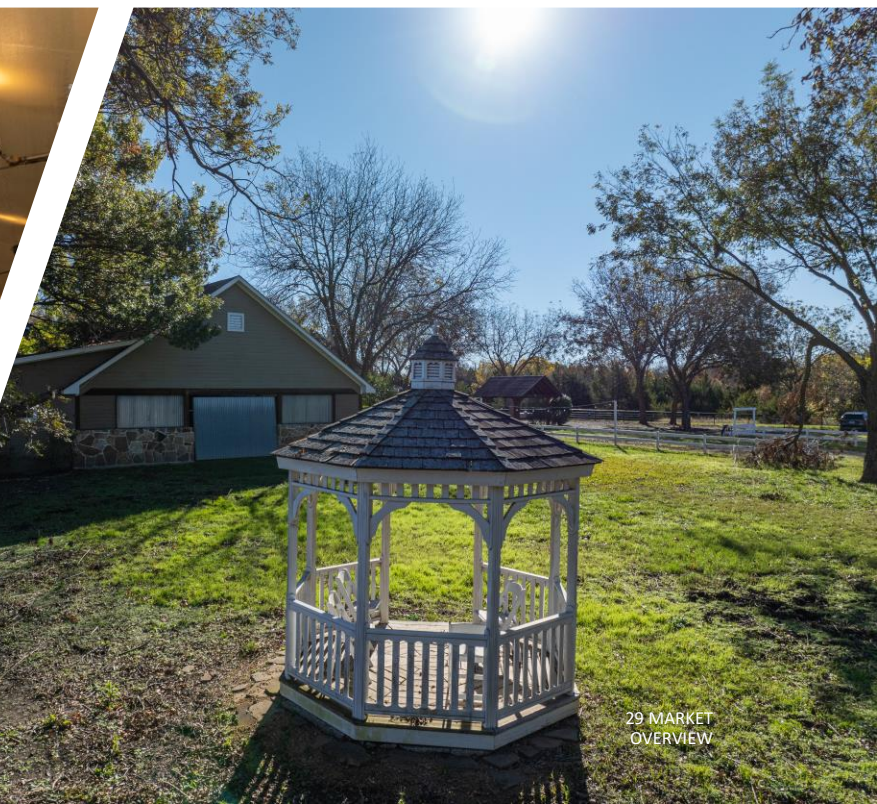
PROVIDER	
SEWER	OSSF
WATER	PUBLIC ON SITE
ELECTRIC	PUBLIC ON SITE



