



## PROPERTY SUMMARY

**PROPERTY:** Fuzzy Ranch – 4 Acre Ground Lease

**LOCATION:** 4196 FM 75  
Princeton, TX 75407

**ZONING:** Princeton ETJ – No zoning regulations

**LAND USE:** Commercial: Retail/Office/ Storage/Industrial and many more....

**SIZE:** 4 acres

**FRONTAGE/ ACCESS:** 430 ft. of Frontage on FM 75

**UTILITIES:** Electric on site – GCEC – Grayson Collin Electric Coop  
Sewer on FM 75 – City of Princeton  
Water on FM 75 – Altoga WSC – Water Supply Corporation

**Collin CAD PARCEL:** 2122132

**SCHOOL DISTRICT:** McKinney ISD  
Elementary: Webb  
Intermediate: Scott Morgan Johnson  
High School: McKinney North

**LEASE PRICE:** \$4,400/month + NNN (Proportion of Property Taxes, Insurance and Property Maintenance) with 4% annual increase

**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. Property is across from the East Ridge Development where 2400 homes are being developed. Plans are underway for developing another 450 homes 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 longneck road and 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. **Tenant is responsible to pay all expenses associated with the 4 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.**

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