

FOR SALE & LEASE

# FIRESIDE SQUARE

A DEVELOPMENT BY

 BROWN GROUP, INC.

SCOTTSDALE, ARIZONA

RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219

# FIRESIDE SQUARE

- Fireside Square is part of Princeton Crossroads, a 297-acre master planned mixed-use development located along Highway 380 in Princeton, TX.
- Over 8,000 new homes are projected to be completed within the immediate trade area by 2021.
- Residential growth in the market area is fueled by continued in-migration, excellent schools, proximity to major employers across DFW and entry level to move-up quality homes.
- The Property is located 6-miles east of US Highway 75 and 2-miles west of the proposed Collin County College located in Farmersville, Texas.

## LOCATION

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SWC and SEC US Highway 380 at Boorman Lane, Princeton, TX 75407

## COUNTY

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Collin

## AREA

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Site Area: ±55.84 Acres  
 Building Area: ±412,000 SF

## TRAFFIC COUNTS

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

±28,732 VPD Along US Highway 380 @ Creekview Drive

## ZONING

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PD (Planned Development)

## LAND USE

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Commercial, Retail, Restaurant

## FRONTAGE

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±2,640 Feet Along State Highway 380  
 ±1,075 Feet Along Boorman Lane (CR 457)

## AVAILABILITY

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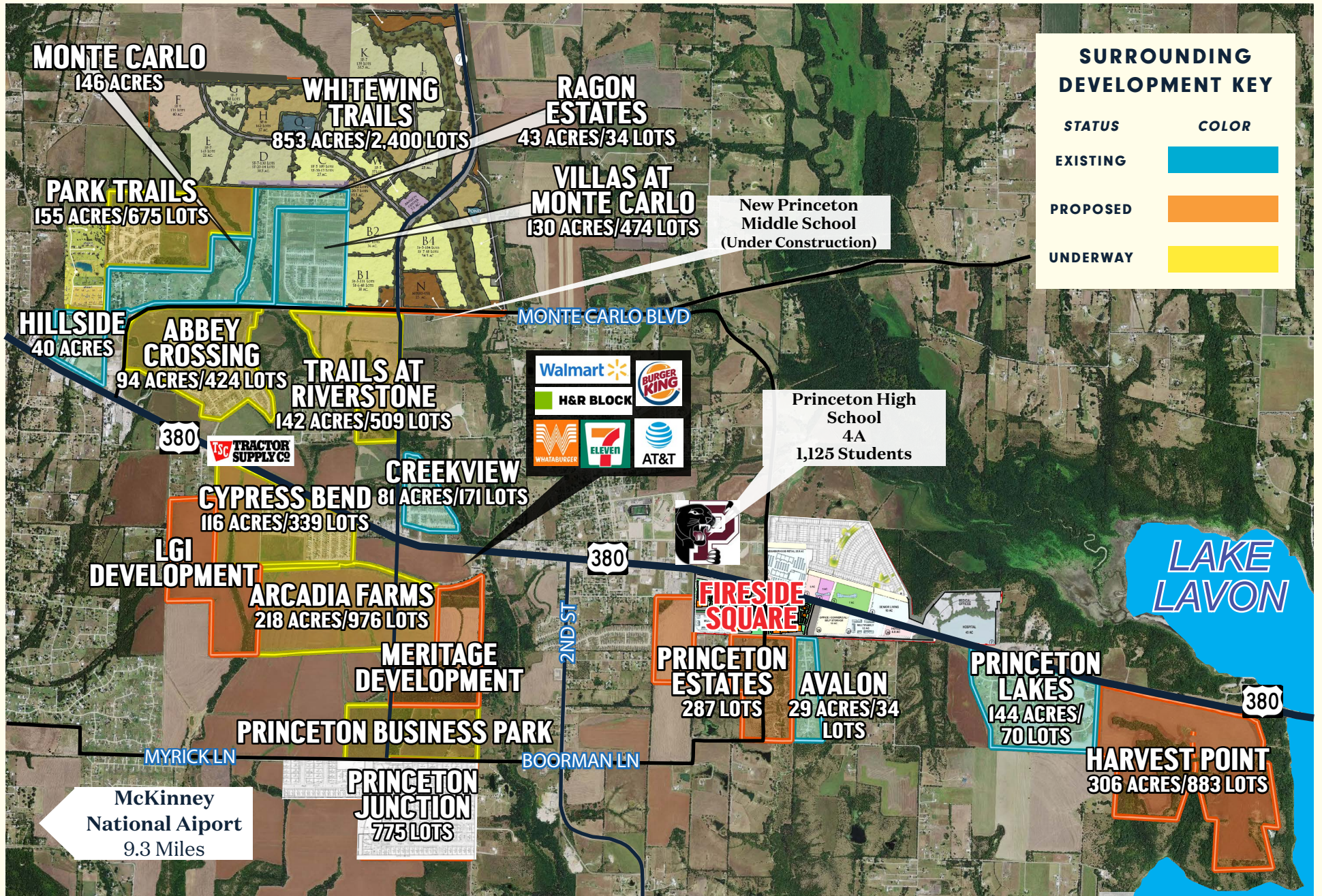
For Sale and Lease

