



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	➤ Boutique Fitness
➤ Coffee / Café	➤ Neighborhood Retail
➤ Medical / Dental	➤ Professional Services
➤ Salon / Personal 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!

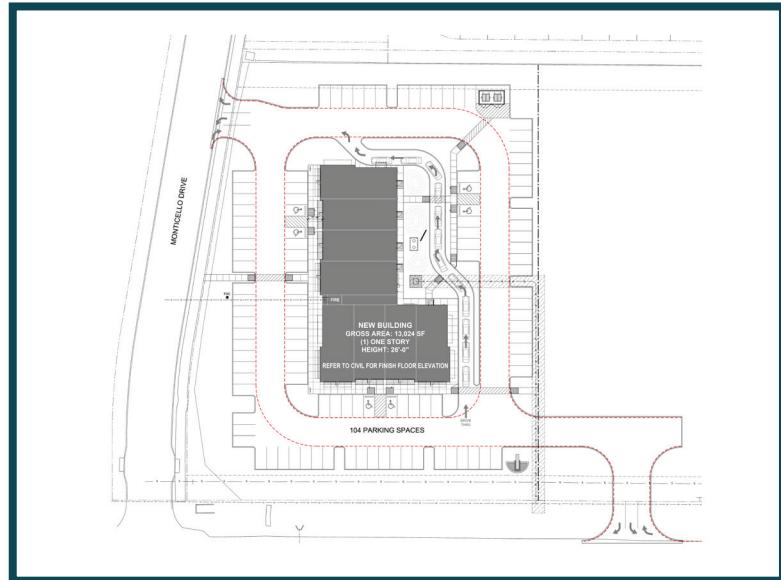
CHAD CRUS - (469) 929-3978

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

Neighborhood-Serving Retail Center

Princeton, TX



TRADE AREA METRICS



TRAFFIC COUNT: 7,487 VPD



AVG. HOUSEHOLD INCOME

MARKETPLACE AT MONTICELLO