



**ENTITLED "SHOVEL READY" MULTIFAMILY DEVELOPMENT SITE**

23.34 +/- Acres | 378+/- Units | 1300 N Beauchamp Boulevard | Princeton, Texas 75407

**JORDAN CORTEZ**  
Managing Principal  
214-556-1951  
Jordan.Cortez@VanguardREA.com

**JUSTIN TIDWELL**  
Managing Director  
214-556-1955  
Justin.Tidwell@VanguardREA.com

**MASON JOHN**  
Managing Director  
214-556-1953  
Mason.John@VanguardREA.com

**HALEY BIRMINGHAM**  
Senior Associate  
214-556-1956  
Haley@VanguardREA.com

**WILL DROESE**  
Senior Associate  
214-556-1952  
Will@VanguardREA.com

**REID PIERCE**  
Senior Associate  
214-556-1954  
Reid@VanguardREA.com

**JIM MCNULTY**  
Associate  
214-556-1949  
Jim@VanguardREA.com

**ALEX JOHNSON**  
Analyst  
214-556-1948  
Alex@VanguardREA.com

**Vanguard Real Estate Advisors** ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase a 23.34 +/- acre entitled shoveled ready multifamily development Site located at 1300 North Beauchamp Blvd in Princeton, TX (the "Site"). **The Site currently has plans in place for a 378 unit, 3-story, garden-style build out. The Seller will convey existing architectural plans, engineering plans, and select third party reports at closing.** The Site has frontage along North Beauchamp Boulevard and Longneck Road, it is also one mile north of US 380 which is the major east-west thoroughfare of the city. Also, in immediate proximity are both Southard Middle School and JM Caldwell Sr. Community Park. This well-located Site is a great opportunity to acquire a shovel ready development parcel at an attractive **price of only \$24,470 per developable unit.**

A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

| INVESTMENT OVERVIEW <sup>(1)</sup> |   |
|------------------------------------|---|
| Property                           | 23.339 +/- Acres  |
| Location                           | 1300 N Beauchamp Boulevard, Princeton, TX 75407 (33.188024, -96.512298) |
| Access                             | Available via North Beauchamp Boulevard                                 |
| Utilities                          | Water and Sewer to the Site   |
| Zoning                             | Zoned through Ordinance 2022-755  |
| Appraisal District Property ID     | 2879373 (Collin County)   |
| School District                    | Princeton ISD (A- Rating per Niche.com)                                 |
| Due Diligence Vault                | <a href="#">Princeton MF Site Due Diligence Vault</a>                   |

(1) Purchaser to confirm all information during due diligence.

| PRICING                              |             |
|--------------------------------------|-------------|
| Asking Price                         | \$9,250,000 |
| Asking Price per Unit <sup>(2)</sup> | \$24,470    |
| Asking Price per SF                  | \$9.10      |

(2) Price per Unit is based on 378 developable units.

| TAX INFORMATION       |                 |
|-----------------------|-----------------|
| Taxing Entity         | Tax Rate        |
| Collin County         | 0.149343        |
| Collin College        | 0.081220        |
| Princeton ISD         | 1.257500        |
| City of Princeton     | 0.440226        |
| <b>Total Tax Rate</b> | <b>1.928329</b> |



## DEMOGRAPHICS

### ESTIMATED POPULATION (2020)



**1-MILE | 7,325**  
**3-MILE | 30,543**  
**5-MILE | 40,270**

### ANNUAL GROWTH RATE (2020-2025)



**1-MILE | 8.60%**  
**3-MILE | 6.29%**  
**5-MILE | 5.91%**

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$82,507**  
**3-MILE | \$83,026**  
**5-MILE | \$83,043**

### MEDIAN HOME VALUE



**1-MILE | \$260,265**  
**3-MILE | \$296,468**  
**5-MILE | \$320,531**



23.34+/- ACRES  
PRINCETON, TEXAS



Cypress Creek at Hazelwood Street

Lavon Lake

Clark Middle School

2nd Street

W Princeton Drive

Walmart

ARCADIA FARMS  
Lennar | \$335K - \$475K

380

SUBWAY

DOLLAR TREE

FOREST PARK  
M/I Homes | \$360K - \$470K

SAJAD CHASE

College Avenue

JM Caldwell Sr Community Park

Lacy Elementary School

23.34+/- Acres  
378+/- Units

THE TRAILS AT RIVERSTONE

City of Princeton Public Works

Southard Middle School

N Bearcamp Boulevard

Monte Carlo Boulevard

407

Whitewing Flats

WHITewing TRAILS  
Beazer Homes | \$350K - \$610K  
Pulte Homes | \$340K - \$475K  
Trophy Signature Homes | \$375K - \$500K



23.34 +/- ACRES  
PRINCETON, TEXAS





**EXTERIOR ELEVATION**

*For illustrative purposes only.*

**23.34 +/- ACRES  
PRINCETON, TEXAS**



H.C. (ANSI) UNIT INFORMATION:

- 1. ALL H.C. UNITS MUST MEET THE REQUIREMENTS FOR THE HEARING AND VISUAL UNITS AS WELL
- 2. A3 H.C. @ BUILDING 1 UNIT 1127
- 3. A3 H.C. @ BUILDING 3 UNIT 812
- 4. A3 H.C. @ BUILDING 4 UNIT 4113
- 5. A3 H.C. @ BUILDING 2 UNIT 812
- 6. B1 H.C. @ BUILDING 1 UNIT 1158
- 7. B1 H.C. @ BUILDING 2 UNIT 2118
- 8. B1 H.C. @ BUILDING 3 UNIT 3124
- 9. B1 H.C. @ BUILDING 4 UNIT 4128

PARKING TABULATION



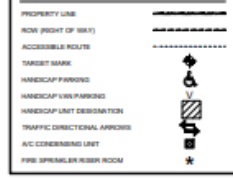
PARKING SPACES



PARKING NOTES

- 68. 94 ACCESSIBLE PARKING SPACES
- 69. 14 PAVED ACCESSIBLE PARKING SPACES MUST INCLUDE:
  - (1) THE INTERNATIONAL SYMBOL OF ACCESSIBILITY PAINTED CONSPICUOUSLY ON THE SURFACE IN COLOR THAT CONTRASTS THE PAVEMENT.
  - (2) THE WORDS "NO PARKING" PAINTED ON ANY ACCESSIBLE ADJACENT TO THE SPARKING SPACE.
- THE WORDS PAINTED:
  - (A) IN ALL CAPITAL LETTERS
  - (B) WITH A LETTER HEIGHT OF AT LEAST 12 INCHES, AND A SPACING WIDTH OF AT LEAST TWO INCHES, AND
  - (C) CONTAINED WITHIN EACH ACCESSIBLE ADJACENT TO THE PARKING SPACE, AND
  - (D) A SIGN IDENTIFYING THE CONSEQUENCES OF PARKING ILLEGALLY IN A PAVED ACCESSIBLE PARKING SPACE.
- THE SIGN MUST:
  - (1) AT A MINIMUM STATE "VIOLATORS SUBJECT TO FINE AND TOWING" IN A RIGHT OF AT LEAST ONE FOOT
  - (2) BE MOUNTED ON A POLE, POST, WALL OR PRESTAMPING BOARD
  - (3) BE NO MORE THAN EIGHT FEET BELOW A SIGN REQUIRED BY TEXAS ACCESSIBILITY STANDARDS, SIGS, AND
  - (4) BE INSTALLED SO THAT THE BOTTOM EDGE OF THE SIGN IS NO LONGER THAN SIX INCHES AND NO HIGHER THAN SIX INCHES ABOVE CURBED LEVEL.
- 69. 14 PARKING SPACE IDENTIFICATION SIGN THAT COMPLES WITH TEXAS ACCESSIBILITY STANDARDS, SIGS, THAT INCLUDES THE REQUIREMENTS IN SUBSECTION 69.04(A) AND 69.04(B) SUBSECTION 69.04.

LEGEND



SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING TO MEET THE CITY OF PRINCETON (2020) REQUIREMENTS. ALL EXTERIOR LIGHTING.
2. TO BE ORIENTED AWAY FROM ADJACENT RESIDENCES. (REF. TO MEP PLANS FOR DESIGN)
3. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITIES, DIMENSIONS CONTROL, GRADING, DRAINAGE, PREVENTION, PARKING SPACES, HC RAMP, AND ALL.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL SIGNS TO MEET THE CITY OF PRINCETON REQUIREMENTS.
5. REFER TO MEP PLANS FOR LIGHTING SPECIFICATIONS, HVAC, GAS, TELEPHONE AND ELECTRICAL SERVICE LOCATIONS.
6. APOSTERIX DENOTES FIRE SPROKELER RISER ROOM.
7. ALL SIDEWALKS SHALL BE 4'0" W ADJACENT TO HEADIN PARKING AND OR STAIR TOWER ENTRY, UNLESS REQUIRED BY ADA, TAD OR FIVE FOOTING OTHERWISE, ALL SIDEWALKS SHALL BE AT 4'0".

SITE DATA

SITE AREA: 23.37  
UNIT COUNT: 378  
DENSITY: 16.2 UNITS/ACRE

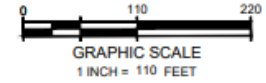
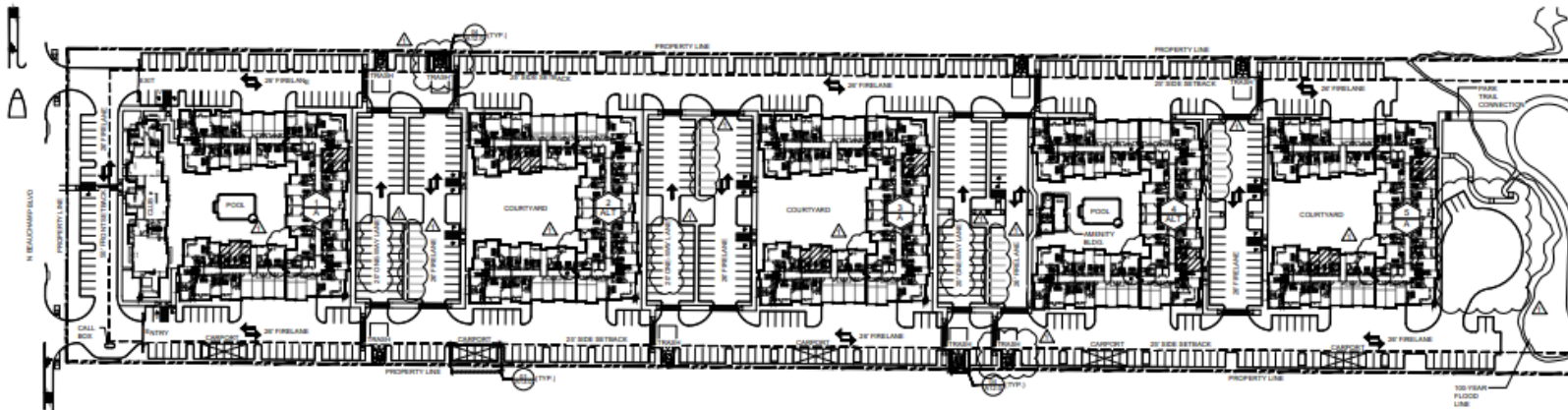
BUILDING KEY



