

COMMERCIAL DIVISION

Briggs  
Freeman

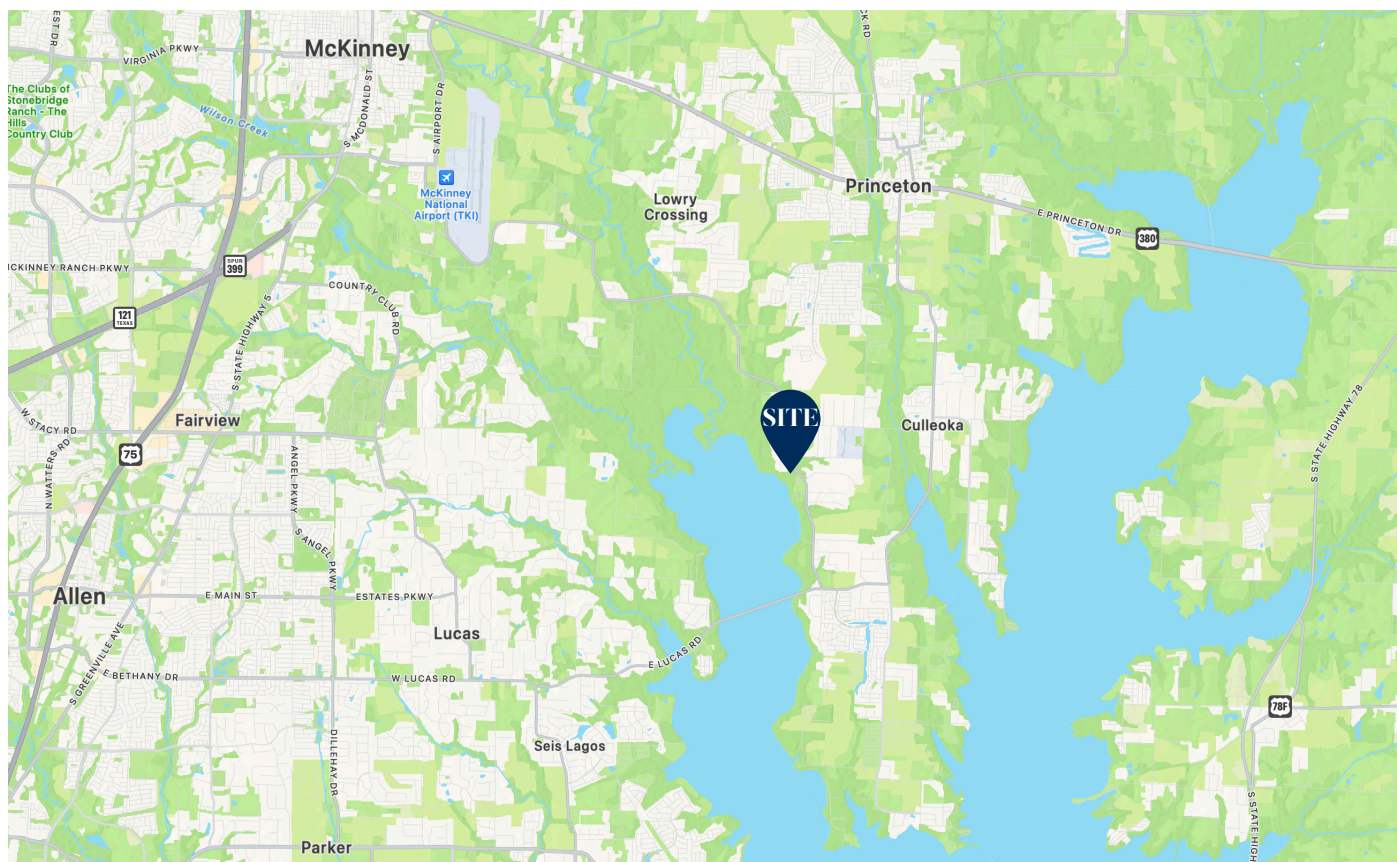
Sotheby's  
INTERNATIONAL REALTY

# RARE FLEX PROPERTY LOCATED IN AN EXPANDING MARKET

PRINCETON, TEXAS







**LOCATION**

5427 FM 546  
Princeton, Texas 75407

**AVAILABLE SPACE**

± 27,108 SF Building  
± 13 AC Lot

**ZONING**

F1 - Commercial

**TRAFFIC COUNTS**

FM 546: 6,030 VPD  
E Lucas Branch Rd: 11,701 VPD

**PRICE**

\$4,900,000

**BY THE NUMBERS**

**Median Household Income**

1-mile	3-miles	5-miles
\$80,400	\$100,000	\$107,000

**Population**

1-mile	3-miles	5-miles
4,961	31,400	69,100

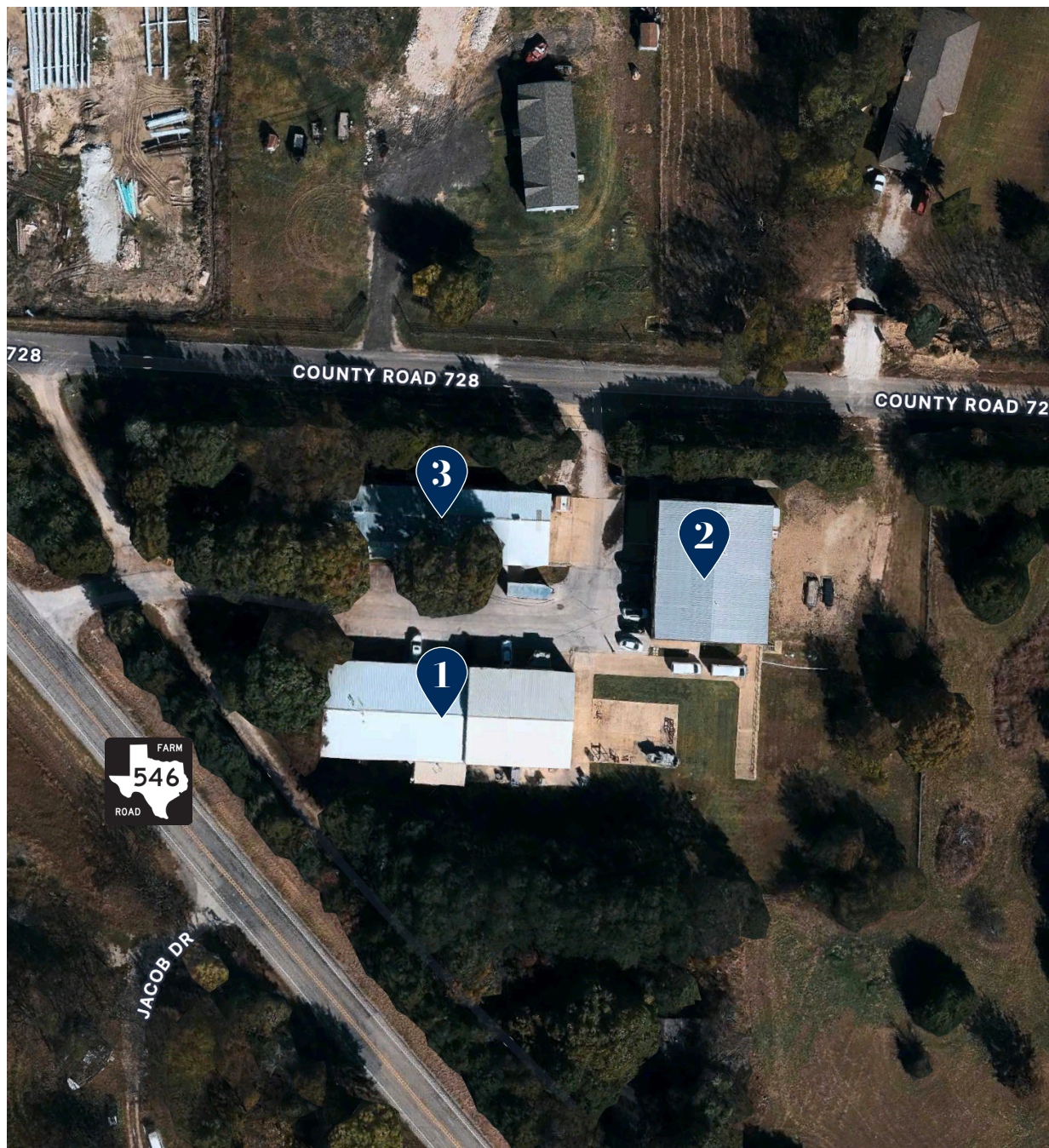
**Population Growth (since 2018)**

1-mile	3-miles	5-miles
+ 19%	+ 43%	+ 16%

**HIGHLIGHTS**

- Property consists of 3 flex buildings in a yard secured by a cyclone and barbed wire fence
- Permitted helipad with adjacent hangar / warehouse space
- Each building has its own 1,000 gallon above ground propane storage tank
- Opportunity to develop additional warehouses on surrounding land to create an industrial park
- This collection of warehouses includes space for manufacturing, showroom and offices
- Located in an emerging industrial submarket near Lake Lavon
- Property consists of multiple entry / exit points
- Buildings include recently updated HVAC systems
- Power delivered to the site is 220V 3-phase, with the main building having two 400 amp circuit breaker panels and one 225 amp circuit breaker panel





### BUILDING 1

- 30% office | 70% showroom / warehouse
