



**BOIS D'ARC  
PROFESSIONAL PARK**



**±30 ACRES**

# INDUSTRIAL LAND FOR SALE

8830 COUNTY ROAD 1219  
PRINCETON, TX 75407



# PROPERTY DETAILS

8830 COUNTY ROAD 1219  
PRINCETON, TX 75407



ECONOMIC  
DEVELOPMENT  
CORPORATION



## TOTAL LAND SIZE

± 30.0 ACRES



## INCENTIVES

EDC INCENTIVES MAY BE  
AVAILABLE FOR YOUR COMPANY



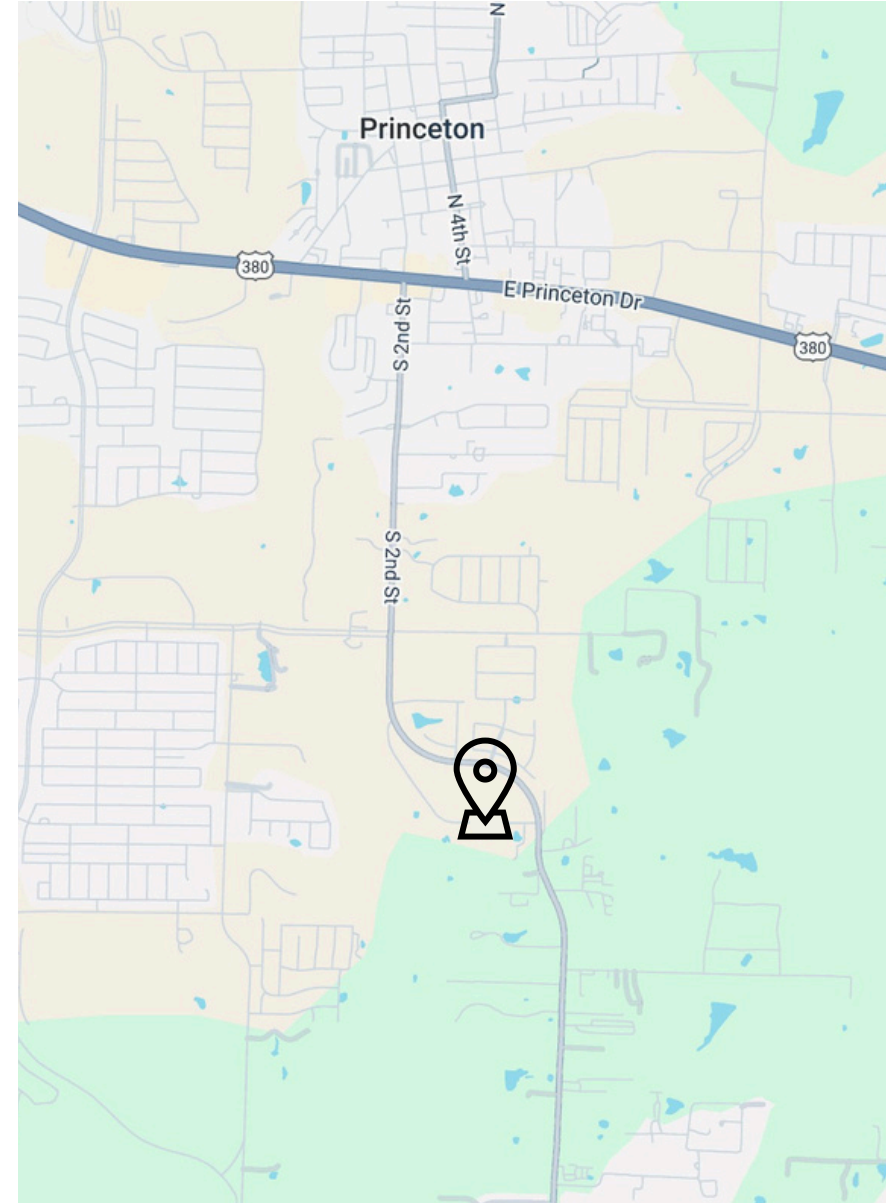
## PROXIMITY

PROPERTY IS LOCATED IN THE COUNTY,  
IN PROCESS OF ANNEXATION TO PRINCETON.  
CULLEOKA WATER DISTRICT. SEWER NEARBY,  
NOT DIRECTLY TO SITE.



