



**US HWY 380 & CALM WATER COVE
PRINCETON, TX 75407**

RANGE
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PROPERTY OVERVIEW



LOCATION

US Hwy 380 & Calm Water Cove
Princeton, TX 75407



ACREAGE

Gross: ± 64.87
Net: ± 64.87



ZONING

Agriculture



FUTURE LAND USE

Commercial



UTILITIES

Water: To Site (8" Line)
Sewer: Off Site



ISD

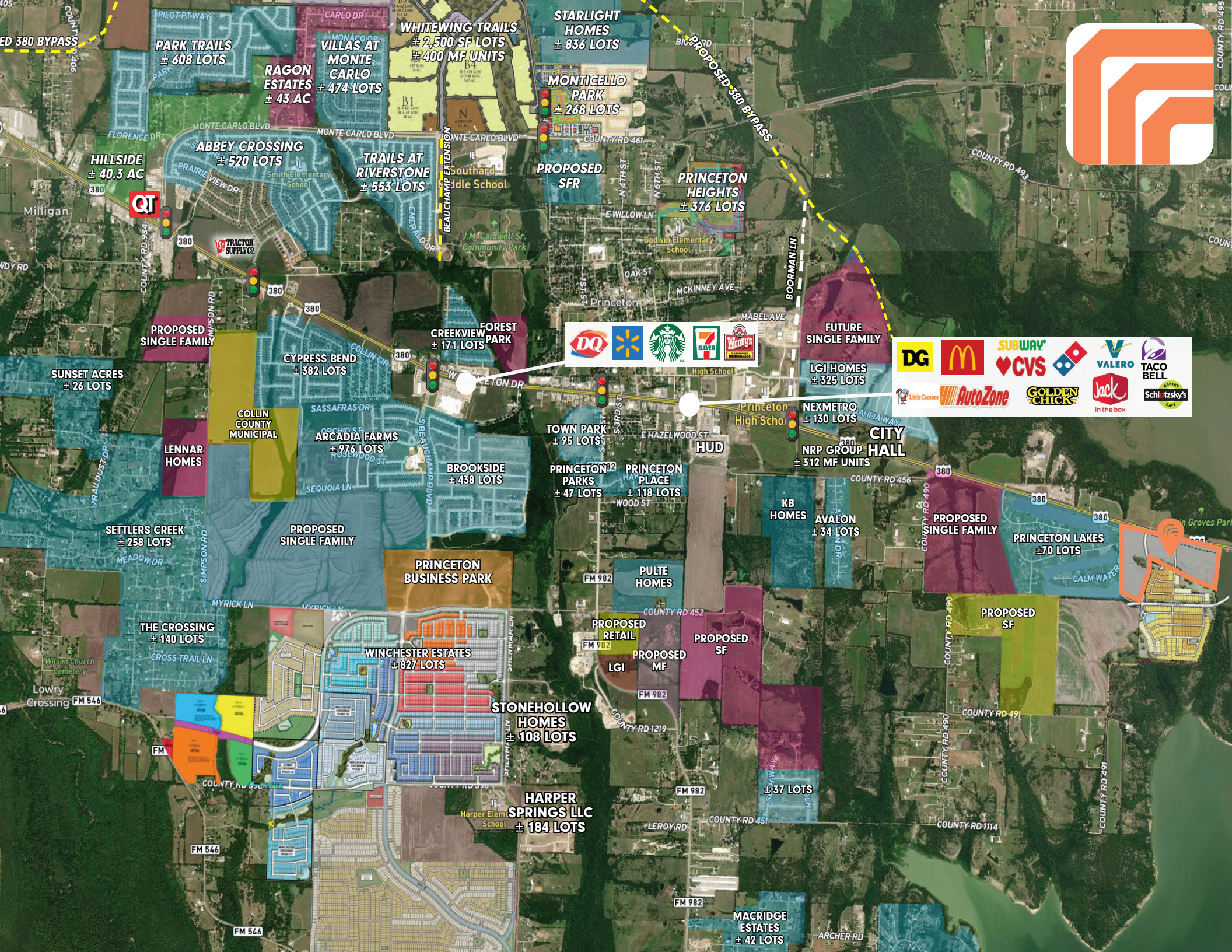
Princeton ISD



VPD

Hwy 380: ± 21,095





PARK TRAILS
± 608 LOTS

RAGON ESTATES
± 43 AC

VILLAS AT MONTE CARLO
± 474 LOTS

WHITEWING TRAILS
± 2,500 SF LOTS
± 400 MF UNITS

STARLIGHT HOMES
± 836 LOTS

MONTICELLO PARK
± 268 LOTS

ABBAY CROSSING
± 520 LOTS

TRAILS AT RIVERSTONE
± 553 LOTS

PROPOSED SFR

PRINCETON HEIGHTS
± 376 LOTS

HILLSIDE
± 40.3 AC



PROPOSED SINGLE FAMILY

CREEKVIEW FOREST
± 171 LOTS



FUTURE SINGLE FAMILY

LGI HOMES
± 325 LOTS



SUNSET ACRES
± 26 LOTS

CYPRESS BEND
± 382 LOTS

LENNAR HOMES

COLLIN COUNTY MUNICIPAL

ARCADIA FARMS
± 976 LOTS

BROOKSIDE
± 438 LOTS

TOWN PARK
± 95 LOTS

PRINCETON PARKS
± 47 LOTS

PRINCETON PLACE
± 118 LOTS

NEXMETRO
± 130 LOTS

NRP GROUP HALL
± 312 MF UNITS

CITY HALL

PROPOSED SINGLE FAMILY

PRINCETON LAKES
± 70 LOTS

SETTLERS CREEK
± 258 LOTS

PROPOSED SINGLE FAMILY

PRINCETON BUSINESS PARK

PULTE HOMES

KB HOMES

AVALON
± 34 LOTS

THE CROSSING
± 140 LOTS

WINCHESTER ESTATES
± 827 LOTS

STONEHOLLOW HOMES
108 LOTS

PROPOSED RETAIL

PROPOSED MF

PROPOSED SF

PROPOSED SF

Lowry Crossing

FM 546

FM 546

FM 546

HARPER SPRINGS LLC
± 184 LOTS

FM 982

MACRIDGE ESTATES
± 42 LOTS

ARCHER RD



MARKET OVERVIEW



SUMMARY

THE PROPERTY LIES NEAR MULTIPLE ONGOING, PROPOSED, AND RECENTLY-COMPLETED RESIDENTIAL DEVELOPMENTS. THESE INCLUDE WHITEWING TRAILS (2,866 UNITS), PARK TRAILS (608 UNITS), VILLAS OF MONTE CARLO (474 UNITS), AND MORE.

THE PROPERTY'S LOCATION IN A RAPIDLY-GROWING SUBMARKET MAKES IT AN IDEAL SITE FOR FUTURE DEVELOPMENT.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	20,820	24,854	168,776
2028 POPULATION	23,228	27,334	182,818
POP. GROWTH 2023-2028	2.3%	2.0%	1.7%
2023 TOTAL HOUSEHOLDS	7,350	8,714	57,425
MEDIAN HOUSE HOLDS INCOME	\$83,024	\$83,427	\$89,965
2023 TOTAL BUSINESSES	332	482	5,798
2023 TOTAL EMPLOYMENT	2,379	3,177	48,305



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____