



8545 McKissick Meadows



Princeton, TX



75407

45.36 Acres

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Corey R. Homer

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www.resmckinney.com

972-562-9090

McKissick & Associates

Property Information

- **Price:** \$4,100,000/\$90,388 per acre
- **Property Description:** RES-Real Estate Services, LLC is proud to present this 45.36 Acres outside the City Limits but within the ETJ of Princeton. Located to the West along CR 463 and McKissick Meadows in Northern Princeton. Princeton ISD. No Flood Plain. Creek and lake on property. Water available. No Zoning. No Sewer available.
- **Location:** 8545 McKissick Meadows, Princeton TX 75407
- **Size:** 45.36 Acres



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Property Information



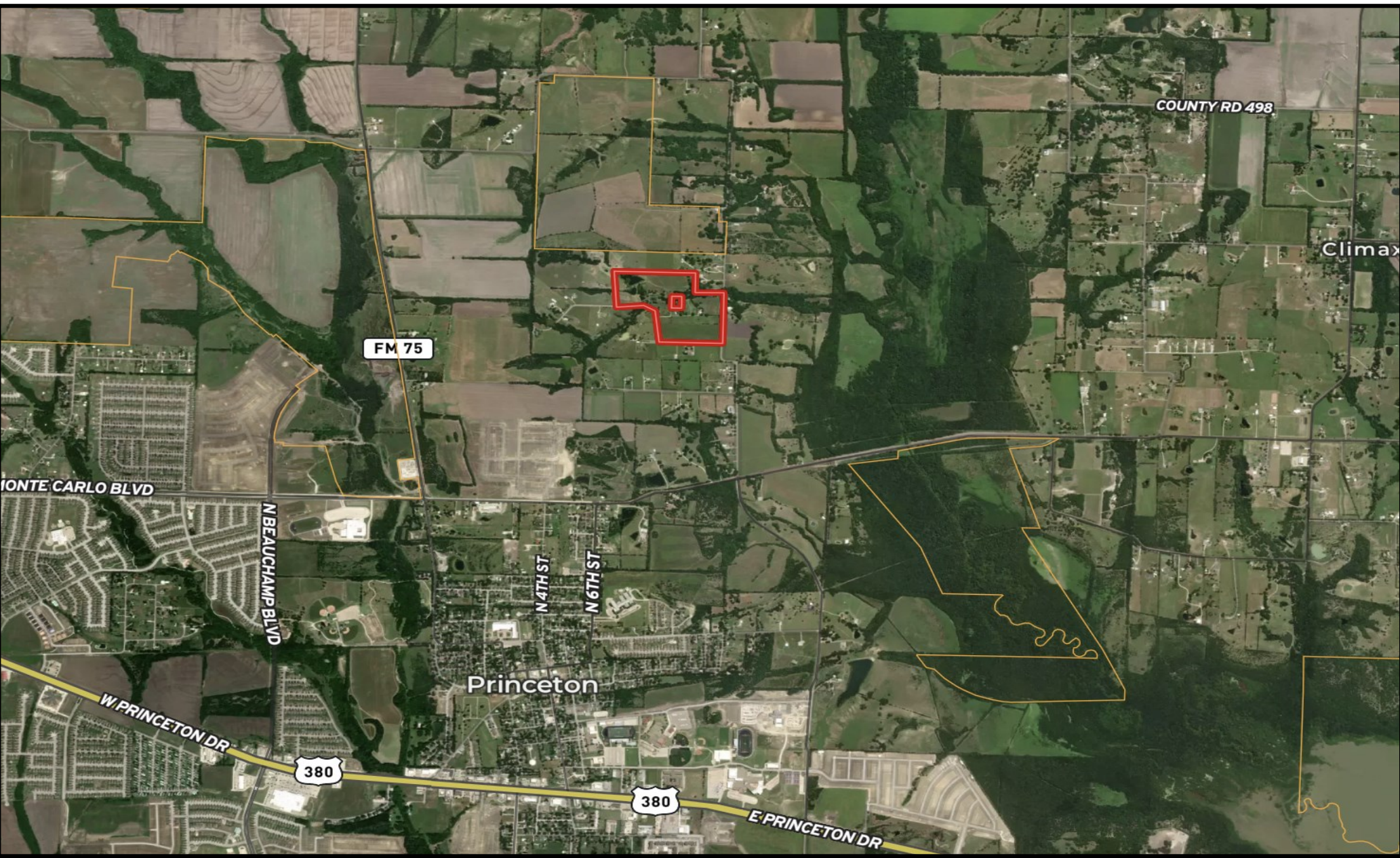
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Aerial Photo