## PRICING

CONTACT BROKERS



# ABOUT PRINCETON EDC

8830 COUNTY ROAD 1219  
PRINCETON, TX 75407



ECONOMIC  
DEVELOPMENT  
CORPORATION



## WHY RELOCATE?

TO ASSIST IN RELOCATION EFFORTS, THE EDC PROVIDES ONE-ON-ONE RELOCATION ASSISTANCE BY AIDING PROSPECTIVE BUSINESSES WITH SITE SELECTION AND RELATED LOCATION REQUESTS. OUR TEAM WORKS TO LOCATE THE MOST APPROPRIATE SITE FOR YOUR BUSINESS WITHIN OUR COMMUNITY AND BUILDS RELATIONSHIPS WITH LOCAL PROPERTY OWNERS AND INTERESTED DEVELOPERS, COORDINATING INTRODUCTIONS AND MEETINGS WITH KEY PARTIES AND FACILITATING SUCCESSFUL NEGOTIATIONS.



## INCENTIVES

TO STIMULATE AND ENCOURAGE PURPOSEFUL ECONOMIC GROWTH THROUGH NEW BUSINESS DEVELOPMENT, RELOCATION ASSISTANCE, AND EXPANSIONS OF EXISTING LOCAL BUSINESSES, PRINCETON EDC OFFERS A NUMBER OF INCENTIVES FOR BUSINESSES ON A CASE-TO-CASE BASIS. OUR TEAM ALSO WORKS WITH PROPERTY OWNERS AND DEVELOPERS IN MARKETING BUILDINGS, "GREENFIELD" SITES, AND IDENTIFYING LOCATIONS FOR FUTURE EXPANSIONS, UTILIZING AMPLE SPACE TO ACHIEVE MAXIMUM VIABILITY.