## PROPOSED OPENING

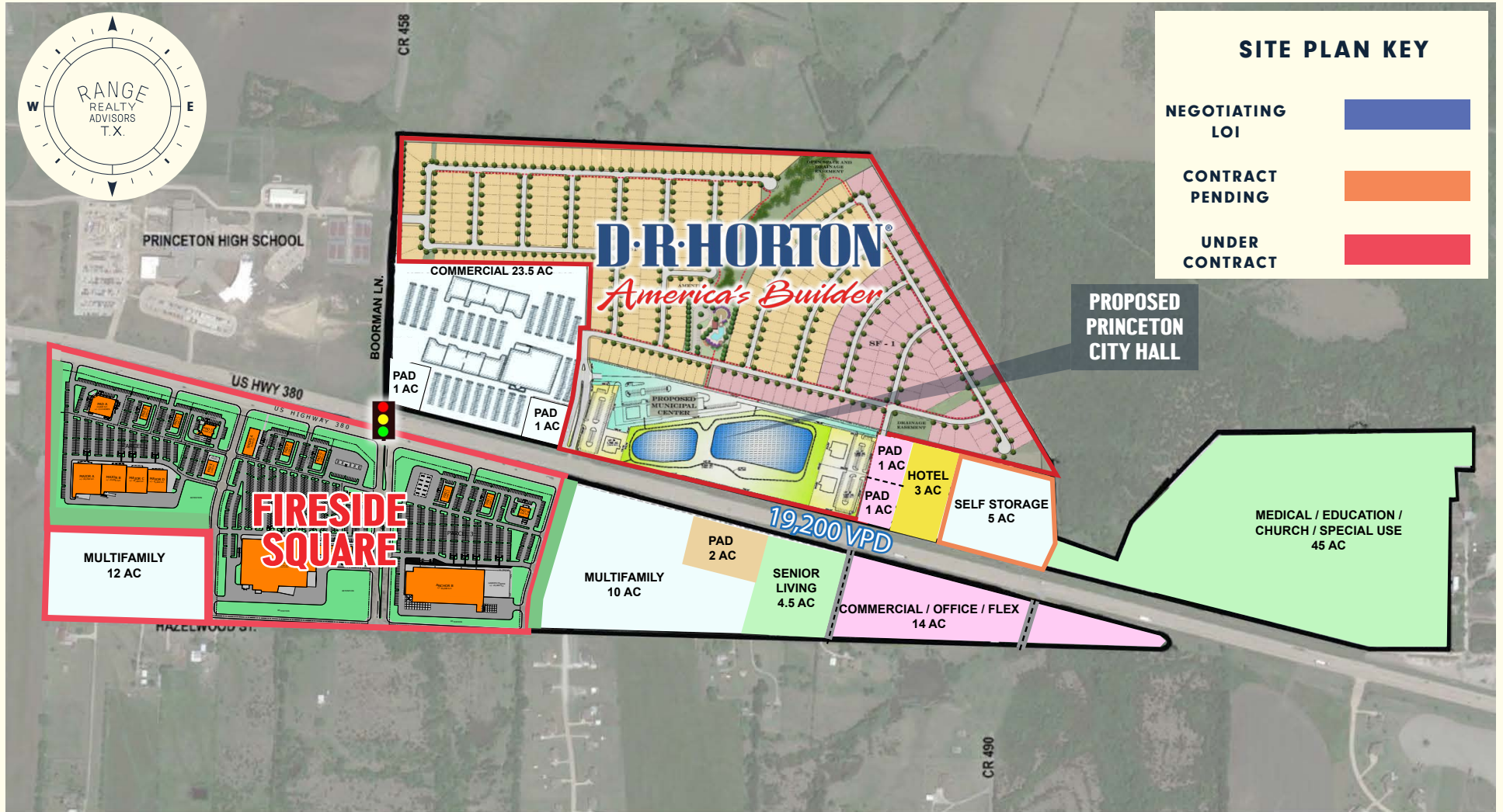
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Fall 2019 - Spring 2020







