



MARKETPLACE
AT MONTICELLO

Neighborhood-Serving Retail Center

Princeton, TX



FOR LEASE
DIRECT BY OWNER

★ COPE EQUITIES

★ COPE REALTY

OVERVIEW

Marketplace at Monticello is **12,600 SF retail strip center** located in the Shoppes at Monticello in Princeton, TX. **McDonald's** and **Hit the Road Gas Station & Convenience Store** are located in the same strip.

📍 **Location:** FM-75 (Longneck) & Monticello Drive

🏠 **Available Spaces:** 1,200 - 6,000 SF

📋 **Zoning:** Retail / Commercial

🚗 **Parking:** Ample Surface Parking

📅 **Delivery:** Shell - Estimated Q2 (April 1) 2026

TARGETED USES (NON-EXCLUSIVE)

- Fast Casual / QSR
- Coffee / Café
- Medical / Dental
- Salon / Personal Services
- Boutique Fitness
- Neighborhood Retail
- Professional Services

Tenant mix is being intentionally curated to protect co-tenancy and long-term sales performance.



Let's get on a quick call to discuss leasing!

CHAD CRUS - (469) 929-3978

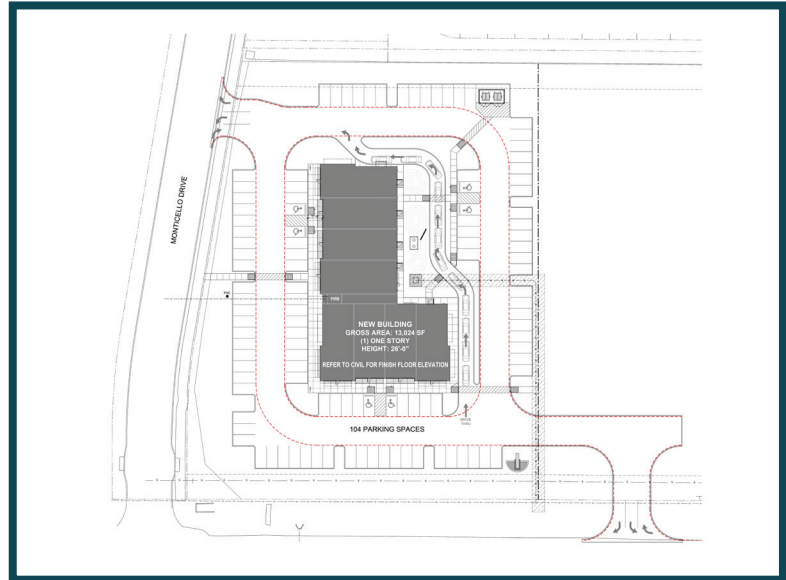


HIGHLIGHTS

- Surrounded by rapidly expanding residential rooftops
- Limited nearby neighborhood-scale retail
- Strong commuter and local traffic counts (7,487 VPD)
- Positioned to capture daily service and food demand
- Designed for repeat, convenience-driven visits



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TRADE AREA METRICS