ADDRESS KEY



BUILDING OUTLINES



**SITE PLAN**  
SCALE 1" = 110'-0"



ARCHITECT:  
CROSS ARCHITECTS, PLLC  
3000 W. BRIDGE  
ALLEY, SUITE 200  
PRINCETON, TX 75771  
P: 972.308.6644  
WWW.CROSSARCHITECTS.COM

**ARDEN BY KALTERRA**  
PRINCETON, TEXAS

DATE: 11/16/2022  
PROJECT NUMBER: 22086  
REVISIONS

| NO. | DATE       | DESCRIPTION |
|-----|------------|-------------|
| 1   | 05/09/2023 |             |

DRAWING SUBMITTED FOR PERMIT/BID

SHEET NUMBER  
**A1.0**  
SITE PLAN

COPYRIGHT © 2022





## INVESTMENT HIGHLIGHTS



### Strategic Location

- The 23.34+/- acre Site is well located along North Beauchamp Boulevard just a mile north of US 380, 7 miles east of US 75, and 8 miles east of SH 121.
- Retailers in the immediate vicinity include Walmart, Ace Hardware, Starbucks, and 7-Eleven.
- Just south of the Site is JM Caldwell Sr. Community Park, a facility which includes a dog park, baseball fields, and walking trails.
- The Site is located within Princeton ISD directly south of Southard Middle School, less than a mile east of Smith Elementary School, and less than two miles northeast of Princeton High School.



### Zoning

- The Site is zoned through PD-29 allowing for 378 multifamily units.
- Seller will convey existing set of engineering and architectural plans to a Purchaser at Closing.
- Per the Seller, the Site is shovel ready with impact fees of approximately \$1.57MM remaining to be paid along with permit fees. See Due Diligence Vault for estimated remaining fees to be paid.
- Purchaser to do their own due diligence related to the zoning and unit count.



### Population and Demographics

- Per the US Census Bureau, the population of Princeton grew to 22,900 by the July of 2022, a 34.5% increase from 2020.
- According to Texas Realtors, the median price for homes in Princeton as of March 2024 was \$364,950, a 4.3% increase year-over-year.
- Per CoStar, the average unit in the Allen/McKinney multifamily submarket \$1,624 per month.
- Existing Class A multifamily deals in Princeton are achieving market rents up to \$1.78 psf.



*Princeton Municipal Complex*



*Princeton Trails*



MARKET & EFFECTIVE RENT COMPARISON

| Property                          | Year Built  | No. of Units | Avg SF     | Market         |               | Effective      |               | Occupancy  |
|-----------------------------------|-------------|--------------|------------|----------------|---------------|----------------|---------------|------------|
|                                   |             |              |            | Rent           | Rent/SF       | Rent           | Rent/SF       |            |
| Southgate Apartments              | 2021        | 156          | 856        | \$1,415        | \$1.65        | \$1,407        | \$1.64        | 90%        |
| The Starling                      | 2022        | 300          | 905        | \$1,609        | \$1.78        | \$1,593        | \$1.76        | 87%        |
| Cypress Creek at Hazelwood Street | 2020        | 188          | 1,039      | \$1,729        | \$1.66        | \$1,719        | \$1.65        | 93%        |
| Whitewing Flats                   | 2024        | 192          | 1,129      | \$1,493        | \$1.32        | \$1,404        | \$1.24        | N/A        |
| <b>Total/Average:</b>             | <b>2022</b> | <b>209</b>   | <b>978</b> | <b>\$1,573</b> | <b>\$1.61</b> | <b>\$1,543</b> | <b>\$1.58</b> | <b>90%</b> |



## SOUTHGATE APARTMENTS



200 Cole St  
Princeton, TX 75407

**Year Built:** 2021  
**Number of Units:** 156  
**Rentable Square Feet:** 170,000  
**Average Unit Size:** 848 SF  
**Physical Occupancy:** 90%

### Unit Mix

| Unit Description         | No. of Units | SF         | Rent           | Rent/SF       | Rent           | Rent/SF       |
|--------------------------|--------------|------------|----------------|---------------|----------------|---------------|
| 1 BR / 1 BA              | 70           | 646        | \$1,295        | \$2.00        | \$1,287        | \$1.99        |
| 2 BR / 2 BA              | 71           | 981        | \$1,458        | \$1.49        | \$1,451        | \$1.48        |
| 2 BR / 2 BA              | 2            | 1,031      | \$1,599        | \$1.55        | \$1,592        | \$1.54        |
| 3 BR / 2 BA              | 13           | 1,275      | \$1,799        | \$1.41        | \$1,788        | \$1.40        |
| <b>Total / Averages:</b> | <b>156</b>   | <b>856</b> | <b>\$1,415</b> | <b>\$1.65</b> | <b>\$1,407</b> | <b>\$1.64</b> |

### Concessions

1 month free rent on select units.

