

PRINCETON RETAIL CENTER - EAST END CAP - FRONTING HWY 380

1530 W PRINCETON DRIVE PRINCETON, TX 75407



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PROPERTY OVERVIEW

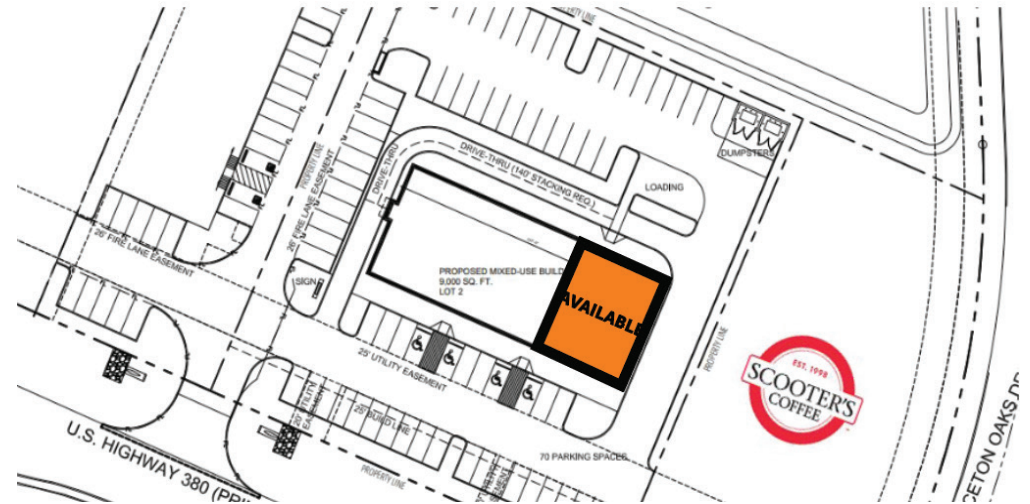
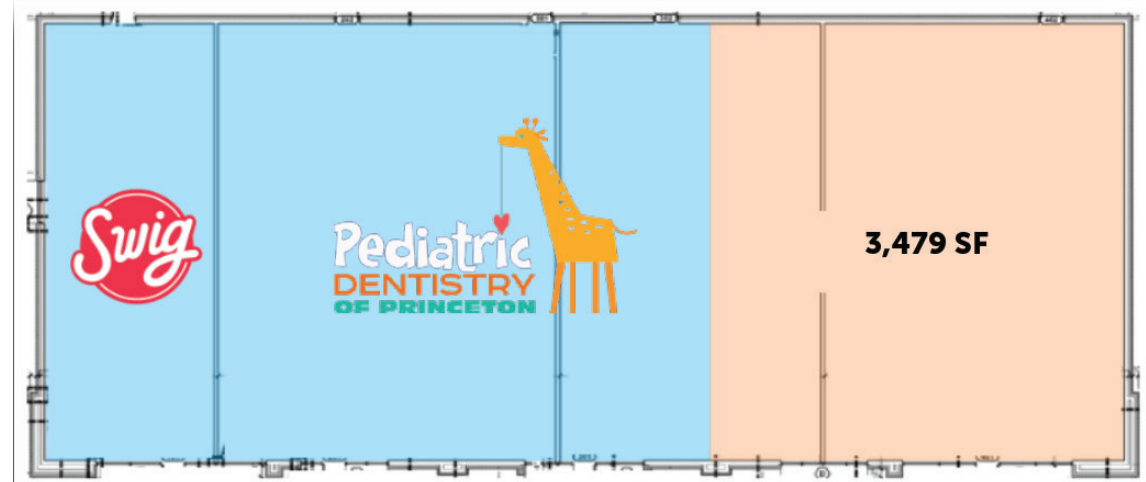
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PRINCETON, TX 75407**

PROPERTY DETAILS

| | |
|------------|-------------------------|
| Lease Rate | Call For Pricing |
| NNN | Est. \$9.00/SF |
| Total | 8,879 SF |
| Available | 3,479 SF (East End Cap) |

2023 DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| Population | 10,041 | 21,803 | 33,992 |
| Households | 3,522 | 7,680 | 11,674 |
| Avg. Household Income | \$99,218 | \$94,424 | \$90,215 |