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Wide Aerial Photo



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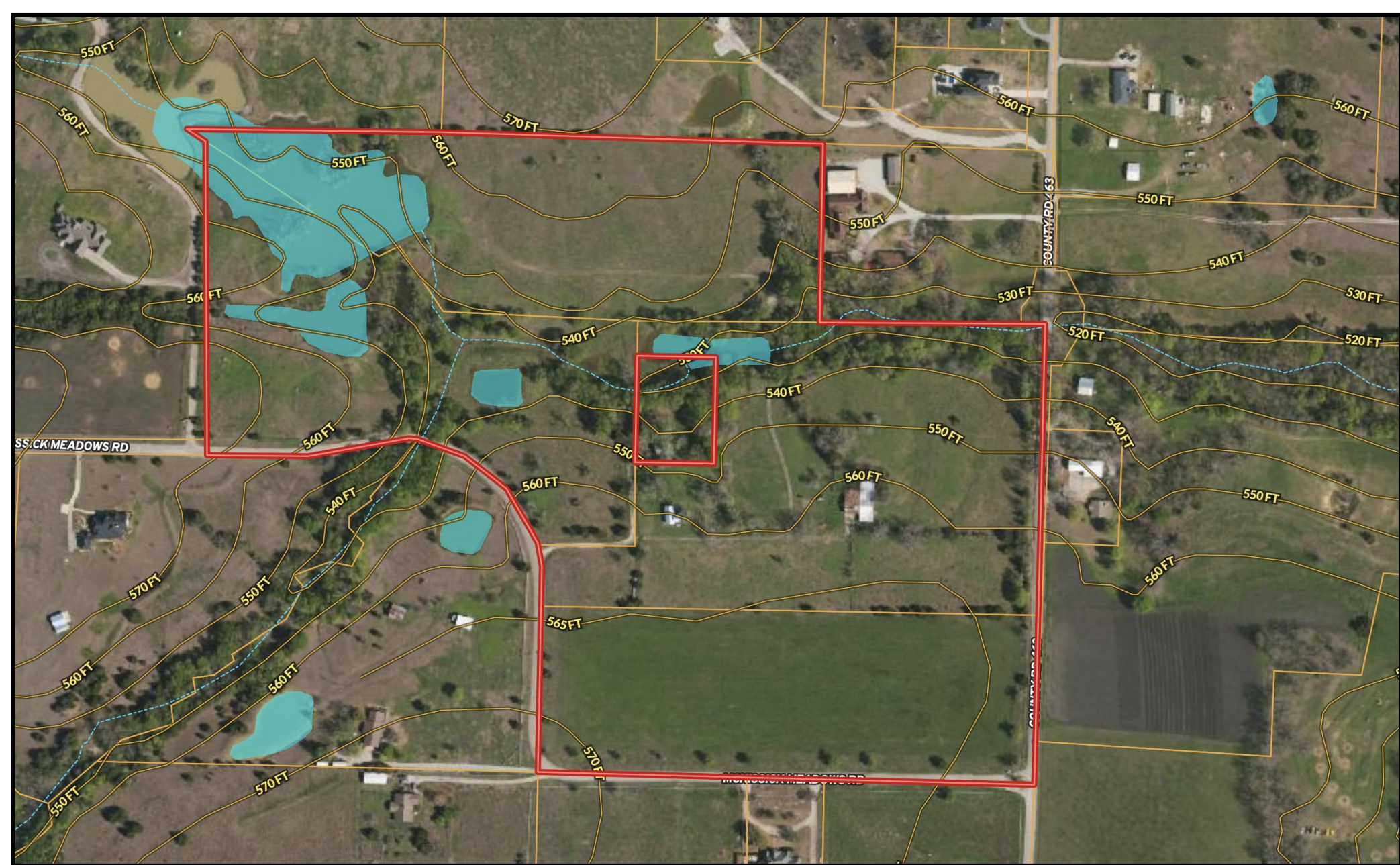
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Princeton Tx