## THE STARLING



149 Princeton Crossroad  
Princeton, TX 75407

**Year Built:** 2022  
**Number of Units:** 300  
**Rentable Square Feet:** 300,000  
**Average Unit Size:** 905 SF  
**Physical Occupancy:** 87%

### Unit Mix

| Unit Description         | No. of Units | SF         | Market         |               | Effective      |               |
|--------------------------|--------------|------------|----------------|---------------|----------------|---------------|
|                          |              |            | Rent           | Rent/SF       | Rent           | Rent/SF       |
| STUDIO                   | 36           | 622        | \$1,123        | \$1.81        | \$1,113        | \$1.79        |
| 1 BR / 1 BA              | 36           | 655        | \$1,345        | \$2.05        | \$1,332        | \$2.03        |
| 1 BR / 1 BA              | 33           | 731        | \$1,383        | \$1.89        | \$1,370        | \$1.87        |
| 1 BR / 1 BA              | 48           | 798        | \$1,481        | \$1.86        | \$1,467        | \$1.84        |
| 2 BR / 2 BA              | 18           | 956        | \$1,706        | \$1.78        | \$1,690        | \$1.77        |
| 2 BR / 2 BA              | 54           | 1,058      | \$1,762        | \$1.67        | \$1,745        | \$1.65        |
| 2 BR / 2 BA              | 18           | 1,129      | \$1,881        | \$1.67        | \$1,863        | \$1.65        |
| 2 BR / 2 BA              | 39           | 1,339      | \$2,010        | \$1.76        | \$1,991        | \$1.75        |
| 3 BR / 2 BA              | 18           | 1,339      | \$2,160        | \$1.61        | \$2,140        | \$1.60        |
| <b>Total / Averages:</b> | <b>300</b>   | <b>905</b> | <b>\$1,609</b> | <b>\$1.78</b> | <b>\$1,593</b> | <b>\$1.76</b> |

### Concessions

1 month free rent on select units.



### CYPRESS CREEK AT HAZELWOOD STREET



899 E Hazelwood St  
Princeton, TX 75407

**Year Built:** 2020  
**Number of Units:** 188  
**Rentable Square Feet:** 188,000  
**Average Unit Size:** 1,039 SF  
**Physical Occupancy:** 93%

#### Unit Mix

| Unit Description         | No. of Units | SF           | Market         |               | Effective      |               |
|--------------------------|--------------|--------------|----------------|---------------|----------------|---------------|
|                          |              |              | Rent           | Rent/SF       | Rent           | Rent/SF       |
| 1 BR / 1 BA              | 60           | 731          | \$1,419        | \$1.94        | \$1,411        | \$1.93        |
| 2 BR / 2 BA              | 28           | 1,071        | \$1,673        | \$1.56        | \$1,663        | \$1.55        |
| 2 BR / 2 BA              | 36           | 1,122        | \$1,690        | \$1.51        | \$1,680        | \$1.50        |
| 3 BR / 2 BA              | 56           | 1,247        | \$2,023        | \$1.62        | \$2,012        | \$1.61        |
| 4 BR / 2 BA              | 8            | 1,408        | \$2,365        | \$1.68        | \$2,352        | \$1.67        |
| <b>Total / Averages:</b> | <b>188</b>   | <b>1,039</b> | <b>\$1,729</b> | <b>\$1.66</b> | <b>\$1,719</b> | <b>\$1.65</b> |

#### Concessions

No concessions being offered.  
*\*Information per CoStar*

### WHITEWING FLATS



600 W Monte Carlo Blvd  
Princeton, TX 75407

**Year Built:** 2024  
**Number of Units:** 192  
**Rentable Square Feet:** 217,614  
**Average Unit Size:** 1,129 SF  
**Physical Occupancy:** N/A

#### Unit Mix

| Unit Description         | No. of Units | SF           | Market         |               | Effective      |               |
|--------------------------|--------------|--------------|----------------|---------------|----------------|---------------|
|                          |              |              | Rent           | Rent/SF       | Rent           | Rent/SF       |
| 1 BR / 1 BA              | 48           | 931          | \$1,257        | \$1.35        | \$1,182        | \$1.27        |
| 1 BR / 1 BA              | 24           | 1,031        | \$1,343        | \$1.30        | \$1,262        | \$1.22        |
| 2 BR / 2 BA              | 64           | 1,135        | \$1,539        | \$1.36        | \$1,447        | \$1.27        |
| 2 BR / 2 BA              | 32           | 1,216        | \$1,628        | \$1.34        | \$1,530        | \$1.26        |
| 3 BR / 2 BA              | 16           | 1,458        | \$1,799        | \$1.23        | \$1,691        | \$1.16        |
| 3 BR / 2 BA              | 8            | 1,559        | \$1,849        | \$1.19        | \$1,738        | \$1.11        |
| <b>Total / Averages:</b> | <b>192</b>   | <b>1,129</b> | <b>\$1,493</b> | <b>\$1.32</b> | <b>\$1,404</b> | <b>\$1.24</b> |

#### Concessions

1.5 months free rent on select units.  
*\*Information per CoStar*



## DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- Collin County, where the Site is located, is witnessing demographic shifts, and experienced a population surge of 3.14 percent, and adding over 36,000 new residents from 2021 to 2022 per the US Census Bureau.