## RAPID GROWTH

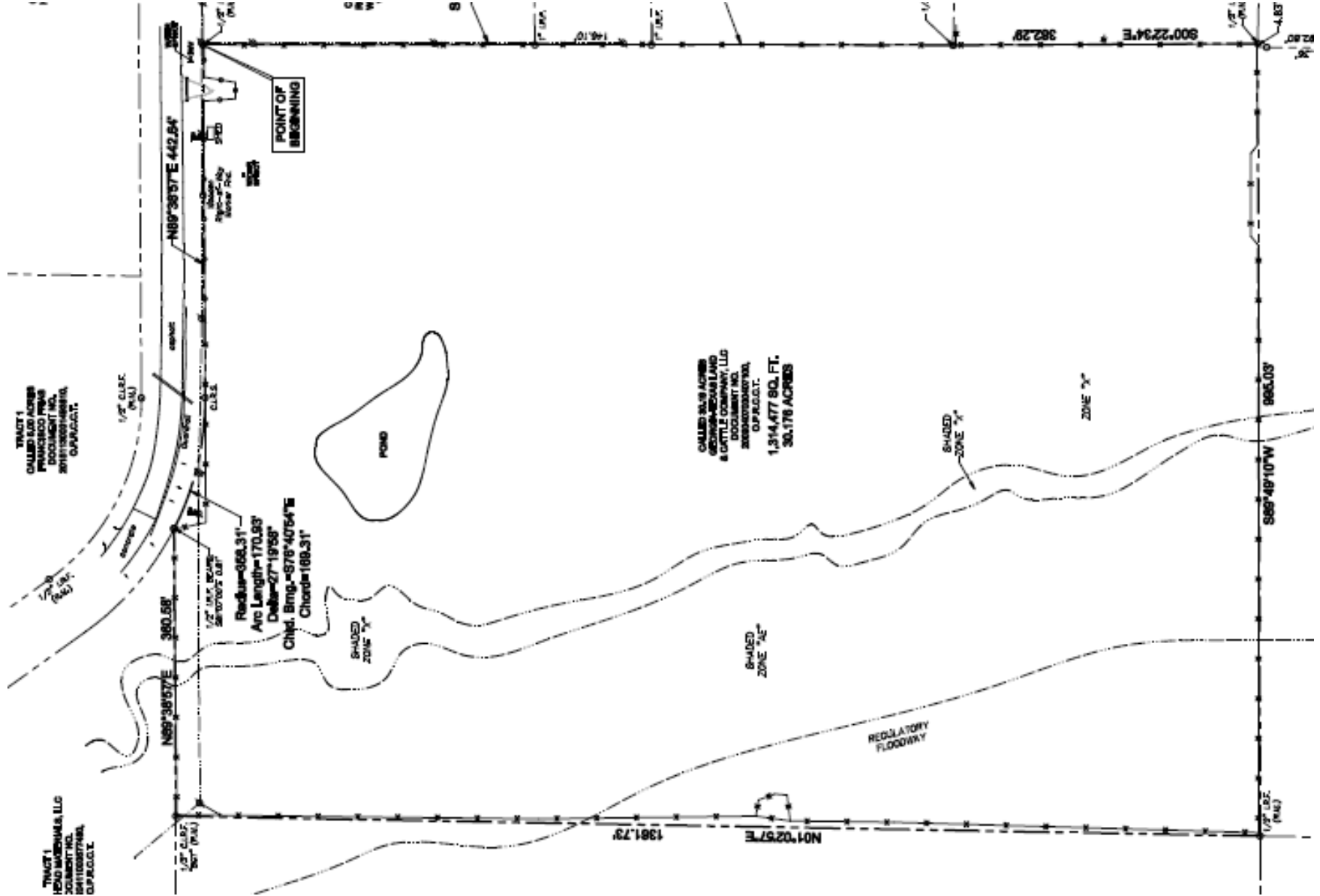
PRINCETON IS ONE OF THE MOST RAPIDLY GROWING CITIES IN COLLIN COUNTY, TEXAS. THE CITY HAS EXPERIENCED A CONSISTENT GROWTH RATE OF APPROXIMATELY 15% OVER THE PAST 3 TO 4 YEARS, AND THIS GROWTH TREND IS EXPECTED TO CONTINUE. DUE TO RAPID GROWTH WITH NEW RESIDENTS AND PROPERTIES, PRINCETON'S TAX REVENUE IS INCREASING AND PREDICTED TO CONTINUE THIS TREND. PRINCETON HAS RECEIVED ONE OF THE HIGHEST BOND RATINGS FROM S&P, RANKING THE CITY AT A VERY STRONG CAPACITY TO MEET ITS FINANCIAL COMMITMENTS.

