

Walmart
CHASE
Dutch Bros
Starbucks
SUBWAY

CVS pharmacy
SONIC
ACE Hardware

Lovely High School
Princeton High School

PRINCETON

CYPRESS CREEK
736 PROPOSED SF LOTS

CYPRESS BEND
452 SF LOTS

ARCADIA FARMS
951 SF LOTS

CREEKVIEW
201 SF LOTS

WHITEWING TRAILS
2,592 PROPOSED SF LOTS
400 MF UNITS

Panther Stadium

PRINCETON CROSSROADS
331 SF LOTS

CROSSMILL
1,462 PROPOSED SF LOTS

380

380

FUTURE PRINCETON
BUSINESS PARK

WINCHESTER CROSSING
2,366 PROPOSED SF LOTS

447

BROOKSIDE
438 SF LOTS

LAKE MEADOW
249 SF LOTS

PRINCETON ESTATES
287 PROPOSED SF LOTS

CLEARHAVEN
266 PROPOSED SF LOTS

398

PRINCETON ISD

MYRICK LN

QUAIL RIDGE ESTATES
116 MF UNITS

SOUTH PARK MEADOW
122 SF LOTS

PENMATSA
437 PROPOSED SF LOTS

FARM
ROAD
982

TIMINERI ESTATES
108 SF LOTS

MORNING RIDGE
247 PROPOSED SF LOTS

±19.86
ACRES

NATHAN DR

WINDMORE
1,572 PROPOSED SF LOTS

447

±19.86 Acre Multi-Family Development Opportunity Located in Princeton ETJ

SEQ of CR 447 & Nathan Dr, Princeton, TX 75407



BROKER CONTACT:
Tom Dosch, Principal
tom@dmre.com
214.206.9533

PROPERTY DETAILS

ADDRESS

SEQ of CR 447 & Nathan Dr
Princeton, TX 75407

SIZE

±19.86 Gross Acres
±15 Usable Acres after ROW, Flood Zone A, and Flowage easement

LAT., LONG.

33.14144453114295, -96.50397200159557

ZONING

No Zoning - ETJ

PARCEL

R-6890-002-0450-1

UTILITIES

Water: 2" water line along East frontage of CR 447, and an 8" water main exists to the North of the site at Nathan Dr. Future plans include a 12" water main to be built in the West ROW of CR 447 which will loop up to the existing 8" main North of the site and will have capacity to serve the site.

Sewer: 48" wastewater line was recently constructed on the West side of CR 447 with capacity to serve the site.