## STRUCTURE DETAILS

	PROVIDER
TWO STORY FRAME BARN	APPROX 6,000 SF
SINGLE FAMILY HOME	APPROX 2,500 SF
ONE STORY FRAME BARN	APPROX 1,440 SF





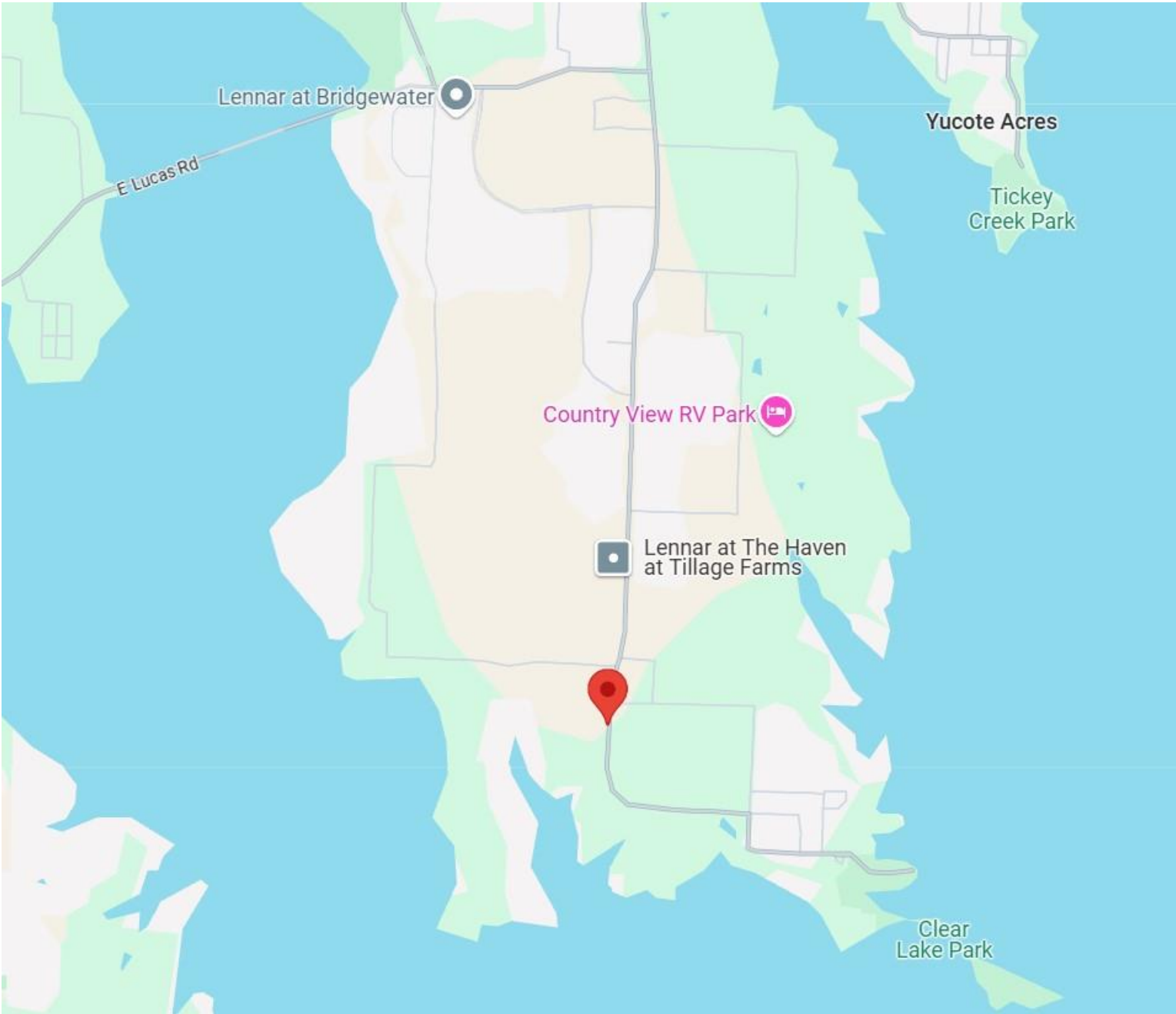
# LAND MARKET

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Local Map

Land Sale Comparables

# LOCAL MAP - PRINCETON

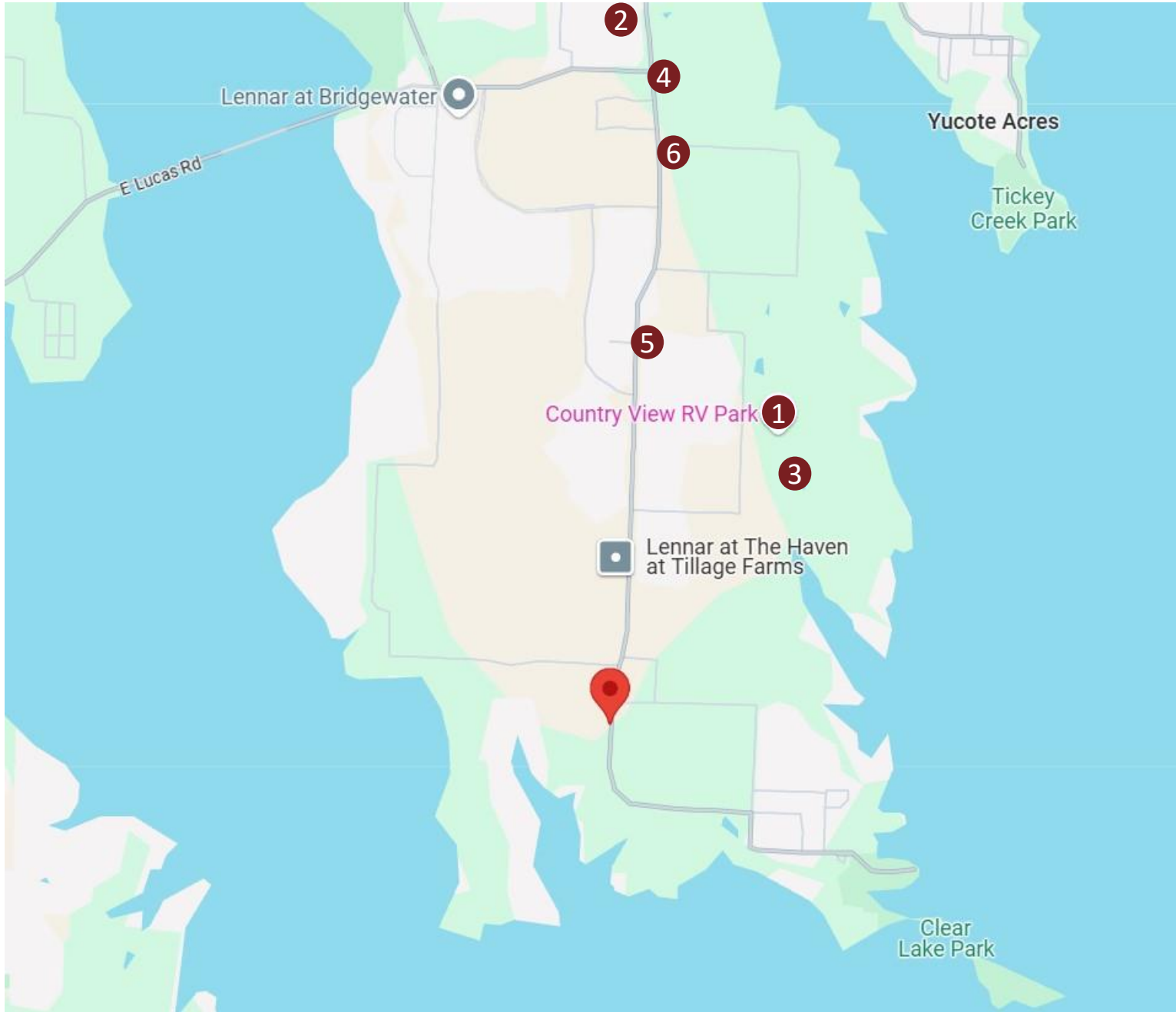


## LAND SALE COMPARABLES

	ADDRESS	CITY/STATE	ACRES	PRICE PER ACRE	INSIDE CITY
	<b>7450 FM982</b>	<b>Princeton</b>	<b>11.19</b>	<b>\$227,882</b>	<b>NO</b>
①	726 Countryview Trail	Princeton	38	\$179,000	NO
②	TBD S 2nd Street	Princeton	11.87	\$176,000	NO
③	11209 County Road 439	Princeton	18.18	\$96,000	NO
④	5251 FM982	Princeton	22	\$392,000	NO
⑤	4703 Fm 982 Unit# Lot 1	Princeton	4	\$297,500	NO
⑥	5551 Fm 982	Princeton	3	\$283,000	NO



# LAND SALE COMPARABLES



## OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

## ASKING PRICE & TERMS

\$2,550,000

## SOURCES

--<https://princetontx.gov/546/US-380-and-County-Roads-Updates>  
--<https://princetonedc.com/find-your-space/housing-developments>

# PRINCETON

## Land Opportunity

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