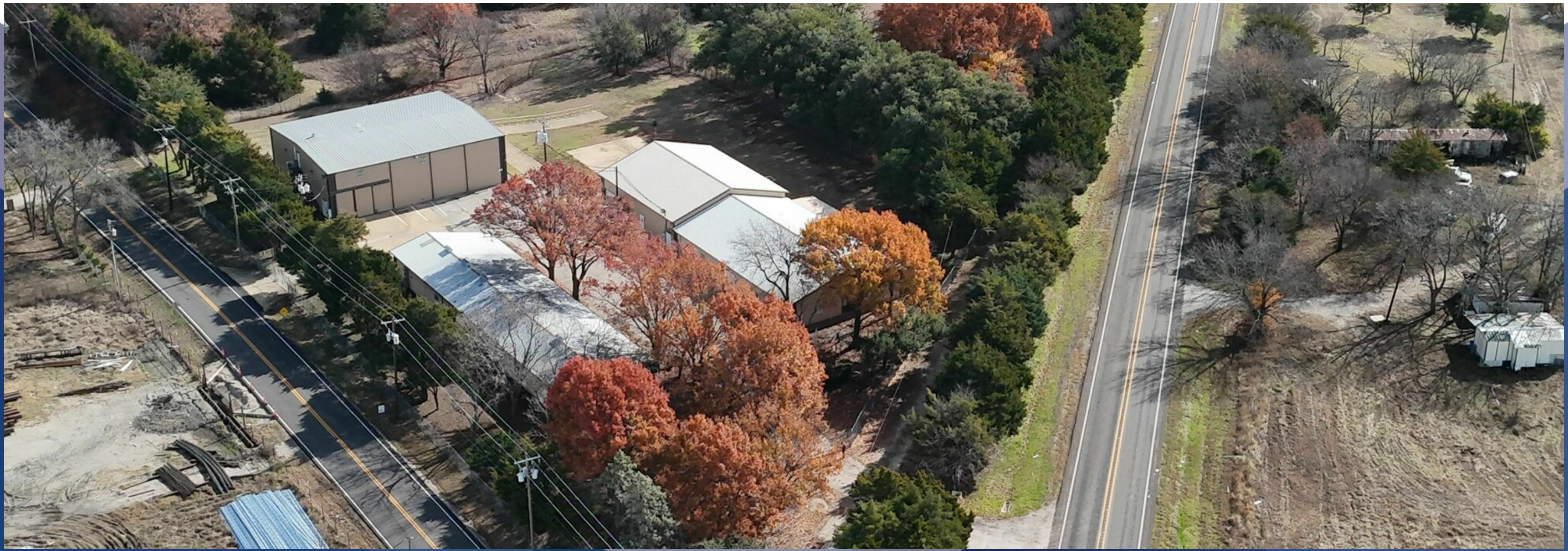
# LEASE

## PRINCETON - 3 INDUSTRIAL BUILDINGS

5427 Farm to Market Road 546 Princeton, TX 75407



**LEASE RATE** $13 PSF + nets

**Audra Stamp**
(469) 929-4084

**Aaron Clough**
(972) 213-5670



COLDWELL BANKER COMMERCIAL REALTY

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### PROPERTY DESCRIPTION

The site includes three existing industrial buildings totaling approximately 22,700± SF:
±5,280 SF single-story building
±7,776 SF single-story building with production/testing space and offices
±9,692 SF two-story building with production on the first floor and a mix of large and private offices on the second floor.

Property highlights include 220V three-phase power, with the main building featuring two 400-amp breakers and one 225-amp breaker, an 8-inch water line connected to Culleoka's water supply, and a permitted helipad with adjacent hangar/warehouse space.

### OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | $13 SF/yr (NN) |
| Number of Units: | 3 |
| Available SF: | 22,000 SF |
| Building Size: | 22,000 SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 23 | 91 | 333 |
| Total Population | 82 | 316 | 1,139 |
| Average HH Income | $87,206 | $88,540 | $95,591 |

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### PROPERTY DESCRIPTION

Asking $13 PSF + nets

### LOCATION DESCRIPTION

Rare opportunity to lease a multi-building industrial campus located at the corner of FM 546 and CR 728 in the ETJ of Princeton, allowing for a
wider range of permitted uses. Strategically located with easy access to major roadways and near Lake Lavon, the property benefits from strong visibility and accessibility. Princeton is one of the fastest-growing cities in North Texas, making this an excellent opportunity any business looking for a new warehouse or manufacturing space in a rapidly expanding market. The property is currently vacant and ready for immediate occupancy. The 3 building are fenced in and sit on approximately 3 acres.


