



**Assisted Living Facility
(Sold Separately)**

BOIS D ARC AVE

4.7± AC Site

E PRINCETON DR

380

CALDWELL ST

TALLANT ST

BID DEADLINE DECEMBER 12

4.7± AC Development Land

Located in Princeton's High-Demand Development Zone

900 E. Princeton Drive, Princeton, TX

Can be Sold with Adjacent 111,560± SF Healthcare Facilities

HIGHLIGHTS



- 800± FT of frontage on Princeton Dr.
- Adjacent to Princeton High School, Lovelady High School, Clark Middle School & Canup Early Childhood Center
- Directly across from new multifamily developments: Southgate Apartments, Cypress Creek at Hazelwood Street & Hazelwood Apartments

DETAILS

This 4.7± acre development parcel boasts 800± feet of frontage along Princeton Drive and 350± feet on Bois D Arc Avenue. Surrounded by key developments, including residential communities, schools and commercial projects, this land is primed for immediate growth opportunities.

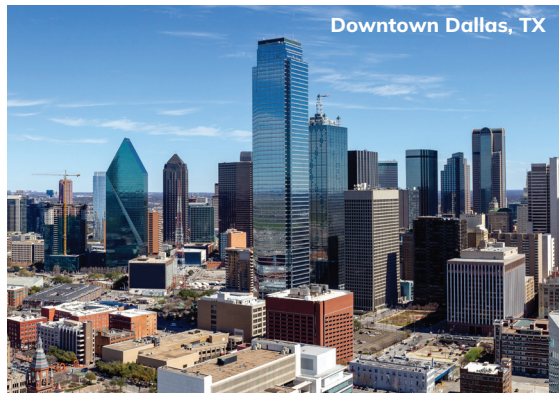
Its proximity to Clark Middle School, Lovelady High School (Grade 9) and Princeton High School (Grades 10-12) ensures a steady flow of traffic and visibility, making it an ideal location for retail, service or community-based businesses.

With Princeton's residential boom driving economic expansion, this land is positioned to benefit from the city's infrastructure investments aimed at supporting retail, industry, and services. Its location and growing demand make it well-suited for commercial or mixed-use development.

	Parcel Size	4.7± AC
	Zoning	C-2



Downtown Dallas, TX



Downtown Dallas, TX



Downtown Dallas, TX



Distance to Cities	
McKinney	10.6 Miles
Plano	21.5 Miles
Dallas	41.9 Miles
Fort Worth	66.0 Miles

900 E. Princeton Drive, Princeton, TX

LOCAL INFORMATION

Princeton, located within the Dallas-Fort Worth metroplex, is a rapidly growing community offering a blend of suburban and semi-rural living. Just 45 miles northeast of Dallas and eight miles east of McKinney, the city's growth is largely fueled by an influx of residential developments. Numerous housing projects are reshaping the area, providing new options for families and individuals seeking a balance of small-town charm and proximity to urban centers.

Princeton retains a community-oriented atmosphere, appealing to those looking for a quieter lifestyle, while still offering easy access to McKinney, Plano and Dallas for shopping, dining and entertainment.

AREA DEMOGRAPHICS

	YEARS	3-MILE	5-MILE	10-MILE
Pop.	2024	29,349	39,427	194,674
Pop. Growth	2024-29	7.90%	7.70%	4.40%
Average HHI	2024	\$114,446	\$115,972	\$138,739

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Real Estate Sales (HRE) website at www.HilcoRealEstateSales.com.

ON-SITE INSPECTIONS

November 13, 20 & December 4
By Appointment Only

BID DEADLINE

December 12 by 5:00 p.m. (CT)

BID SUBMISSION

All bids should be made on the approved Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Michael Kneifel at mkneifel@hilcoglobal.com or Jordan Schack at jschack@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, bidders will need to register at HRE's website.

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