FLOODPLAIN

±4 Acres of 100-Year Floodplain on Eastern portion of tract

TAX

1.488%

SCHOOLS

Princeton ISD
James Elementary School
Mattei Middle School
Princeton High School

LEGAL

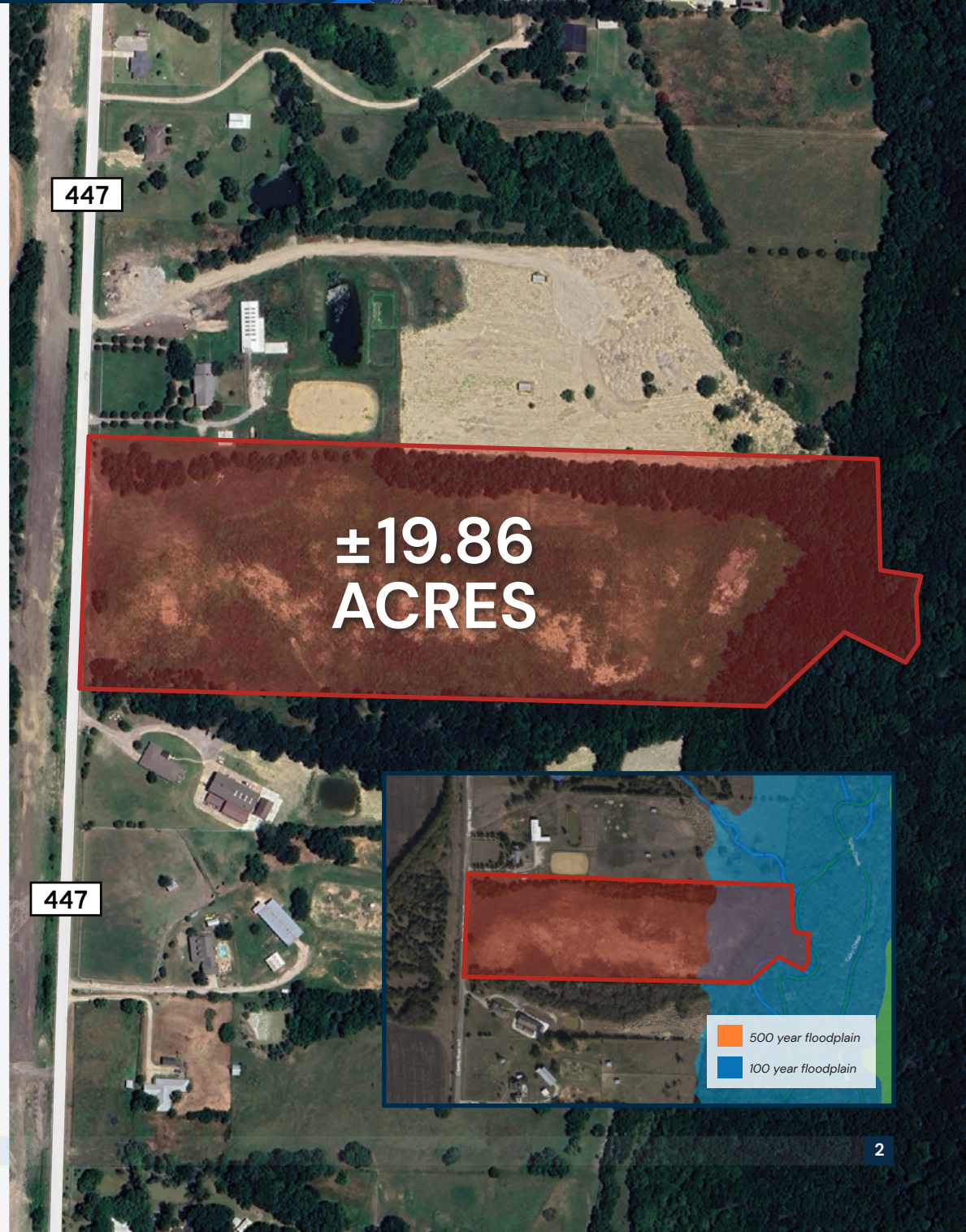
ABS A0890 S D TERRY SURVEY, SHEET 2, TRACT 45, 19.858 ACRES