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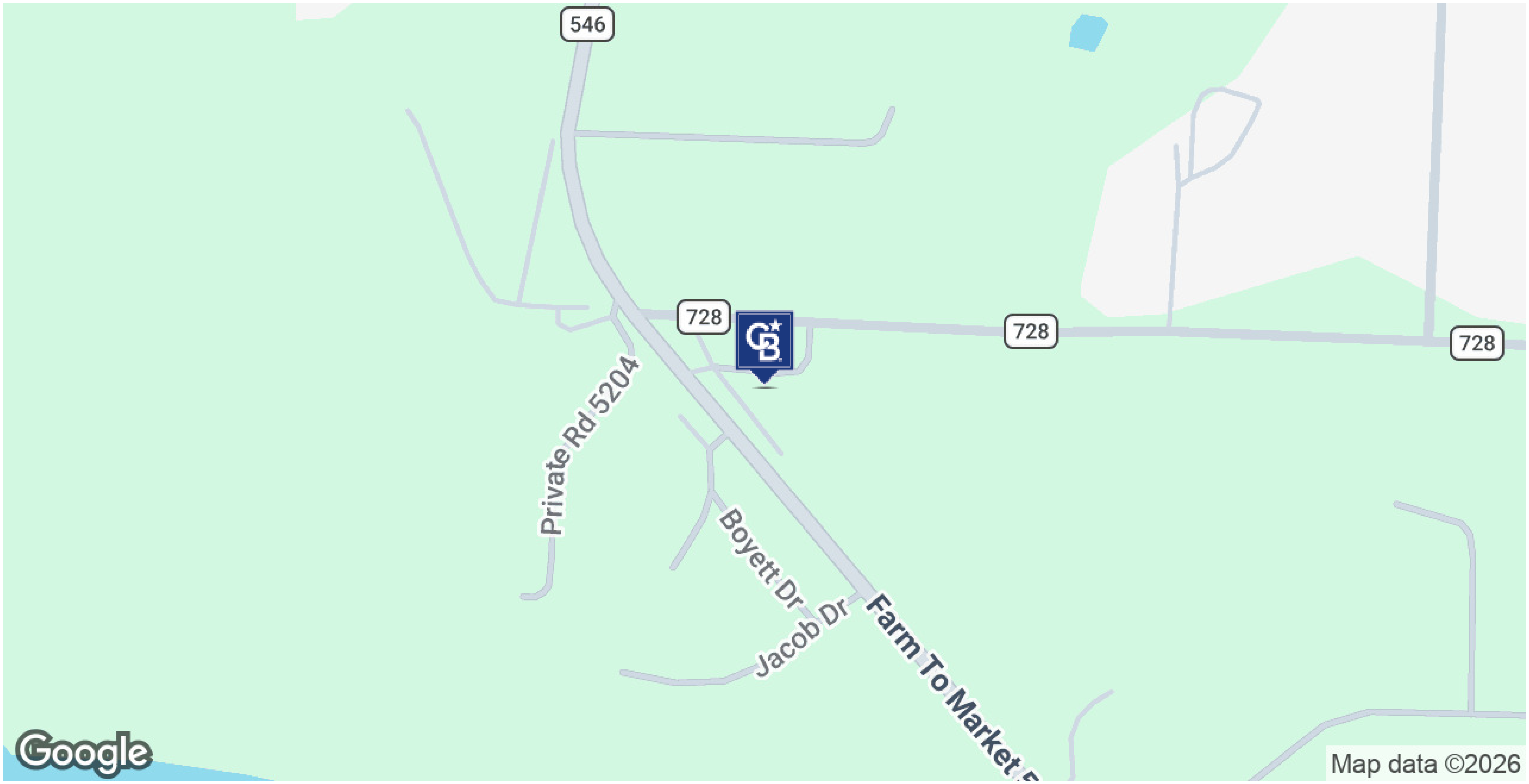