Positioned within Collin County, a vital component of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"), the Site contributes to the region's robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth largest in the U.S., and the seventh largest in the Americas.



**GROSS METROPOLITAN  
PRODUCT**

**\$682 Billion**



**DFW POPULATION  
GROWTH**

**3.14% (2021-2022)**



**DFW ESTIMATED  
POPULATION**

**8.1 Million**



*Downtown Dallas*



*Collin County*

**ECONOMIC OVERVIEW**

Princeton is located within Collin County, and has experienced tremendous population growth in recent years, nearly doubling between 2000 and 2010, followed by an increase of 150% from 2010 and 2020. The city is a popular target for planned residential development and presents major opportunities for retail and commercial growth. The Site is strategically positioned in the northeastern sector of the Dallas Fort Worth area, the fourth largest metropolitan statistical area in the country. Princeton has experienced sustained growth due to its proximity to DFW, and because of the consistent outflow of urban dwellers from Dallas and Fort Worth. DFW is one of the fastest growing economies in the nation with Collin County having an impressive average weekly wage of over \$1,526 across all industries as of Q4 2023 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas Fort Worth metro experienced continued job growth seeing employment in DFW rise 2.4 percent in December 2023, with the unemployment rate dipping to only 3.7 percent.



**COLLIN COUNTY MAJOR EMPLOYERS**

| COMPANY NAME             | EMPLOYEES |
|--------------------------|-----------|
| Frito Lay                | 15,321    |
| JP Morgan Chase          | 12,000    |
| Conifer Health Solutions | 11,000    |
| Liberty Mutual           | 5,000     |
| Toyota                   | 4,000     |
| Ericsson                 | 4,000     |
| Raytheon                 | 3,000     |
| Encore Wire              | 1,672     |
| Medical City Mckinney    | 1,149     |





### AREA OVERVIEW

Princeton is located along US 380, the main east-west thoroughfare in Collin County, situated just east of McKinney, which was rated the sixth fastest-growing U.S. city in 2018 and currently has approximately 207,507 residents. Princeton is approximately eight miles east of US 75. Princeton residents benefit from convenient accessibility to major employment hubs including Watters Creek, CityLine, Legacy West, The Star, and the Dallas CBD. Princeton's estimated population in 2024 is 30,152 per the U.S. Census Bureau and is expected to accelerate over the next several decades and reach a population of nearly 80,000 residents by 2050.

### EDUCATION

The Site is served by Princeton ISD, one of the top-rated school districts in Texas receiving numerous awards and recognition. Princeton ISD proudly accommodates a student body of nearly 7,000 students and 13 schools. The Site is served by Smith Elementary School (1.1 mile west), Southard Middle School (less than mile north), and Princeton High School (1.5 miles south).



### ALLEN/MCKINNEY MARKET PER COSTAR



**AVERAGE MULTIFAMILY  
ASKING RENT**  
**UP TO \$1.70 PSF**



**PROJECTED 12-MONTH  
ASKING RENT GROWTH**  
**0.7%**



## TRANSPORTATION



**Air:** 36.5 miles southeast of the Site is DFW International Airport, which serves public as well as private aviation needs with local and international travel. About 4.5 miles to the east of the Site is McKinney National Airport. Also Love Field is located 30 miles south of the Site, which provides flights across North America.



**Highway:** One mile separates the Site from US 380, which gives access to the entirety of the MSA. Highway 75, which provides convenient access into the City of Dallas, is located just over seven miles west of the Site. Furthermore, Highway 78 is found eight miles east of the Site.



**Public Transit:** Dallas Area Rapid Transit (DART) Mobility Service is now the source of power for Collin County Transit. The program offers qualified users from McKinney, Melissa, Celina, Lowry Crossing, Princeton, and Prosper the same on-demand shared rides.