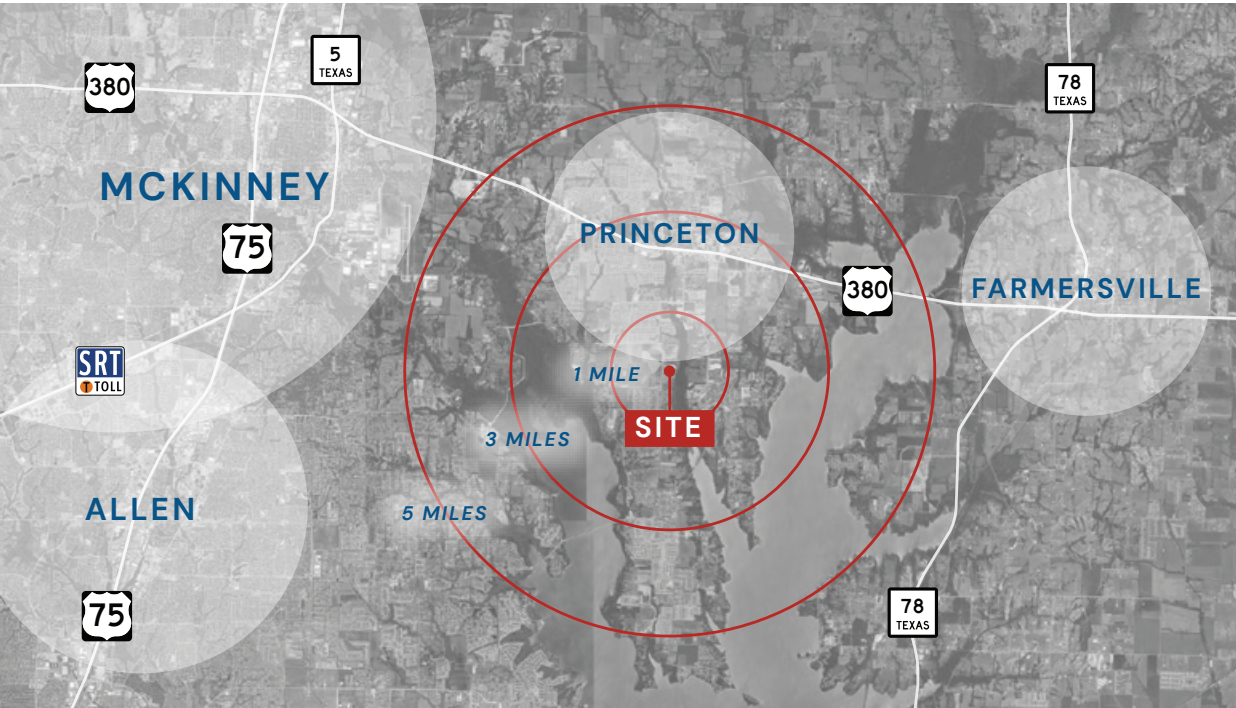
PRICE

Call for Pricing

DMRE is an investor in this Property

[DMRE.COM](https://www.dmre.com)

