

COLLIN COUNTY

**PRINCETON  
CROSSROADS**

RANGE REALTY ADVISORS  
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# PRINCETON CROSSROADS

Princeton Crossroads, located in Princeton, Texas, is situated within booming Collin County. Located between the cities of McKinney and Greenville, Princeton benefits from easy access to both US Highway 380 and 75.

Over the past five years, Princeton has seen strong growth in terms of new residential development. Since 2012, Princeton has experienced a 416% increase in new housing starts and a 65% appreciation in median home prices.

## LOCATION

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US Highway 380 at Boorman Lane  
Princeton, TX 75407

## COUNTY

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Collin

## SUBMARKET

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Princeton/McKinney/Fairview

## LAND AREA

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± 297.106 Acres

## TRAFFIC COUNTS

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± 19,200 VPD Along US Highway 380  
@ Princeton High School

± 28,732 VPD Along US Highway 380  
@ Walmart

## ZONING

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PD (Planned Development)

## LAND USE

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Residential Single Family, Multifamily,  
Commercial, Restaurant, Hospitality

## FRONTAGE

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± 1.5 Miles Along State Highway 380  
(North and South side of highway)

## SCHOOL DISTRICT

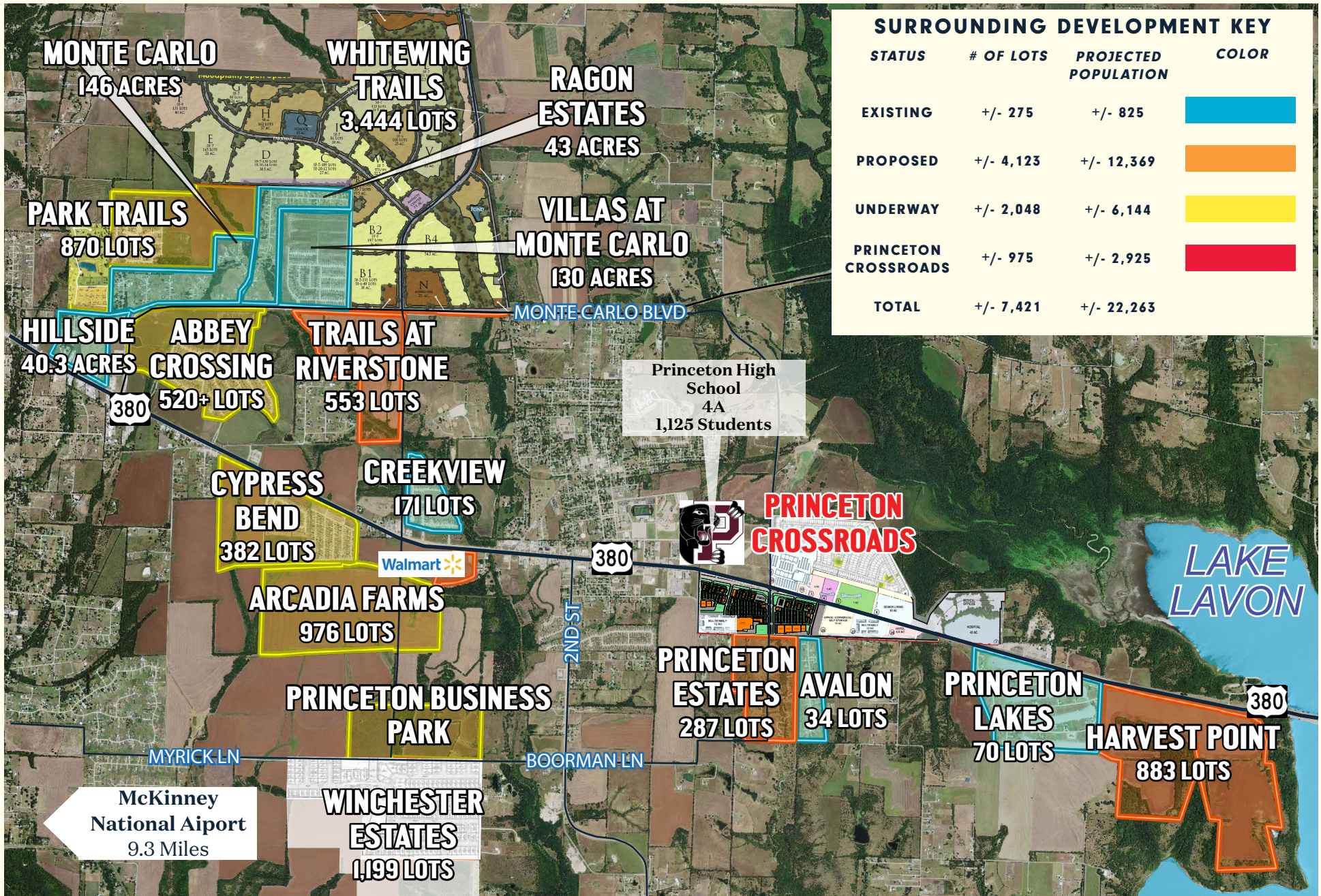
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Princeton ISD