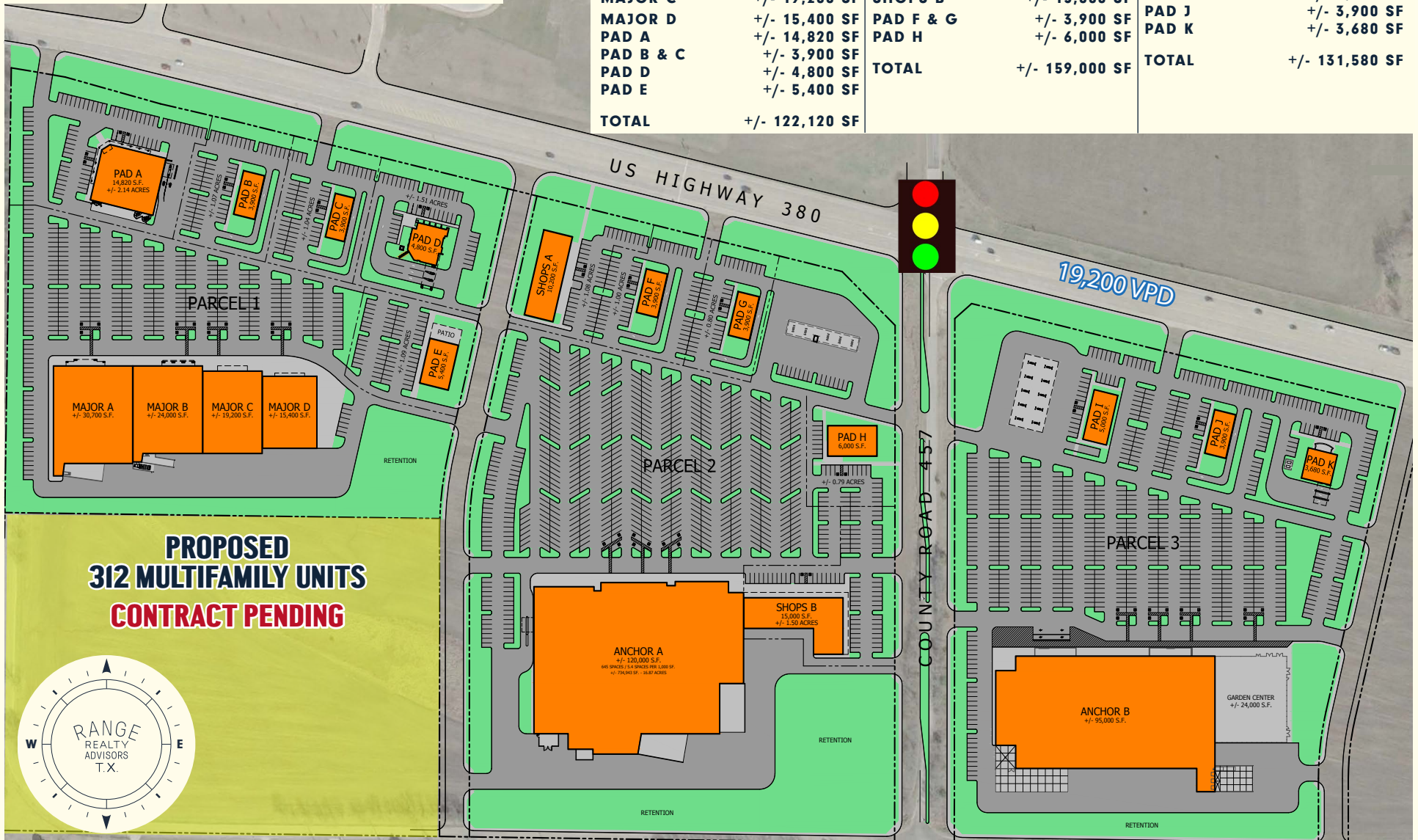


	PARCEL ONE	PARCEL TWO	PARCEL THREE
LOT COVERAGE	+/- 17.2%	+/- 16.6%	+/- 17.2%
PARKING REQUIRED	678 SPACES	834 SPACES	678 SPACES
PARKING PROVIDED	661 SPACES	885 SPACES	741 SPACES
PARKING RATIO/1,000	+/- 5.4	+/- 5.5	+/- 5.6

PARCEL ONE	
SITE AREA:	+/- 709,528 SF
BUILDING AREA:	
MAJOR A	+/- 30,700 SF
MAJOR B	+/- 24,000 SF
MAJOR C	+/- 19,200 SF
MAJOR D	+/- 15,400 SF
PAD A	+/- 14,820 SF
PAD B & C	+/- 3,900 SF
PAD D	+/- 4,800 SF
PAD E	+/- 5,400 SF
TOTAL	+/- 122,120 SF

PARCEL TWO	
SITE AREA:	+/- 960,121 SF
BUILDING AREA:	
ANCHOR A	+/- 120,000 SF
SHOPS A	+/- 10,200 SF
SHOPS B	+/- 15,000 SF
PAD F & G	+/- 3,900 SF
PAD H	+/- 6,000 SF
TOTAL	+/- 159,000 SF

PARCEL THREE	
SITE AREA:	+/- 762,744 SF
BUILDING AREA:	
ANCHOR B	+/- 95,000 SF
GARDEN CENTER	+/- 24,000 SF
PAD I	+/- 5,000 SF
PAD J	+/- 3,900 SF
PAD K	+/- 3,680 SF
TOTAL	+/- 131,580 SF