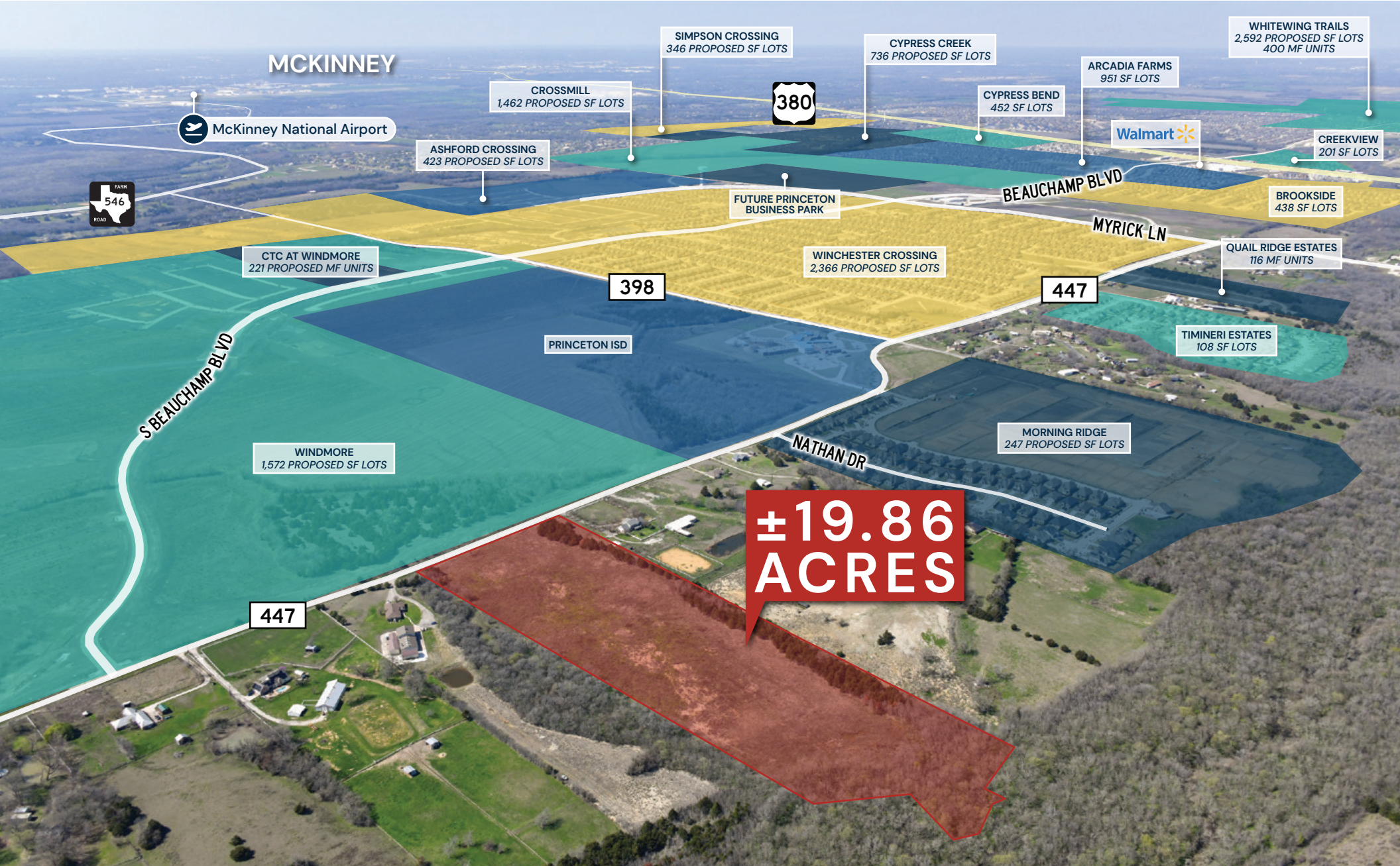


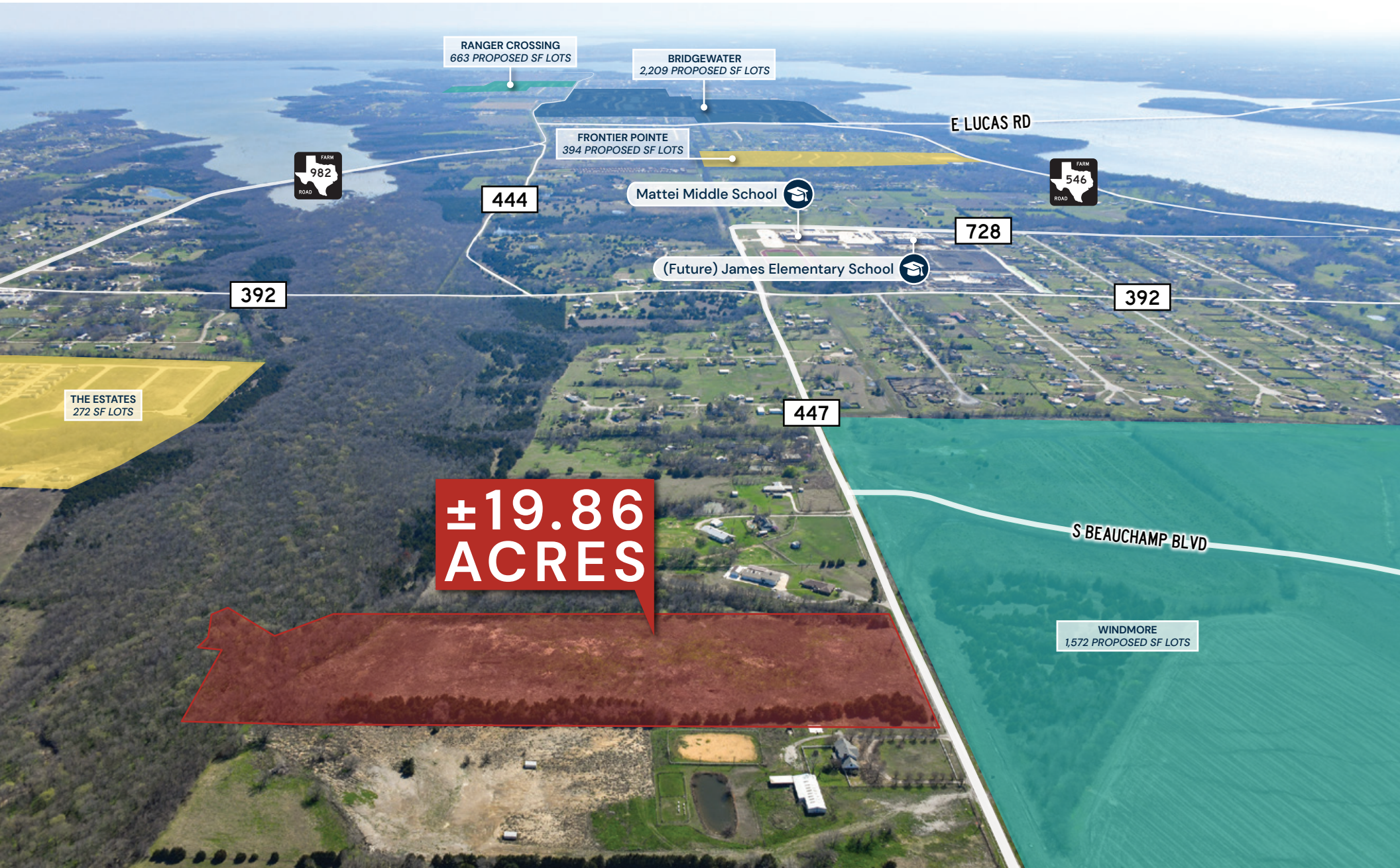


2023 TAX RATES

GCN	Collin County	0.149343
JCN	Collin College	0.081220
SPN	Princeton ISD	1.257500
TOTAL		1.488063

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	2,107	20,419	39,123
5 YEAR EST. POPULATION GROWTH	70%	61%	48%
AVERAGE HOUSEHOLD INCOME	\$84,558	\$80,411	\$99,870
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$281,383	\$316,486	\$326,777







