



**PRINCETON DUPLEXES**

11 Units | 2014 Vintage | College Avenue & Park Place Road | Princeton, TX (Collin County)

**EXCLUSIVE OFFERING**

**Vanguard Real Estate Advisors (“VREA”)** is pleased to present the exclusive opportunity to purchase the Princeton Duplexes (“Property”) located in the northern Dallas-Fort Worth suburb of Princeton, Texas. This investment opportunity totals **11 duplex units**, part of a large stand-alone subdivision, which average a spacious **1,650 square feet** and is situated one mile north of Highway 380, which leads directly to Highway 75, connecting to the Dallas-Fort Worth MSA. The two-story duplex rental style units were **constructed in 2014**, each with four bedrooms and two and a half bathroom floor plans with the exception of one unit being a three bedroom. All exteriors are partial or full brick with attached garages. Princeton’s highly rated public schools, rated A-, are very attractive for families with children which make up a significant portion of Property’s tenants. 719 College Street, the only 3-bedroom unit, has a neighboring unit, which the owner would consider selling if a buyer is interested, making it a 12-unit deal. The Property is being sold by its original developer. **The price was recently reduced from \$3,200,000 down to \$2,860,000.**

The Princeton Duplexes can benefit from a new investor making light interior renovations to the units and increasing occupancy in order to further enhance revenue. Upon a future exit, the Property provides investors the flexibility either to sell homes individually at full market/retail value to capitalize on the strong Duplex/Townhome sales in market or to exit as a rental portfolio.

Unit amenities include such as dishwashers, ceiling fans, washer and dryer connections, and walk-in closets.

Additionally, each duplex is available for individual purchase at the same asking price of \$157.55 per square foot. The one stand-alone unit that makes up half of one duplex is also available for individual purchase. Please give us a call to discuss if interested.

**INVESTMENT SUMMARY**

|                                                 |                                  |
|-------------------------------------------------|----------------------------------|
| Property                                        | Princeton Duplexes               |
| Location                                        | College Street & Park Place Road |
| Asking Price                                    | \$2,860,000                      |
| Occupancy                                       | 90.91%                           |
| Asking Price Per Unit                           | \$260,000                        |
| Asking Price Per SF                             | \$157.55                         |
| Number of Units                                 | 11                               |
| Year Built                                      | 2014                             |
| Net Rentable SF                                 | 18,153                           |
| Average Unit Size                               | 1,650                            |
| Average Market Rent Per Unit                    | \$2,095                          |
| Average Market Rent Per SF                      | \$1.27                           |
| Purchase Price Cap Rate on Year 1 Pro Forma NOI | 5.00%                            |
| Gross Rent Multiplier                           | 10.14                            |



*\*Rents and Occupancy as of 01/31/2026  
 \*Buyer to do own diligence and analysis related to returns.*

## INVESTMENT HIGHLIGHTS



### Value-Add Opportunities

- By streamlining expenses, a Buyer could achieve significantly improved returns
- Ability to implement a new management company focusing on cleaning up the front and back yards surrounding the units to attract new residents
- Value-add opportunities exist by lightly renovating interiors which may include counter tops, fixtures, new paint, new blinds, etc



### Strategic Location

- Located near national retailers such as Walmart Supercenter, Starbucks, CVS, and Tractor Supply Co., with continued commercial growth in the surrounding area
- Surrounded by rapid residential development, including new single-family and multifamily communities that are driving increased consumer demand as well as US Highway 380, one of the fastest growing retail corridors in the DFW MSA
- Situated one mile north of U.S. Highway 380, a rapidly expanding east-west corridor that connects Princeton to McKinney and the broader Dallas-Fort Worth Metroplex CBD which is 22 miles south



### Distinctive Duplex Units

- Well-maintained duplex units built in 2014
- Spacious 4-bedroom and 3-bedroom units that average 1,650 square feet
- Consisting of 11 Duplex units
- In-unit amenities include washer and dryer hook ups, ceiling fans, and all black appliances



### All Cash Opportunity

- The Property is being offered on an All-Cash basis, allowing a new investor unrestricted financing options









**SITE DESCRIPTION**

**Year Built:** 2014

**Address:** Princeton Duplexes  
College Avenue & Park Place Road  
Princeton, Texas 75407

**Size:** 1.65 Acres

**Density:** 6.67 Units per Acre

**Location:** The Property is situated approximately a half mile north of Highway 380, accessible via North 6th Street and East College Avenue. The Property is strategically located approximately 7 miles east of McKinney, and approximately 30 miles north east of downtown Dallas. Additionally, I-75 and SH-121 are both located approximately 8 miles to the west of the Property.

**Traffic Counts:**

|          |                          |
|----------|--------------------------|
| HWY 380: | 36,460 Vehicles per day  |
| US 75:   | 191,909 Vehicles per day |
| SH-121:  | 78,410 Vehicles per day  |



**UNIT AMENITIES**

- Oven/Stovetop
- Dishwasher
- Ceiling Fans
- Walk-in Showers
- Walk-in Closets
- Full Size Washer & Dryer Connections
- Garage
- Backyard

**OFFERING PROCEDURES**

The Princeton Duplexes are being offered to principals only, subject to the limiting conditions described in the Offering Memorandum and the Confidentiality Agreement. Prospective investors should recognize the following:

**Property Inquiries** - All property information inquiries should be addressed to Vanguard REA. Please contact Jordan Cortez at 214-556-1951 (Jordan.Cortez@VanguardREA.com), Will Droese at 214-556-1952 (Will@VanguardREA.com), or Tim Marron at 214-556-2381 (Tim@VanguardREA.com).

**Property tours**- Property tours are highly recommended and will be offered upon request. To arrange a personal tour of the Property; please contact Will Droese at 214-556-1952 (Will@VanguardREA.com) or Tim Marron at 214-556-2381 (Tim@VanguardREA.com).

**Purchase Offer Instructions** - Purchase offers should be submitted on a Letter of Intent basis and should clearly reflect, at a minimum, the purchase price for the Property, earnest money deposit amounts, allocation of closing costs, due diligence period, and closing period.

**Financing**- The Property is being offered on an All-Cash basis.

**Disclaimer**- Owner reserves the right, at its sole discretion, to reject any and all offers to purchase the Property and/or to terminate discussions with any prospective investors, at any time, with or without notice. Owner shall not be bound until a mutually agreed contract is executed by and delivered to all parties.



**CONTACT INFORMATION**

**VANGUARD REAL ESTATE ADVISORS**

3860 W Northwest Hwy, Suite 310  
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## 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:** Will Droese | License No. 770325 | Will@VanguardREA.com | 214-556-1952

**Sales Agent/Associate:** Tim Marron | License No. 839620 | Tim@VanguardREA.com | 214-556-2381



## OFFERING MEMORANDUM | PRINCETON DUPLEXES | Princeton, TX 77340



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

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

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

**TIM MARRON** | *Senior Associate* | 214-556-2381 | Tim@VanguardREA.com