### March 2024 Market Statistics - Princeton

**Median Price**  
**\$364,950**  
▲ 4.3% YoY

**Closed Sales**  
**28**  
▼ -17.7% YoY

**Active Listings**  
**93**  
▲ 93.8% YoY

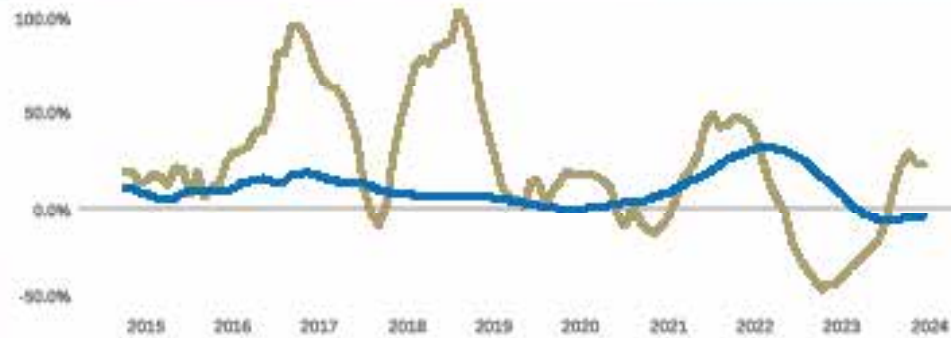
**Months Inventory**  
**3.0**  
▲ 1.3 YoY

#### PRICE DISTRIBUTION

|            |       |
|------------|-------|
| < \$100k   | 3.6%  |
| \$100-199k | 0.0%  |
| \$200-299k | 14.3% |
| \$300-399k | 64.3% |
| \$400-499k | 17.9% |
| \$500-749k | 0.0%  |
| \$750-999k | 0.0%  |
| \$1M+      | 0.0%  |



#### GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



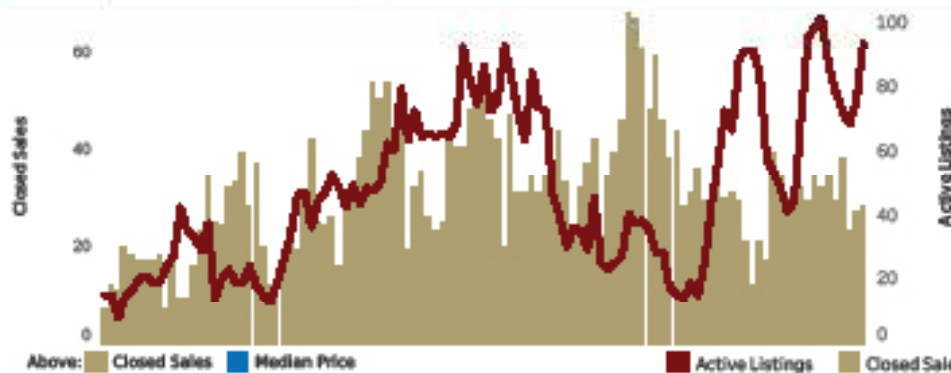
#### TRANSACTION TIME STATS

**Days on Market**  
**77**  
10 days less than March 2023

**Days to Close**  
**29**  
7 days less than March 2023

**Total Days**  
**106**  
17 days less than March 2023

#### CLOSED SALES AND ACTIVE LISTINGS



#### HOME VALUATION STATS

**Median Price/Sq Ft**  
**\$180.99**  
▲ 3.9% YoY

**Median Home Size**  
**2,014 sq ft**

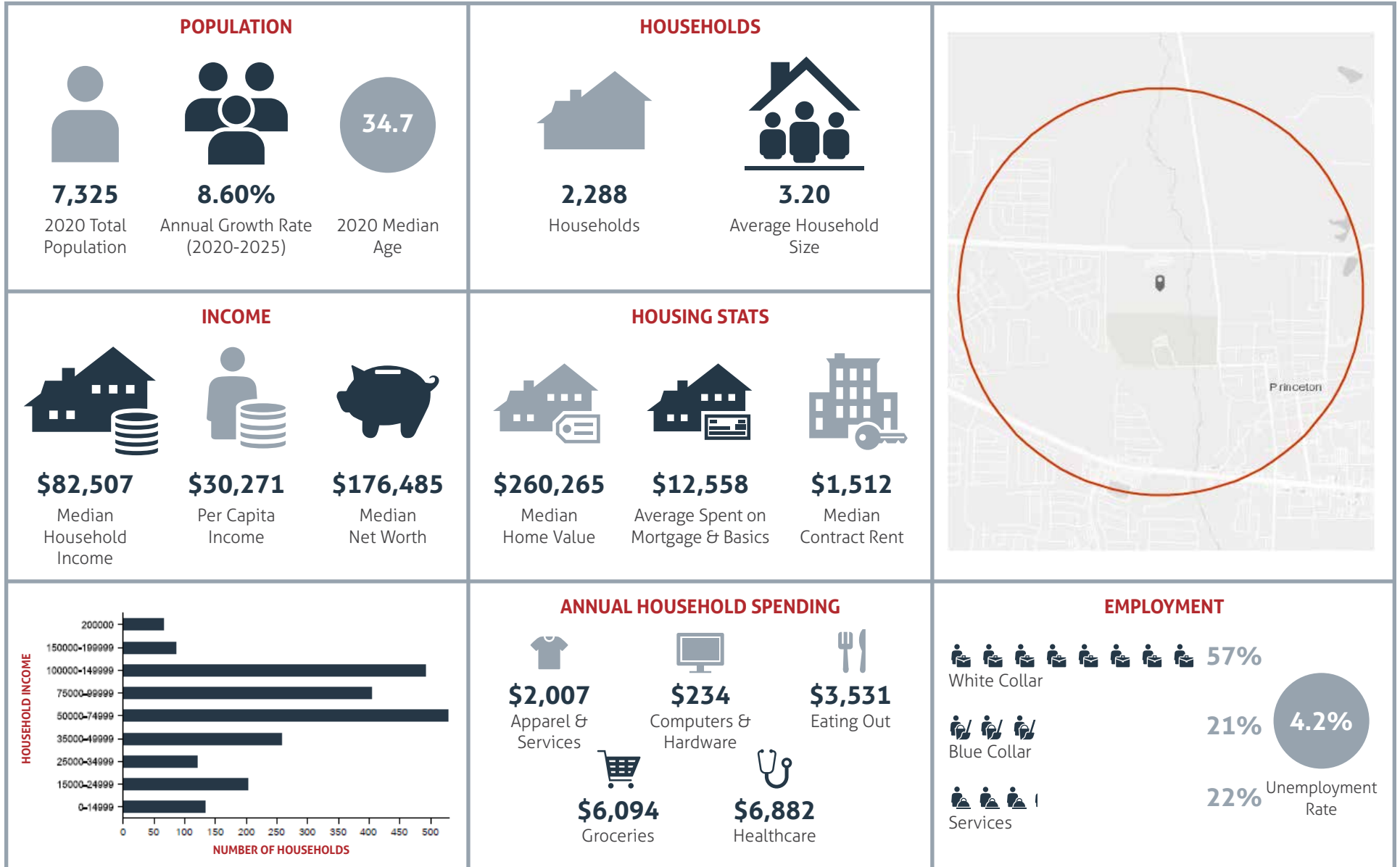
**Median Year Built**  
**2019**

**Close/Original List**  
**96.2%**



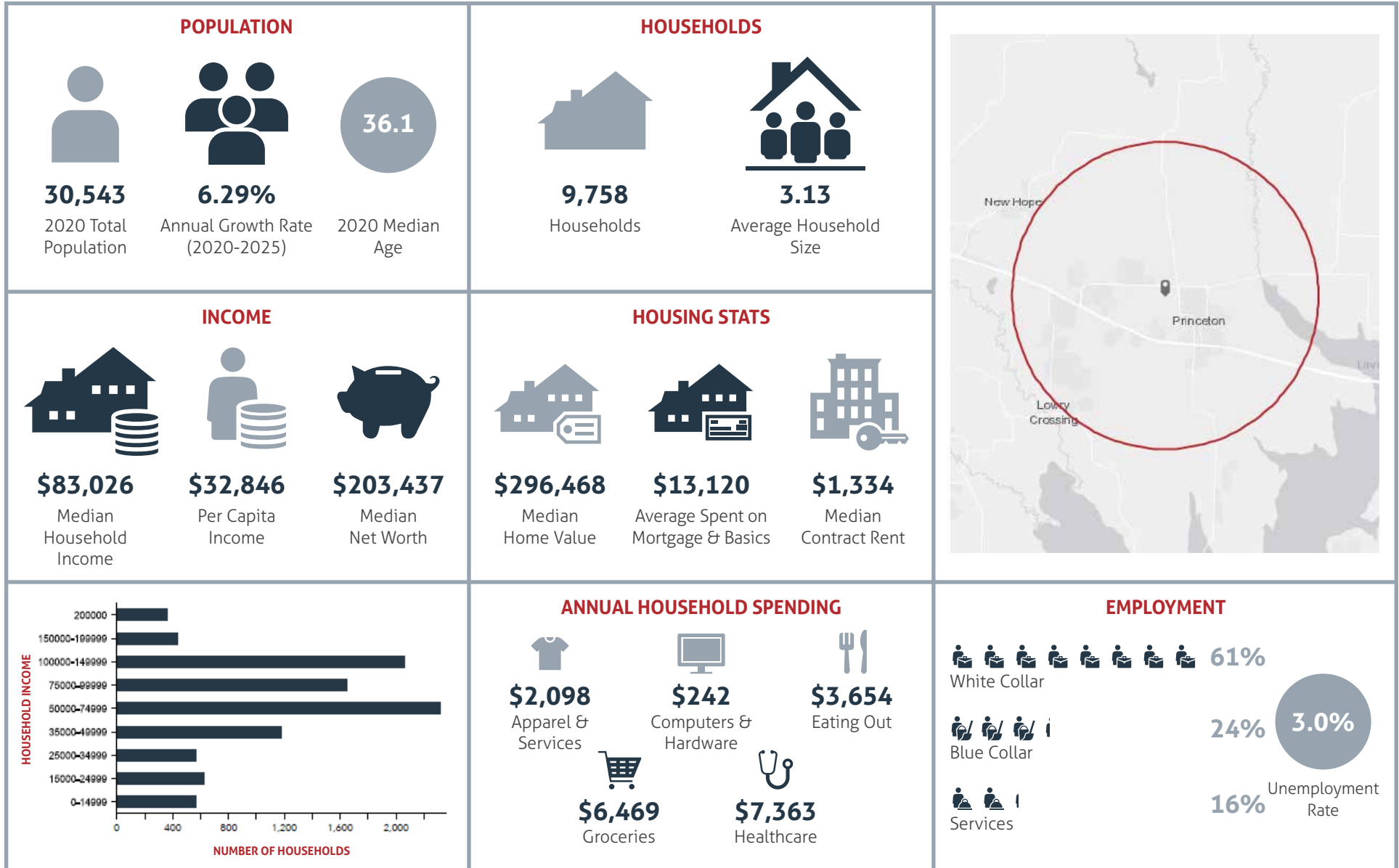
© 2024 Texas REALTORS® - Data used in this report come from the Texas REALTORS® Data Reliance Project, a partnership among Texas REALTORS® and local REALTORS® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M University.

DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS

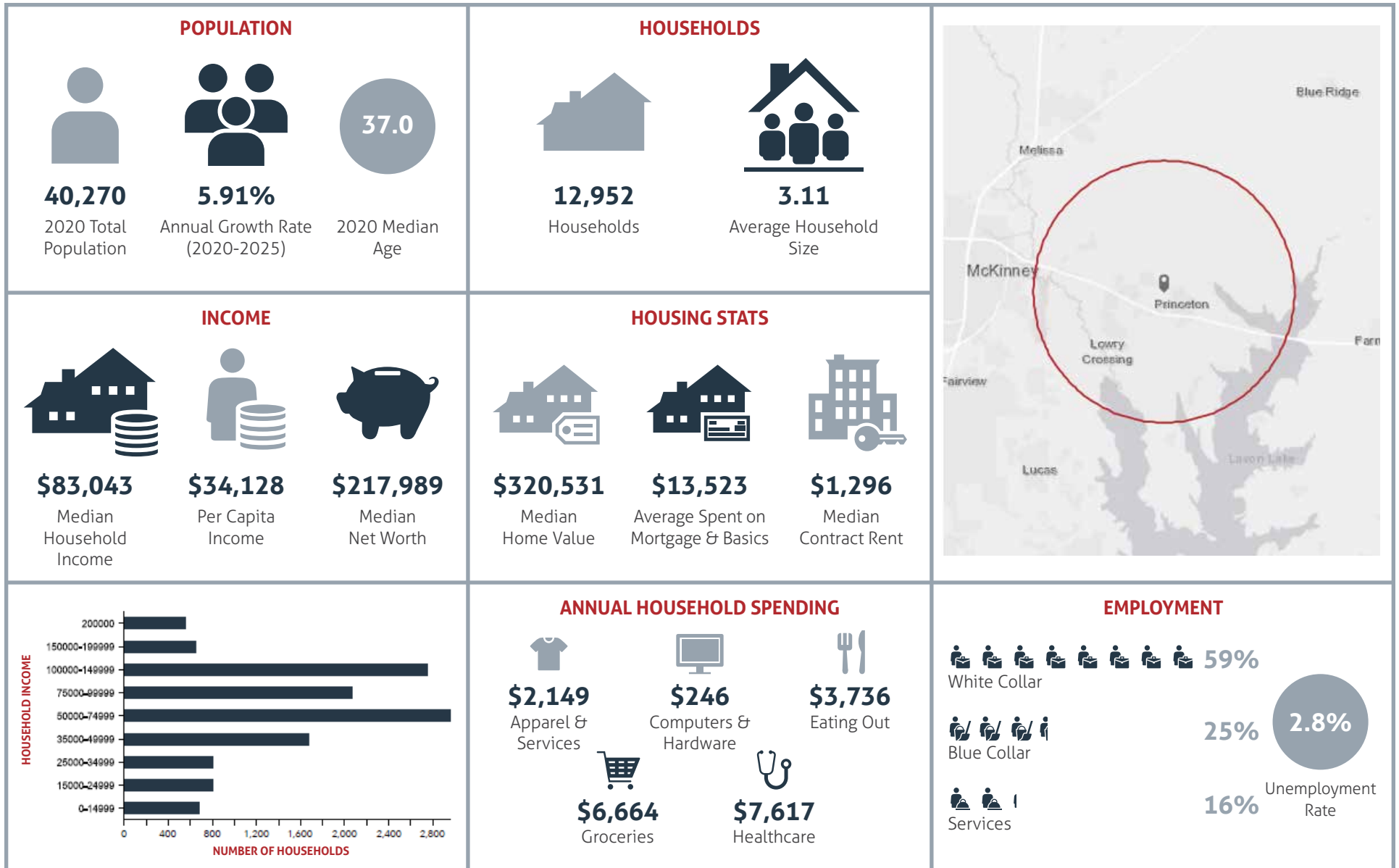




DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS





## 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.

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

**Sales Agent/Analyst:** Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

**23.34 +/- Acres | 1300 N Beauchamp Boulevard | Princeton, Texas 75407**



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan.Cortez@VanguardREA.com

**JUSTIN TIDWELL** | *Managing Director* | 214-556-1955 | Justin.Tidwell@VanguardREA.com

**MASON JOHN** | *Managing Director* | 214-556-1953 | Mason.John@VanguardREA.com

**HALEY BIRMINGHAM** | *Senior Associate* | 214-556-1956 | Haley@VanguardREA.com

**WILL DROESE** | *Senior Associate* | 214-556-1952 | Will@VanguardREA.com

**REID PIERCE** | *Senior Associate* | 214-556-1954 | Reid@VanguardREA.com

**JIM MCNULTY** | *Associate* | 214-556-1949 | Jim@VanguardREA.com

**ALEX JOHNSON** | *Analyst* | 214-556-1948 | Alex@VanguardREA.com