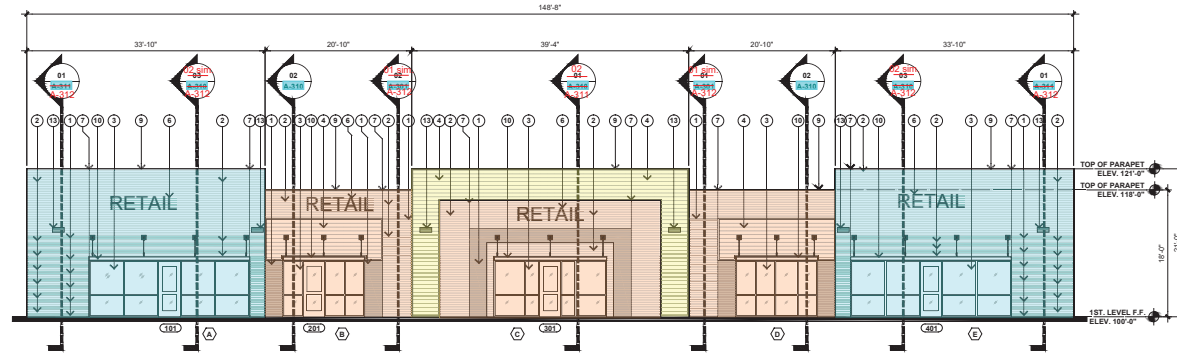
OFFICE SPACE FOR LEASE
Co-Tenants: Dental, Allergist
Parking Count: 49
Completion Date: Q2 2024
Canyon Falls Office Suites

DELIVERY CONDITION:
Warm gray shell to include RTU set
Electric panel set
Slab poured
5' leave-out
Utilities stubbed

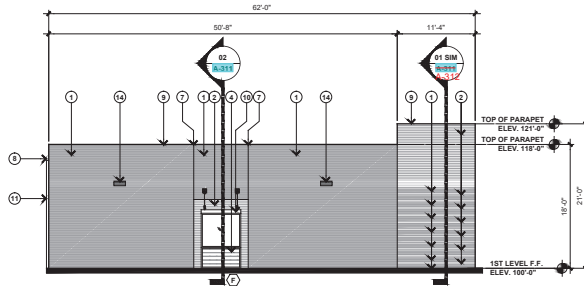
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SITE ELEVATIONS

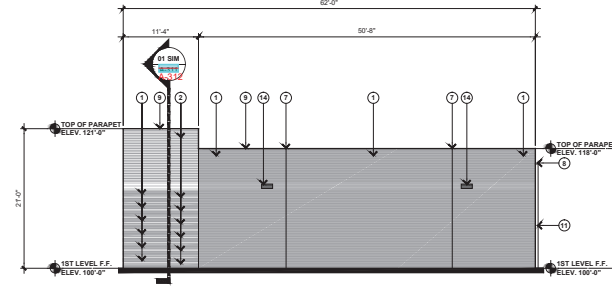
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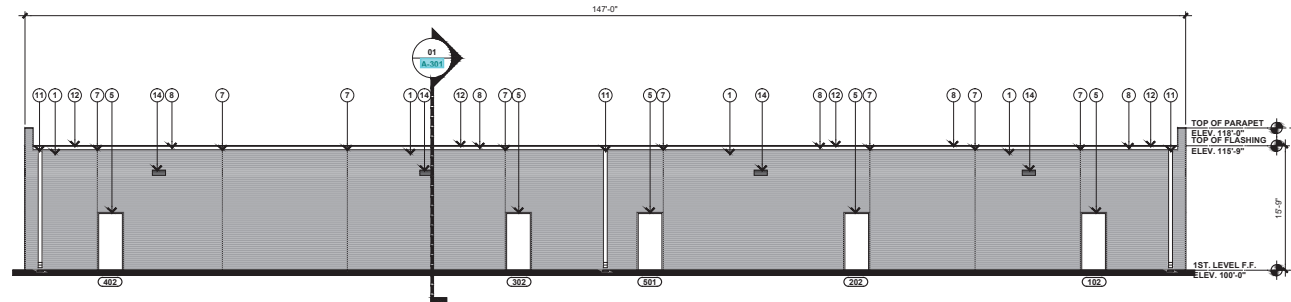
04 SOUTH ELEVATION
SCALE: 1/8"=1'-0" 01/A/101