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Flood Plain Map



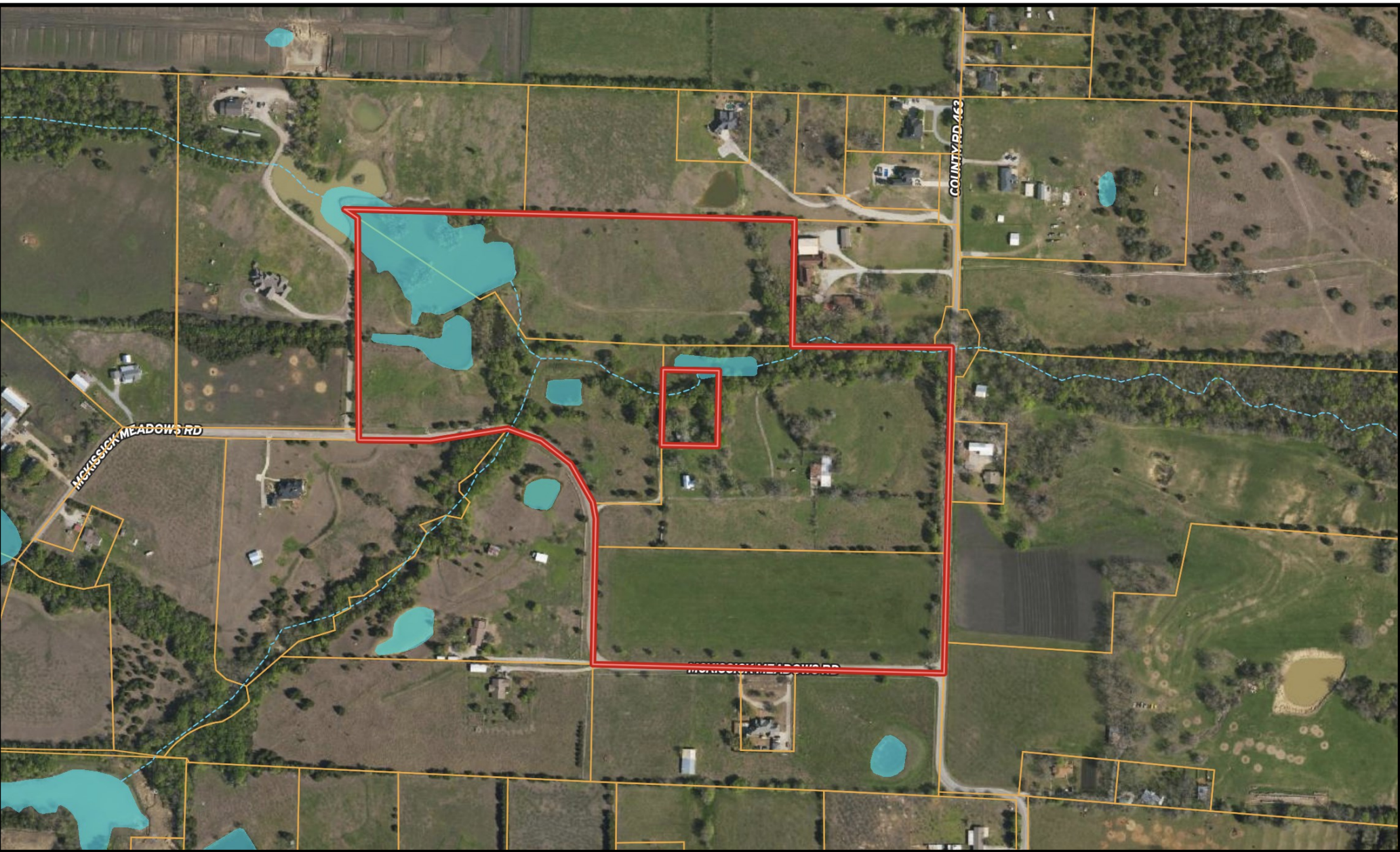
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Topography Map