- Showroom and warehouse spaces have easily accessible storage lofts
- Showroom space has 1 roll-up door and large sliding doors out to helipad
- Large walk-in electronic combination safe
- High caliber weapons testing room

### BUILDING 2

- 50% office | 50% warehouse
- Warehouse on lower level, office space on second level
- Warehouse space has  $\pm 14'$  clear height with 2 sliding doors
- Second-level office space has its own exterior entrance

### BUILDING 3

- 100% warehouse
- Entire building has a  $\pm 9.5'$  clear height
- 4 shop spaces divided by roll-up doors
- Storage loft in part of building
- Ventilated paint booth







# LISTING TEAM

---

## SCOTT BUMPAS

214.402.2007

[sbumpas@briggsfreeman.com](mailto:sbumpas@briggsfreeman.com)

## ELLEN HAYNES

214.923.3490

[ehaynes@briggsfreeman.com](mailto:ehaynes@briggsfreeman.com)

## REESE DAVIS

214.616.8330

[rdavis@briggsfreeman.com](mailto:rdavis@briggsfreeman.com)

*The information provided in this package has been prepared by Briggs Freeman Sotheby's International Realty for use by a limited number of parties and has been obtained from sources believed reliable. While we do not doubt its accuracy, we make no guarantees, warranties, or representation about this information. It is recommended to confirm independently for completeness and accuracy. All projections provided by Briggs Freeman Sotheby's International Realty are based upon assumptions relating to the general economy, competition, and other factors beyond our control and therefore subject to variation.*