- | | | |
|--|---|---|
| 1. Proposed MF Westridge
1,095 Proposed SF Lots | 24. Princeton Lakes
70 SF Lots | 48. Princeton Village
193 SF Lots |
| 2. Eastridge
2,160 Proposed SF Lots | 25. Harvest Point
883 Proposed SF Units
400 Proposed MF Units | 49. Princeton Luxury Apartment
306 Proposed MF Units |
| 3. Sicily
137 Proposed SF Lots | 26. Simpson Crossing
346 Proposed SF Lots | 50. Town Park
95 SF Lots |
| 4. Southridge
890 Proposed SF Units | 27. Future Princeton Business Park | 51. Cypress Creek at Hazelwood
180 MF Units |
| 5. Whitewing Trails
2,592 Proposed SF Units | 28. Crossmill
1,462 Proposed SF Lots | 52. Hazelwood Villas
84 Proposed SF Lots
430 Proposed MF Units |
| 6. Sicily
1,713 Proposed SF Units
2,000 Proposed MF Units | 29. Winchester Crossing
2,366 Proposed SF Lots | 53. Avilla Towne Center
150 MF Units |
| 7. Park Trails
608 SF Lots | 30. Princeton ISD | 54. Princeton 83
325 Proposed SF Units |
| 8. Villas of Monte Carlo
474 SF Units | 31. CTC at Windmore
221 Proposed MF Units | 55. Lake Meadow
249 SF Units |
| 9. Monticello
893 Proposed SF Units
400 Proposed MF Units
82 Townhomes | 32. Frontier Pointe
394 Proposed SF Units | 56. Quail Ridge Estates
116 MF Units |
| 10. Princeton Meadows
234 SF Units
156 MF Units | 33. Bridgewater
2,209 Proposed SF Units | 57. Ashford Crossing
423 Proposed SF Units |
| 11. Trails at Riverstone
740 SF Units | 34. Haven at Tillage Farms
422 Proposed SF Units | 58. Windmore
1,572 Proposed SF Units |
| 12. Princeton ISD | 35. Arbor Trails
480 Proposed SF Units | 59. Timineri Estates
108 SF Units |
| 13. Creekview
201 SF Units | 36. Tillage Farms West
666 Proposed SF Units | 60. Morning Ridge
247 Proposed SF Units |
| 14. Princeton Crossroads
331 SF Units | 37. Tillage Farms East
495 SF Units | 61. Daybreak at Princeton
390 Proposed SF Units |
| 15. Cypress Bend
452 SF Units | 38. Ranger Crossing
663 Proposed SF Units | 62. The Estates
272 SF Units |
| 16. Arcadia Farms
951 SF Units | 39. Cypress Creek
736 Proposed SF Units | 63. South Park Meadow
122 SF Units |
| 17. Brookside
438 SF Units | 40. Garden Homes of Venice
315 Proposed SF Units
205 Proposed MF Units | 64. Penmatsa
437 Proposed SF Units |
| 18. Princeton Place
118 SF Units | 41. Tim Bennett Tract
215 Proposed SF Units | 65. Clearhaven
266 Proposed SF Units |
| 19. Princeton Estates
287 Proposed SF Units | 42. De Berry Estates
205 SF Units | 66. AJE
388 Proposed SF Units |
| 20. Avalon
34 SF Units | 43. Abbey Crossing
397 SF Units | 67. Lavon Estates
65 Proposed SF Units |
| 21. NRP Apartments
300 MF Units | 44. Forest Grove
166 SF Units | 68. BGE
828 Proposed SF Units |
| 22. Walton Tract
468 Proposed SF Units | 45. Greenfield Acres
36 SF Units | 69. Griffin/Rogers Tract
329 Proposed SF Units |
| | 46. Beauchamp Hills
59 Proposed SF Units
169 Proposed MF Units | 70. Mattei Middle School |
| | 47. Forest Park
158 Proposed SF Units | 71. James Elementary School
Open Fall 2024 |
| | | 72. Princeton High School |
| | | 73. Lovelady High School |



High Growth Market with Great Schools

- Situated within Collin County, Princeton saw a 100% growth rate from 2000–2010, and a 150% growth rate from 2010–2020
- Since 2000, Princeton has seen the 6th highest growth in North Texas, per USDA Rural Development
- Population growth is expected to reach 80,000 people on the upper estimate and 65,000 on the lower estimate, with Collin County reaching a total population of 2.4 million
- Princeton ISD received an A- on their niche.com rating with a graduation rate of over 90%
- Princeton has one of the highest bond ratings from S&P, indicating capacity to financially meet commitments

Close Proximity To Major Thoroughfares

- Princeton is conveniently located along US-380, providing access to Hwy 5, Hwy 121, and US-75

Direct Access to McKinney, Plano, & Dallas Via US-75

- Downtown McKinney: 18 minutes
- Plano: 28 minutes
- Downtown Dallas: 40 minutes
- DFW Airport: 45 minutes