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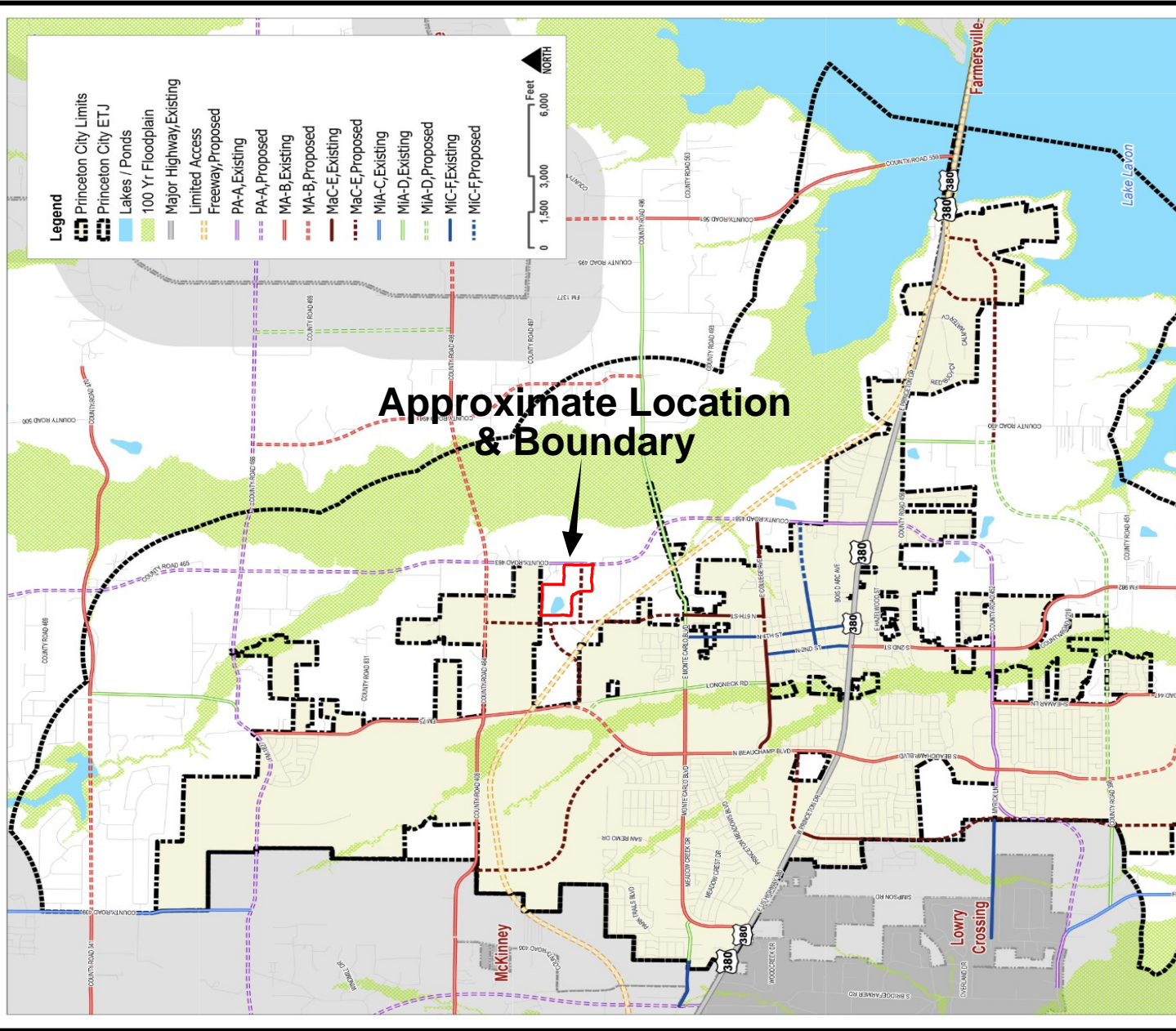
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Surface Water and Creeks