# MAP SURVEY

8830 COUNTY ROAD 1219  
PRINCETON, TX 75407



ECONOMIC  
DEVELOPMENT  
CORPORATION

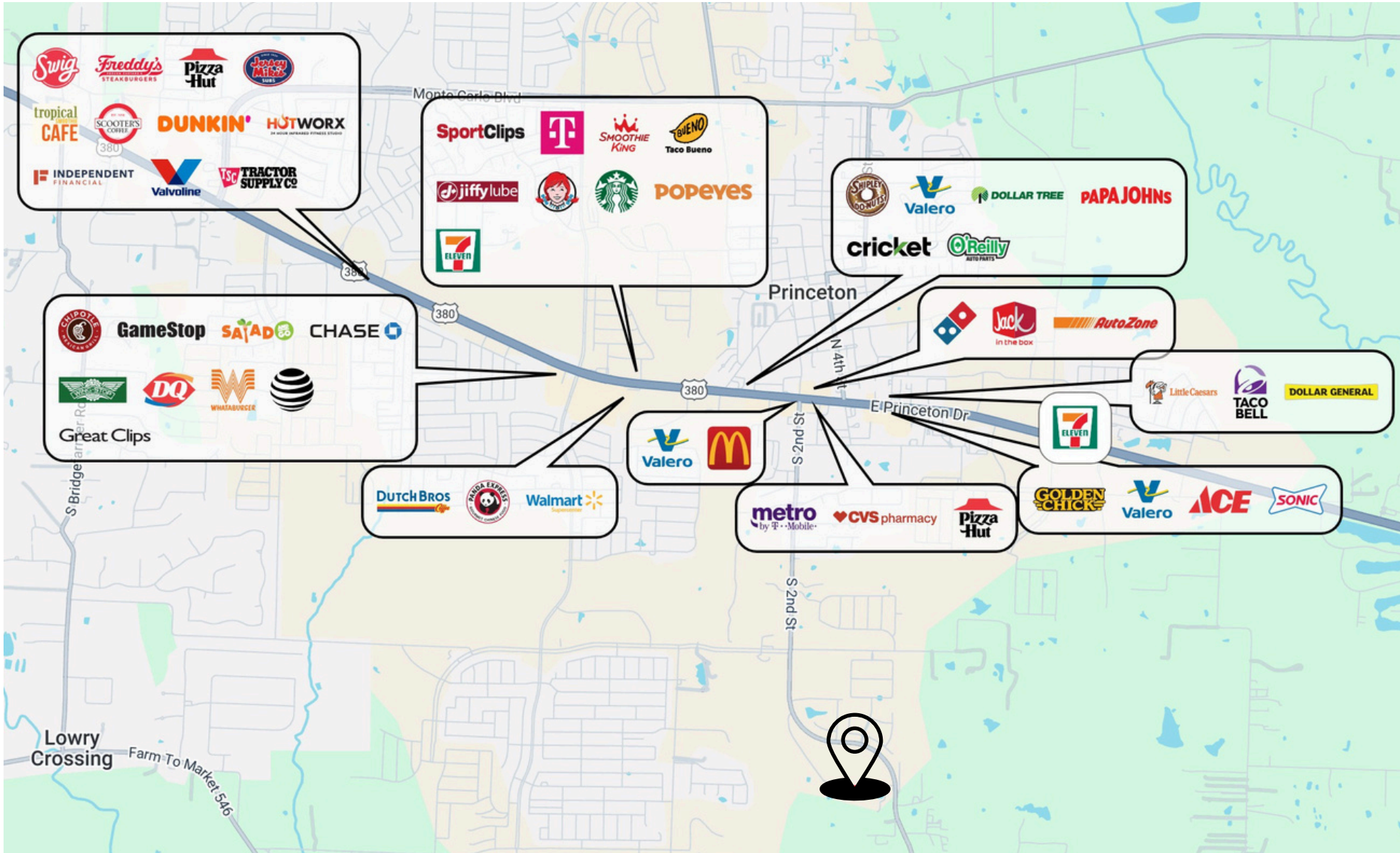


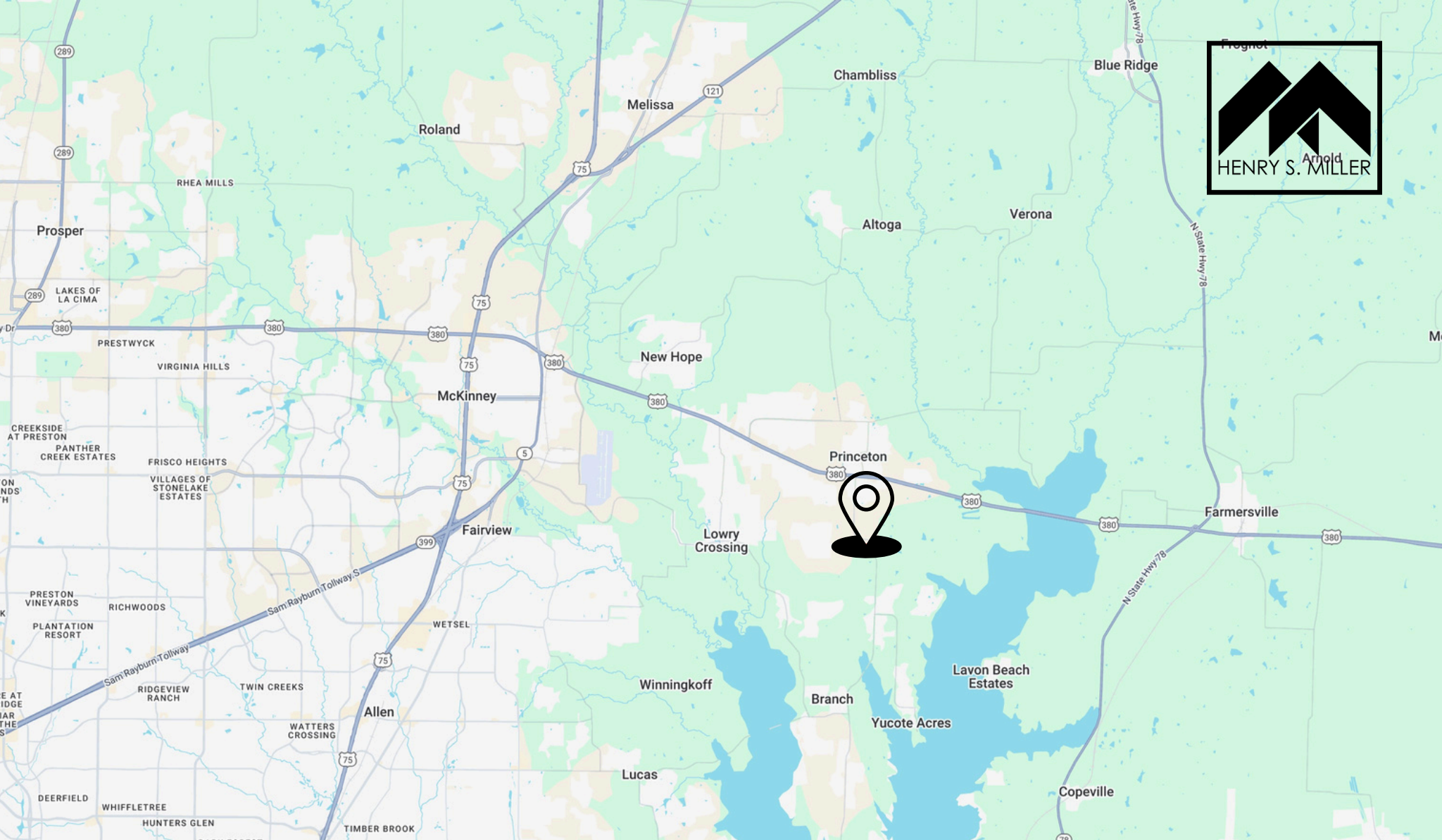
# NEARBY TENANTS

8830 COUNTY ROAD 1219  
PRINCETON, TX 75407



ECONOMIC  
DEVELOPMENT  
CORPORATION





# CONTACT OUR TEAM

**DAN SPIKA, SIOR**  
EXECUTIVE VICE PRESIDENT  
(972) 386-1478 Direct  
(972) 741-2541 Mobile  
[danspika@henrysmiller.com](mailto:danspika@henrysmiller.com)

**SCOTT AXELROD**  
SENIOR VICE PRESIDENT  
(972) 419-4034 Direct  
(214) 674-9814 Mobile  
[saxelrod@henrysmiller.com](mailto:saxelrod@henrysmiller.com)

**HENRY S. MILLER BROKERAGE, LLC**  
5151 Belt Line Road  
Suite 900  
Dallas, Texas 75254  
[www.henrysmiller.com](http://www.henrysmiller.com)

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Henry S. Miller Brokerage LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>591891</b> License No.	<b>sdonosky@henrysmiller.com</b> Email	<b>972-419-4000</b> Phone
<b>David Stephen Donosky</b> Designated Broker of Firm	<b>591892</b> License No.	<b>sdonosky@henrysmiller.com</b> Email	<b>972-419-4000</b> Phone
<b>Daniel S. Spika</b> Licensed Supervisor of Sales Agent/ Associate	<b>341105</b> License No.	<b>dspika@henrysmiller.com</b> Email	<b>972-419-4000</b> Phone
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
<b>Buyer/Tenant/Seller/Landlord Initials</b>			
		<b>Date</b>	