



**BOIS D'ARC
PROFESSIONAL PARK**
CORPORATE DRIVE
PRINCETON, TX 75407

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PROFESSIONAL PARK**

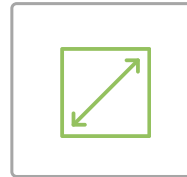
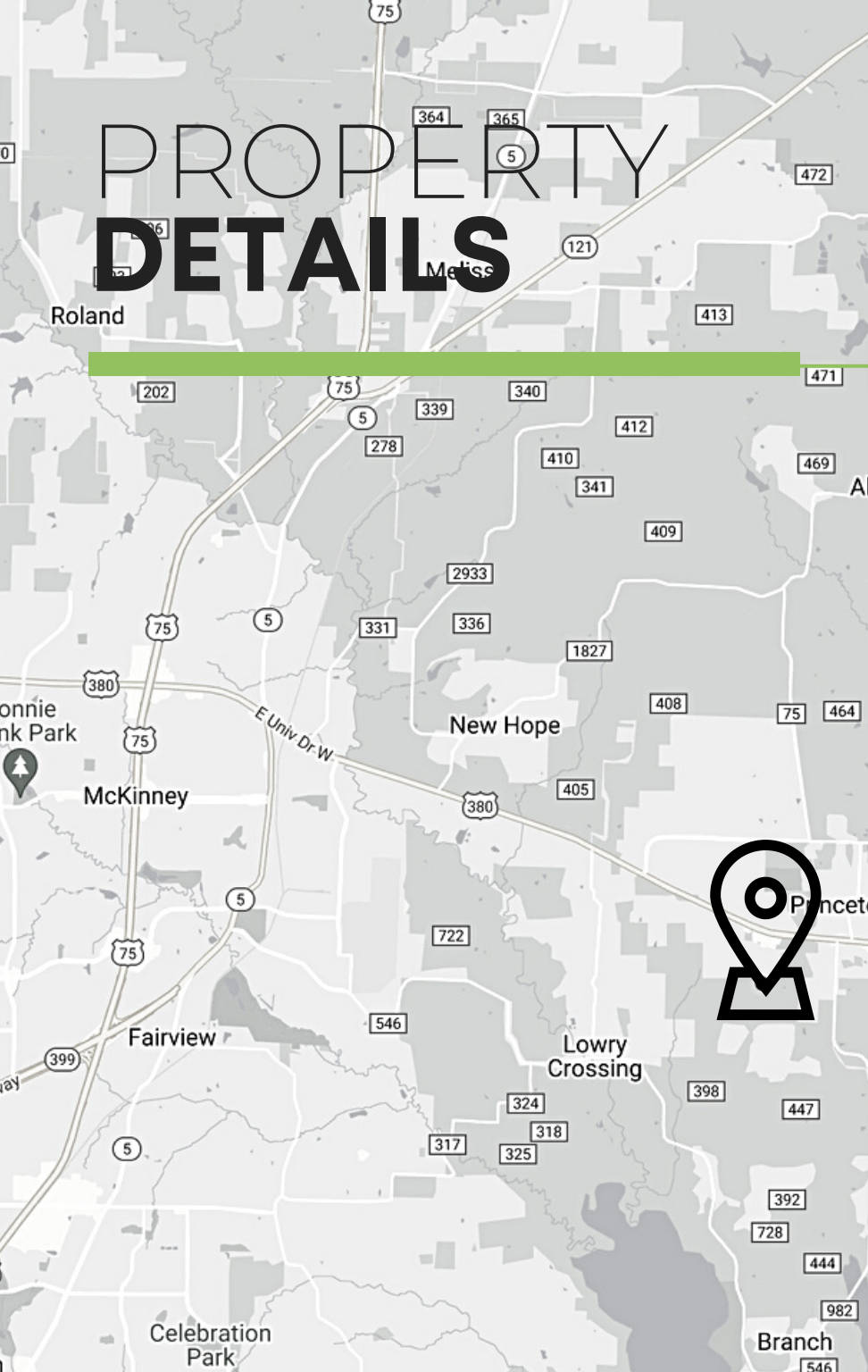
LAND FOR SALE