Thoroughfare Plan Update



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Thoroughfare Plan Map

City of Princeton Wastewater Project Map

Princeton, Texas
Updated: May 2021

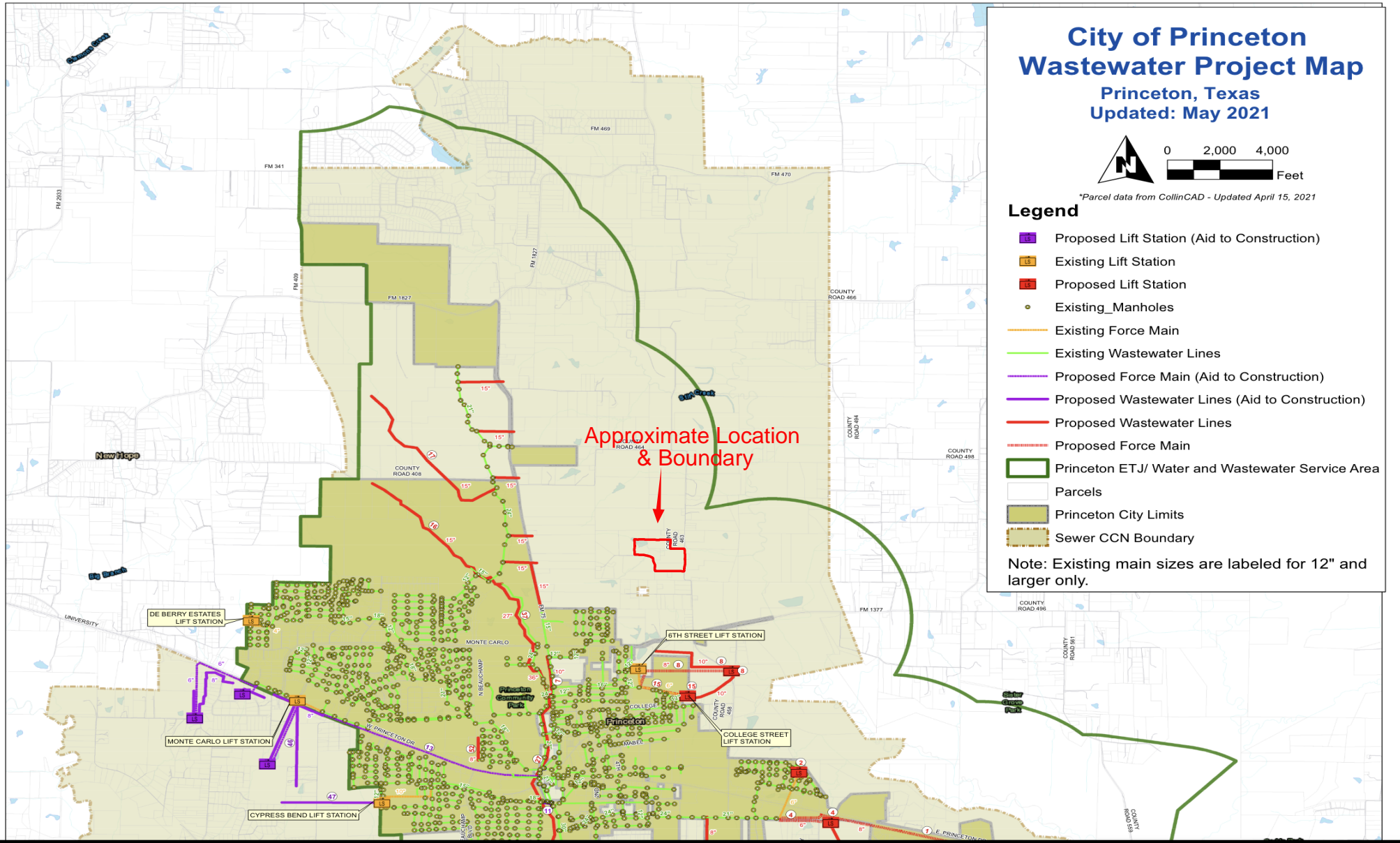


*Parcel data from CollinCAD - Updated April 15, 2021

Legend

- Proposed Lift Station (Aid to Construction)
- 15 Existing Lift Station
- 15 Proposed Lift Station
- Existing_Manholes
- Existing Force Main
- Existing Wastewater Lines
- Proposed Force Main (Aid to Construction)
- Proposed Wastewater Lines (Aid to Construction)
- Proposed Wastewater Lines
- Proposed Force Main
- Princeton ETJ/ Water and Wastewater Service Area
- ▭ Parcels
- ▭ Princeton City Limits
- ▭ Sewer CCN Boundary

Note: Existing main sizes are labeled for 12" and larger only.