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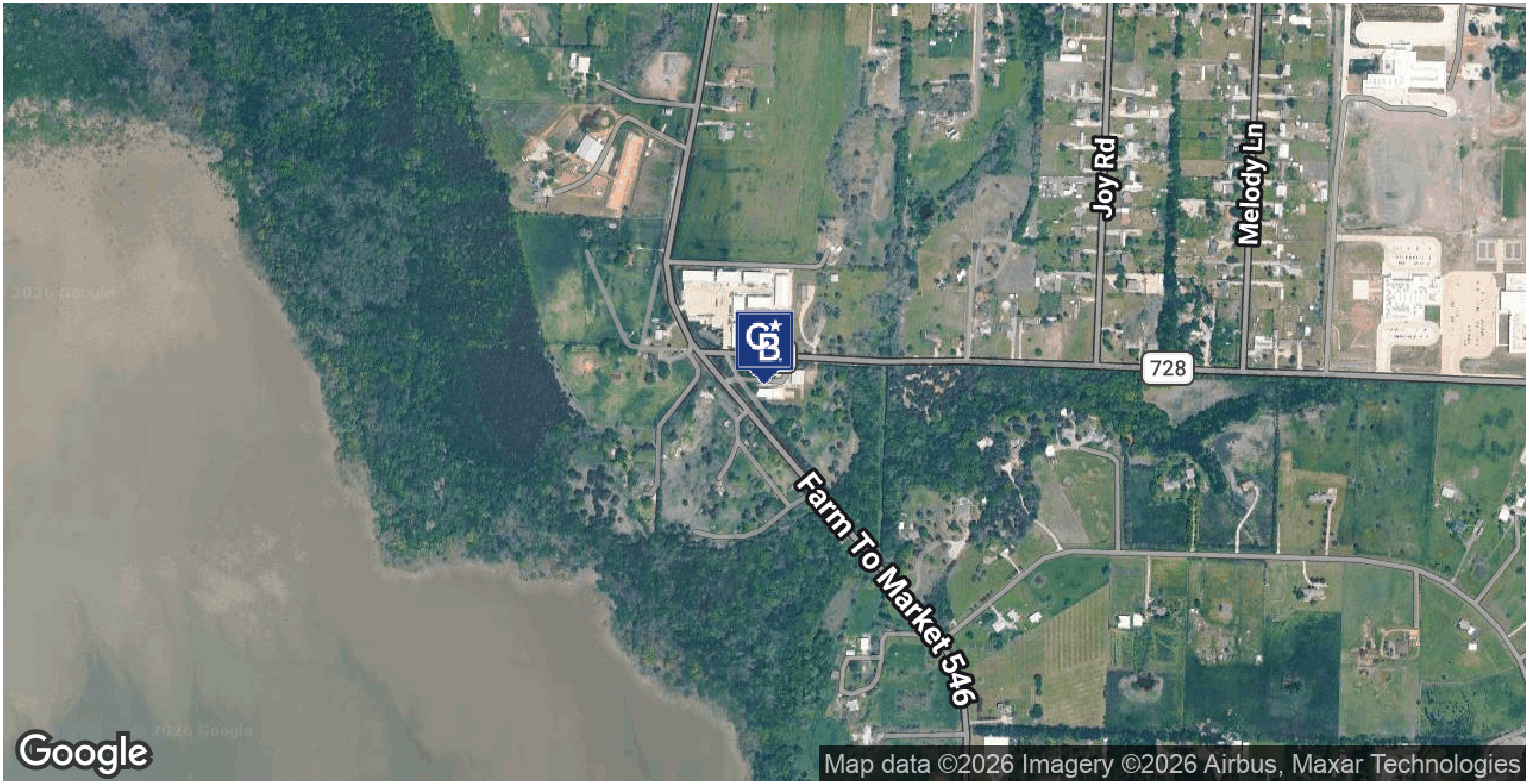