Dallas-Fort Worth, Texas



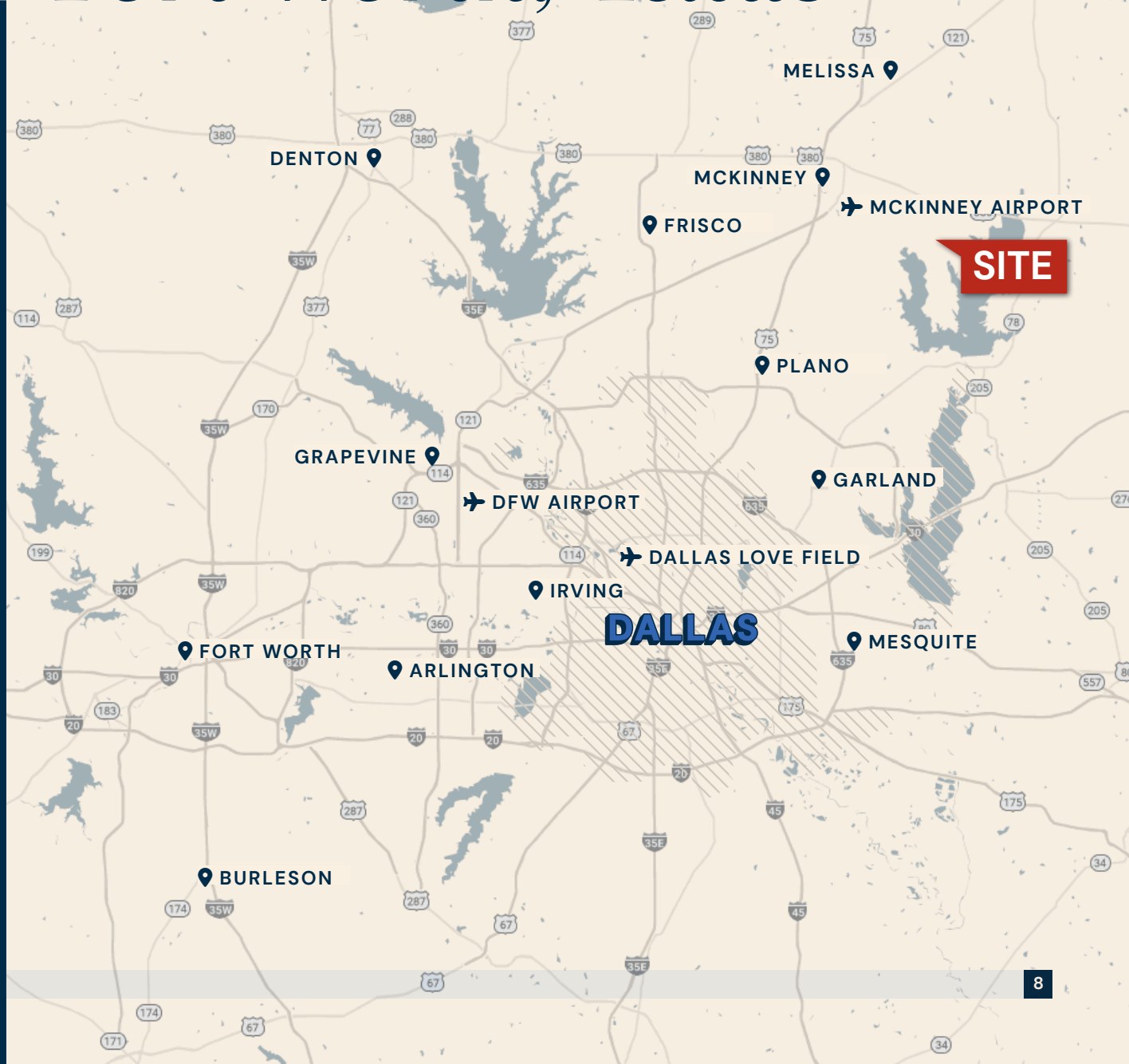
Dallas is located in the north central region of Texas and is part of the Dallas-Fort Worth metroplex, a region that includes 12 counties and is home to over 7.8 million people.

The city is a major hub for business and commerce, with numerous Fortune 500 companies headquartered in the city, including:



While DFW is still smaller than major metros New York City and Los Angeles, it surpassed both cities in percentage of jobs added.

Dallas is known for its strong economy and diverse job market, with industries ranging from technology and finance to healthcare and education.



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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