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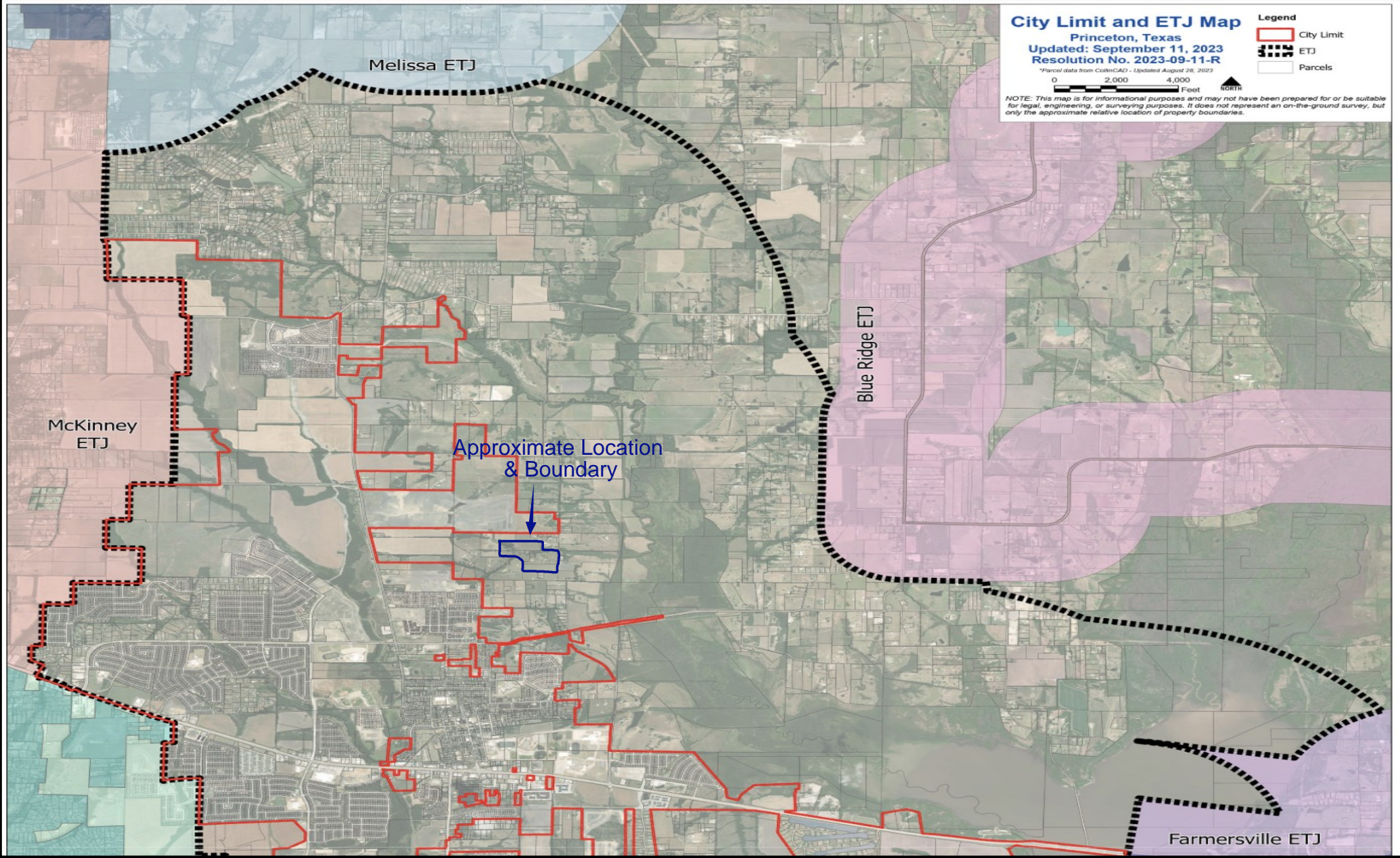
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Wastewater Map



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Princeton City Limits and ETJ Map

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.

RES=Real Estate Services,LLC	9003405	CMCKISSICK@RESMCKINNEY.COM	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corey Homer	0777944	CHOMER@RESMCKINNEY.COM	(469)667-6587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069

Corey Homer

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

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