## UTILITIES

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February 2019 Completion





NUMBER	PARCEL	NET ACRES	SQUARE FEET	PPSF	PPAC	TOTAL
1	Single Family Residential	87.50	3,811,500	\$ -	\$ -	Under Contract
2	Residential/Commercial	18.50	805,860	\$ 5.60	\$ 243,936	\$ 4,512,816
3	Commercial	3.00	130,680	\$ 11.00	\$ 479,160	\$ 1,437,480
4	City Hall	15.00	653,400	\$ -	\$ -	Closed
5	Hotel	2.00	87,120	\$ 8.00	\$ 348,480	\$ 696,960
6	Commercial/Senior Living	6.00	261,360	\$ 7.50	\$ 326,700	\$ 1,960,200
7	Medical/Education/Special Use	45.59	1,985,900	\$ 5.50	\$ 239,580	\$ 10,922,452
8A	Retail	57.6	2,509,056	\$ -	\$ -	Under Contract
8B	Multifamily	9.00	392,040	\$ -	\$ -	Call for Pricing
9	Multifamily	12.00	522,720	\$ -	\$ -	Under Contract
10	Multifamily	12.50	544,500	\$ 5.50	\$ 239,580	\$ 2,994,750
11	Self Storage	5.00	217,800	\$ 6.00	\$ 261,360	\$ 1,306,800
12	Commercial/Flex	14.00	609,840	\$ 6.50	\$ 283,140	\$ 3,963,960
13	Pad Site	1.00	43,560	\$ 15.50	\$ 675,180	\$ 675,180
14	Hotel	2.00	87,120	\$ 12.00	\$ 522,720	\$ 1,045,440
15	Pad Site	2.00	87,120	\$ 13.25	\$ 577,170	\$ 1,154,340
16	Pad Site	1.00	43,560	\$ 11.00	\$ 479,160	\$ 479,160
17	Pad Site	1.00	43,560	\$ 14.50	\$ 631,620	\$ 631,620



NUMBER	PARCEL	NET ACRES	SQUARE FEET	PPSF	PPAC	TOTAL
18	Pad Site	1.00	43,560	\$ 11.00	\$ 479,160	\$ 479,160
19	Pad Site	1.00	43,560	\$ 13.25	\$ 577,170	\$ 577,170
20	Pad Site	3.00	130,680	\$ 14.50	\$ 631,620	\$ 1,894,860
21	Pad Site	3.00	130,680	\$ 11.50	\$ 500,940	\$ 1,502,820
22	Pad Site	3.00	130,680	\$ 9.50	\$ 413,820	\$ 1,241,460

# ABOUT US

## WHAT WE DO

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Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

## AREAS OF PRACTICE

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- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

## OUR SERVICES

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- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

# CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Founding Partner, CEO

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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.

<b>William Owen Lyon III</b>	<b>335796</b>	<b>owen@owenlyon.com</b>	<b>972-317-0529</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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 \_\_\_\_\_