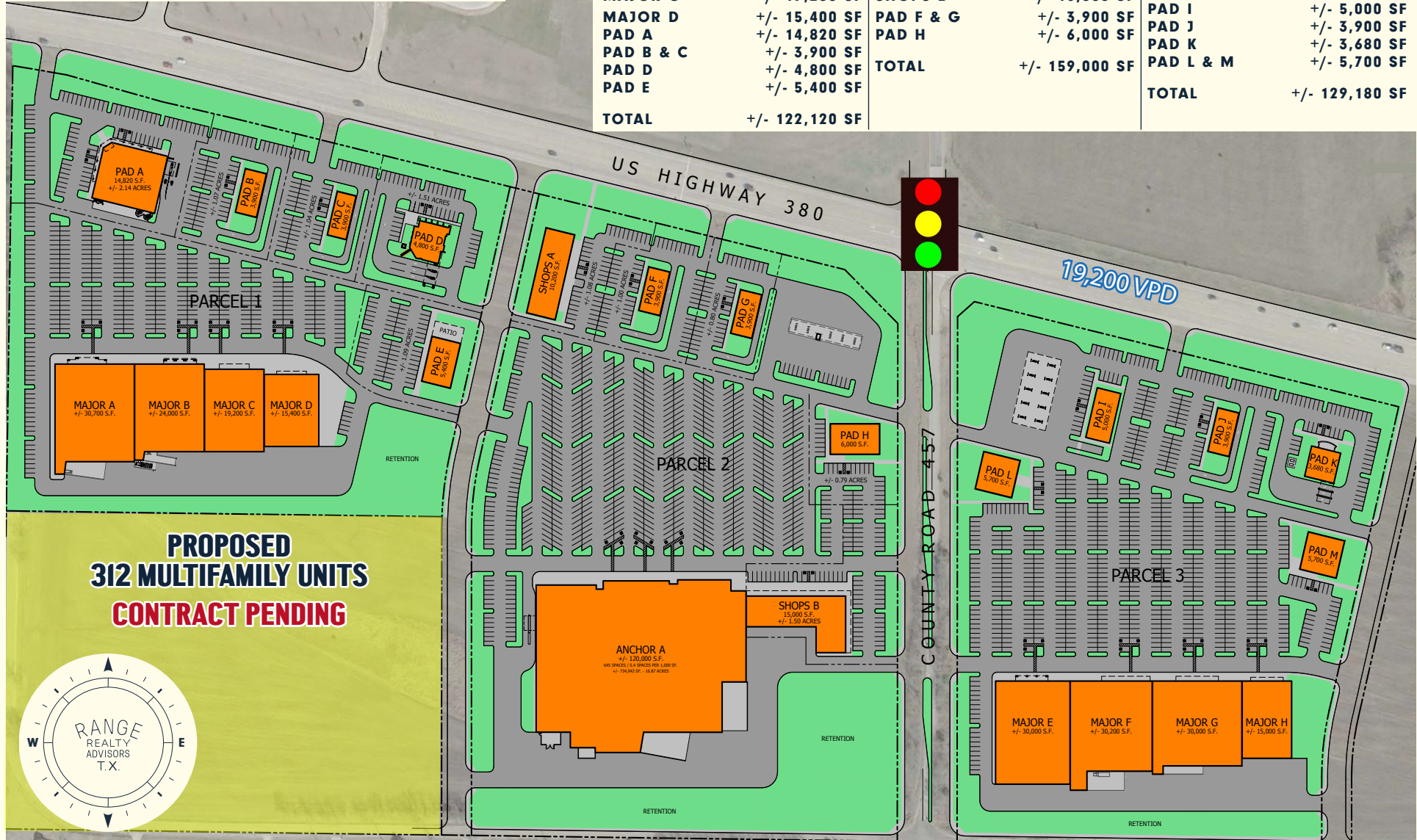


**PROPOSED  
312 MULTIFAMILY UNITS  
CONTRACT PENDING**





	PARCEL ONE	PARCEL TWO	PARCEL THREE	PARCEL ONE	PARCEL TWO	PARCEL THREE
LOT COVERAGE	+/- 17.2%	+/- 16.6%	+/- 16.9%	SITE AREA: +/- 709,528 SF	SITE AREA: +/- 960,121 SF	SITE AREA: +/- 762,744 SF
PARKING REQUIRED	678 SPACES	834 SPACES	723 SPACES	BUILDING AREA:	BUILDING AREA:	BUILDING AREA:
PARKING PROVIDED	661 SPACES	885 SPACES	822 SPACES	MAJOR A +/- 30,700 SF	ANCHOR A +/- 120,000 SF	MAJOR E & G +/- 95,000 SF
PARKING RATIO/1,000	+/- 5.4	+/- 5.5	+/- 5.6	MAJOR B +/- 24,000 SF	SHOPS A +/- 10,200 SF	MAJOR F +/- 24,000 SF
				MAJOR C +/- 19,200 SF	SHOPS B +/- 15,000 SF	MAJOR H +/- 5,000 SF
				MAJOR D +/- 15,400 SF	PAD F & G +/- 3,900 SF	PAD I +/- 5,000 SF
				PAD A +/- 14,820 SF	PAD H +/- 6,000 SF	PAD J +/- 3,900 SF
				PAD B & C +/- 3,900 SF	TOTAL +/- 159,000 SF	PAD K +/- 3,680 SF
				PAD D +/- 4,800 SF		PAD L & M +/- 5,700 SF
				PAD E +/- 5,400 SF		TOTAL +/- 129,180 SF
				TOTAL +/- 122,120 SF		



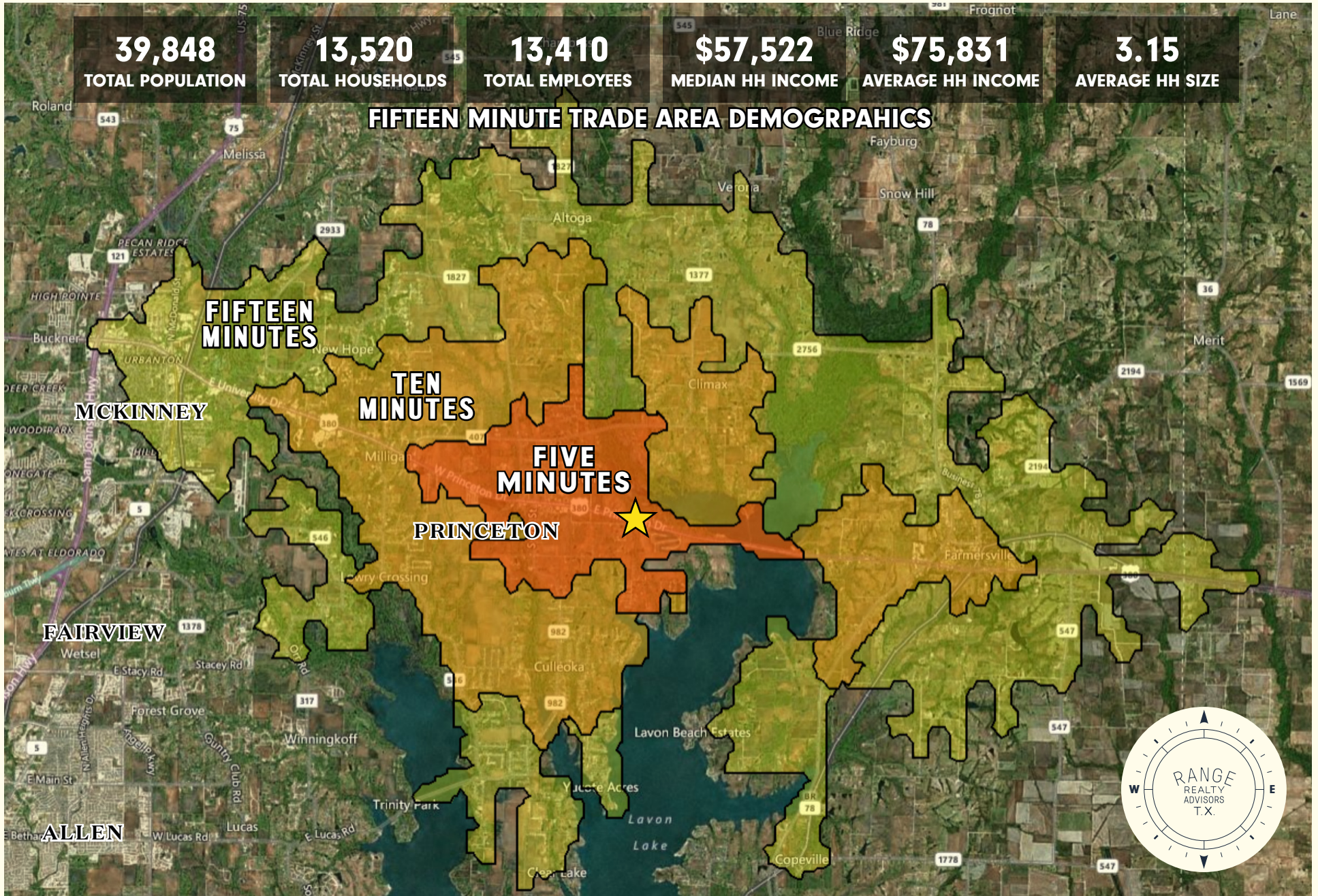
**PROPOSED  
312 MULTIFAMILY UNITS  
CONTRACT PENDING**