02 WEST ELEVATION
SCALE: 1/8"=1'-0" 01/A/101



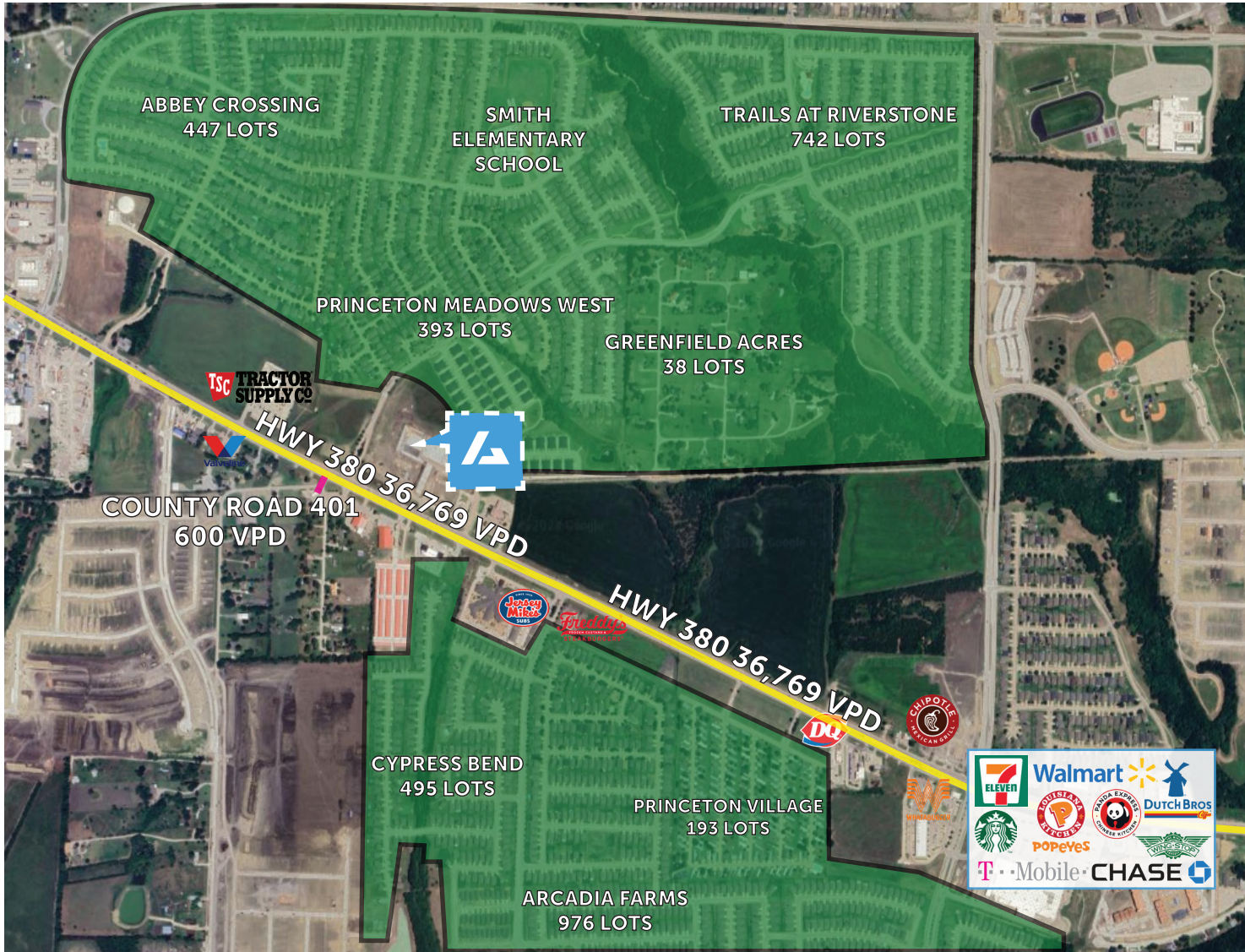
03 EAST ELEVATION
SCALE: 1/8"=1'-0" 01/A/101



01 NORTH ELEVATION
SCALE: 1/8"=1'-0" 01/A/101

MARKET OVERVIEW

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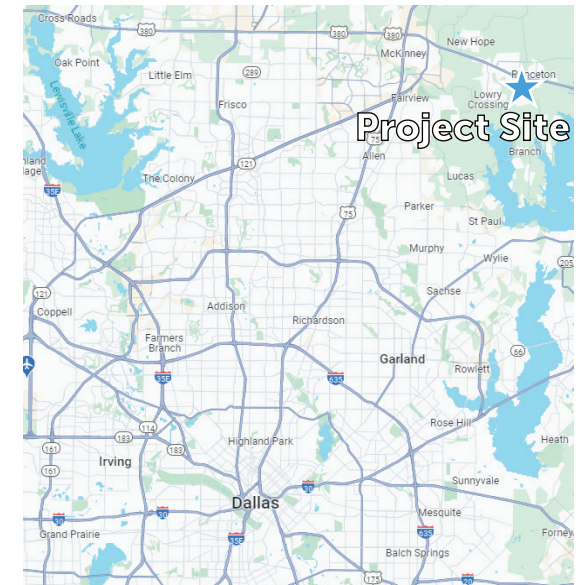


AREA HIGHLIGHTS

- US Hwy 380 Frontage
2,160 lots full build-out
- Convenient location to:
Princeton Meadows West (393 Lots)
and Trails at Riverstone (742 Lots)
- Positioned Across from Cypress Bend
(495 Lots)

TRAFFIC COUNTS

County Road 401 - 600 VPD
Highway 380 - 36,768 VPD



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