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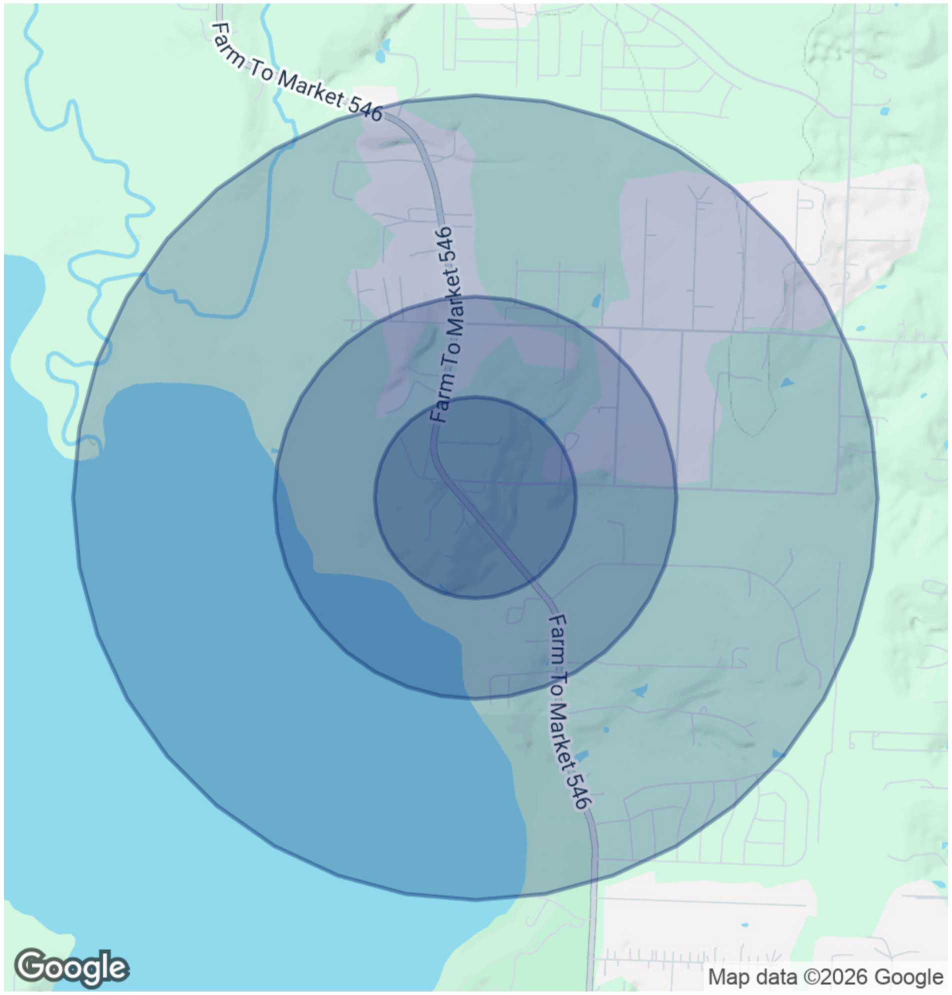
| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 82 | 316 | 1,139 |
| Average Age | 37.8 | 37.2 | 37.3 |
| Average Age (Male) | 33 | 33.7 | 35.3 |
| Average Age (Female) | 33.8 | 32 | 30.7 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 23 | 91 | 333 |
| # of Persons per HH | 3.6 | 3.5 | 3.4 |
| Average HH Income | $87,206 | $88,540 | $95,591 |
| Average House Value | $266,266 | $270,848 | $305,755 |

*2023 American Community Survey (ACS)*

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11-03-2025

TREC
TEXAS REAL ESTATE COMMISSION

# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

EQUAL HOUSING OPPORTUNITY

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY**: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF**:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| Coldwell Banker Realty | 0420132 | joanne.justice@cbrealty.com | 972-906-7700 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity) | License No. | Email | Phone |
| Joanne Justice | 0159793 | joanne.justice@cbrealty.com | 972-906-7786 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Frank Obringer | 0738874 | frank.obringer@cbrealty.com | 972-599-3451 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Audra Stamp | 0805499 | audra.stamp@cbrealty.com | 469-929-4084 |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______

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| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email | Phone |
| Frank Obringer | 738874-SA | frank.obringer@cbrealty.com | (972) 249-8800 |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable | License No. | Email | Phone |
| Aaron Clough | 715095-SA | aaron.clough@cbrealty.com | |
| Name of Sales Agent/Associate | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______