PROPERTY DETAILS

BOIS D'ARC PROFESSIONAL PARK

CORPORATE DRIVE
PRINCETON, TX 75407



AVAILABLE LOTS

LOT 1 | ± 3.5 ACRES
LOT 2 | ± 6.1 ACRES
LOT 3 | ± 7.4 ACRES
LOT 4 | PENDING



ZONING

M-1



PROXIMITY

EASY ACCESS TO HWY 380 & US 75



INCENTIVES

EDC INCENTIVES MAY BE AVAILABLE FOR
YOUR COMPANY



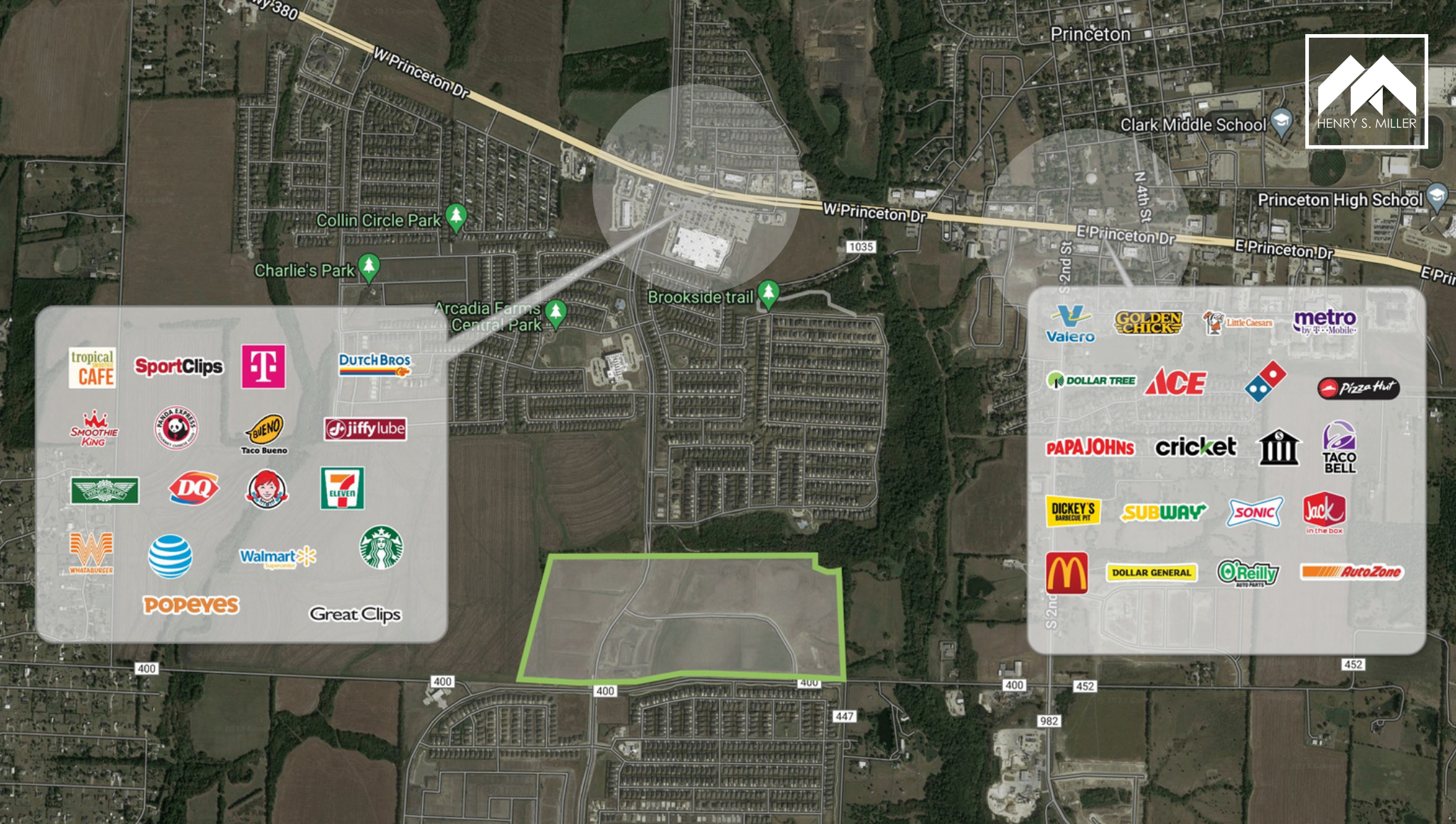
PRICING

CONTACT BROKER



AVAILABLE PARCELS

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Logos for nearby tenants in the left column of the grey box:

- tropical CAFE
- SportClips
- T-Mobile
- Dutch Bros
- SMOOTHIE KING
- PANDA EXPRESS
- THE NO. 1 TACO BUENO
- jiffylube
- Wingstop
- DQ
- 7 ELEVEN
- WHATABurger
- AT&T
- Walmart
- Starbucks
- POPEYES
- Great Clips

Logos for nearby tenants in the right column of the grey box:

- Valero
- GOLDEN CHICK
- Little Caesars
- metro by T-Mobile
- DOLLAR TREE
- ACE
- Pizza-hut
- PAPAJOHNS
- cricket
- TACO BELL
- DICKEY'S BARBECUE PIT
- SUBWAY
- SONIC
- Jack in the box
- McDonald's
- DOLLAR GENERAL
- O'Reilly AUTO PARTS
- AutoZone

NEARBY TENANTS

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LOCATION DETAILS

8.7
MILES
MCKINNEY
NATIONAL
AIRPORT

41.7
MILES
DALLAS
LOVE FIELD
AIRPORT

42.5
MILES
DFW
INTERNATIONAL
AIRPORT

Bois D'Arc Professional Park remaining sites consists of a ± 3-16 acre ready to build sites, cut of prime real estate. The park is zoned for industrial use outfitted with all utilities in place. It is centrally located eight miles east of McKinney, nine miles east of US 75, and one mile south of US 380, with access to major international airports.

NEIGHBORHOOD INDICATORS

15%

POPULATION GROWTH RATE

50%

BOIS D' ARC BUSINESS PARK
50% SOLD TO NEW BUSINESS

416%

INCREASE IN NEW HOUSING STARTS
(2017 - 2018)

KEY DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 ESTIMATED POPULATION	4,759	25,080	33,378
2027 PROJECTED POPULATION	7,322	32,083	41,817
PROJECT ANNUAL GROWTH 2022 TO 2027	10.8%	5.6%	5.1%
HISTORICAL ANNUAL GROWTH 2010 TO 2022	14.9%	9.9%	7.3%

HOUSEHOLDS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 ESTIMATED HOUSEHOLDS	1,443	7,853	10,766
2027 PROJECTED HOUSEHOLDS	2,340	10,573	14,171
PROJECTED ANNUAL GROWTH 2022 TO 2027	12.4%	6.9%	6.3%
HISTORICAL ANNUAL GROWTH 2010 TO 2022	12.9%	8.5%	6.2%

INCOME / EXPENDITURES	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2022 EST. AVERAGE HOUSEHOLD INCOME	\$53,921	\$63,118	\$70,997
2022 EST. MEDIAN HOUSEHOLD INCOME	\$88,474	\$82,433	\$84,649
2022 EST. PER CAPITA INCOME	\$16,348	\$19,770	\$22,908
2022 ESTIMATED TOTAL BUSINESSES	86	470	727
2022 EST. TOTAL EMPLOYEES	287	2,275	3,746

ABOUT PRINCETON EDC



ECONOMIC
DEVELOPMENT
CORPORATION



WHY RELOCATE?

To assist in relocation efforts, the EDC provides one-on-one relocation assistance by aiding prospective businesses with site selection and related location requests. Our team works to locate the most appropriate site for your business within our community and builds relationships with local property owners and interested developers, coordinating introductions and meetings with key parties and facilitating successful negotiations.



INCENTIVES

To stimulate and encourage purposeful economic growth through new business development, relocation assistance, and expansions of existing local businesses, Princeton EDC offers a number of incentives for businesses on a case-to-case basis. Our team also works with property owners and developers in marketing buildings, "greenfield" sites, and identifying locations for future expansions, utilizing ample space to achieve maximum viability.



RAPID GROWTH

Princeton is one of the most rapidly growing cities in Collin County, Texas. The city has experienced a consistent growth rate of approximately 15% over the past 3 to 4 years, and this growth trend is expected to continue. Due to rapid growth with new residents and properties, Princeton's tax revenue is increasing and predicted to continue this trend. Princeton has received one of the highest bond ratings from S&P, ranking the city at a very strong capacity to meet its financial commitments.



CONTACT

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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	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date