<b>39,848</b> TOTAL POPULATION	<b>13,520</b> TOTAL HOUSEHOLDS	<b>13,410</b> TOTAL EMPLOYEES	<b>\$57,522</b> MEDIAN HH INCOME	<b>\$75,831</b> AVERAGE HH INCOME	<b>3.15</b> AVERAGE HH SIZE
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## FIFTEEN MINUTE TRADE AREA DEMOGRAPHICS





<b>POPULATION</b>	<b>5 MINS</b>	<b>10 MINS</b>	<b>15 MINS</b>
2016 Population	4,744	20,158	39,848
2021 Population Projection	4,955	21,081	41,635
Population Growth, 2010-2016	17.86%	17.84%	17.59%
<b>HOUSEHOLDS</b>			
2016 Households	1,783	7,305	13,520
Household Growth, 2010-2016	16.11%	16.05%	15.92%
Avg. Household Size	2.84	2.94	3.15
Owner Occupancy Rate	57.04%	67.47%	59.31%
<b>AREA &amp; DENSITY</b>			
Area (Square Miles)	3.57	49.22	68.06
Density (Populaton per Square Mile)	640.3	409.5	585.5
<b>INCOME</b>			
Avg. Household Income	\$60,932	\$76,639	\$75,831
Median Household Income	\$53,341	62,452	\$57,523
Income Per Capita	\$21,295	\$25,903	\$23,911

**2017 VOID ANALYSIS (FIFTEEN MINUTE DRIVETIME)**

**(\$14,131,128)**  
**FUEL CENTERS**

**(\$11,549,572)**  
**DRUG & PERSONAL CARE**

**(\$9,551,394)**  
**RESTAURANTS & BARS**

**(\$6,841,611)**  
**BUILDING MATERIALS &  
 HOME IMPROVEMENT**

**(\$3,895,163)**  
**FURNITURE &  
 HOME FURNISHING**



# ABOUT RANGE REALTY ADVISORS

## 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

# ABOUT BROWN GROUP, INC.

## ABOUT

Brown Group is a recognized leader in the development of retail properties in the Southwestern and Southeastern United States. The Company has completed or has under development over six million square feet of retail projects. They include neighborhood centers and regional power centers in California, Arizona, New Mexico, Texas, Missouri and North Carolina.

## AREAS OF PRACTICE

- Retail Center Development
- Acquisitions
- Site Selection Services

## FEATURED DEVELOPMENTS

Project	Location	Square Feet
Arcadia Crossing	Phoenix, AZ	625,000
Scottsdale Fiesta	Scottsdale, AZ	625,000
Yuba City Marketplace	Yuba City, CA	470,000
Matthew Commons	Matthews, NC	270,000
Walker Farms	Clarksville, TN	260,000
Fortuna Commons	Yuma, AZ	151,000
Mulberry Marketplace	Mesa, AZ	150,000
Sun Dome Crossing	Sun City, AZ	137,800



# 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.

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

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_



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