

Features

Princeton Crossroads is a 297 acre master planned mixed-use development located along US 380, just 6 miles east of US 75. Residential growth in the market area is fueled by continued migration, excellent schools, and proximity to major employers across Dallas-Fort Worth.

FOR SALE

TOTAL ACRES: ±84.132  
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	10 MINUTE DRIVE	15 MINUTE DRIVE
US 380	27,023 VPD	Total Population		38,851	64,872
2nd St	23,608 VPD	5 Year Population Growth		31.74%	31.19%
		Median Age		34.2	35.5
		Average HH Income		\$109,538	\$113,657

**Taylor Black**  
Vice President  
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Area Retailers & Businesses





# PRINCETON CROSSROADS | PRINCETON, TX 75407



## MAP KEY

1 88.0 AC	5 1.3 AC	9 0.9 AC	13 7.0 AC	17 2.5 AC	21 3.5 AC	25 15.0 AC
2 14.0 AC	6 0.85 AC	10 1.8 AC	14 13.7 AC	18 12.0 AC	22 1.5 AC	26 30.0 AC
3 15.0 AC	7 1.2 AC	11 2.1 AC	15 27.5 AC	19 8.8 AC	23 1.5 AC	
4 2.4 AC	8 0.9 AC	12 1.0 AC	16 22.5 AC	20 6.9 AC	24 12.0 AC	

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman**

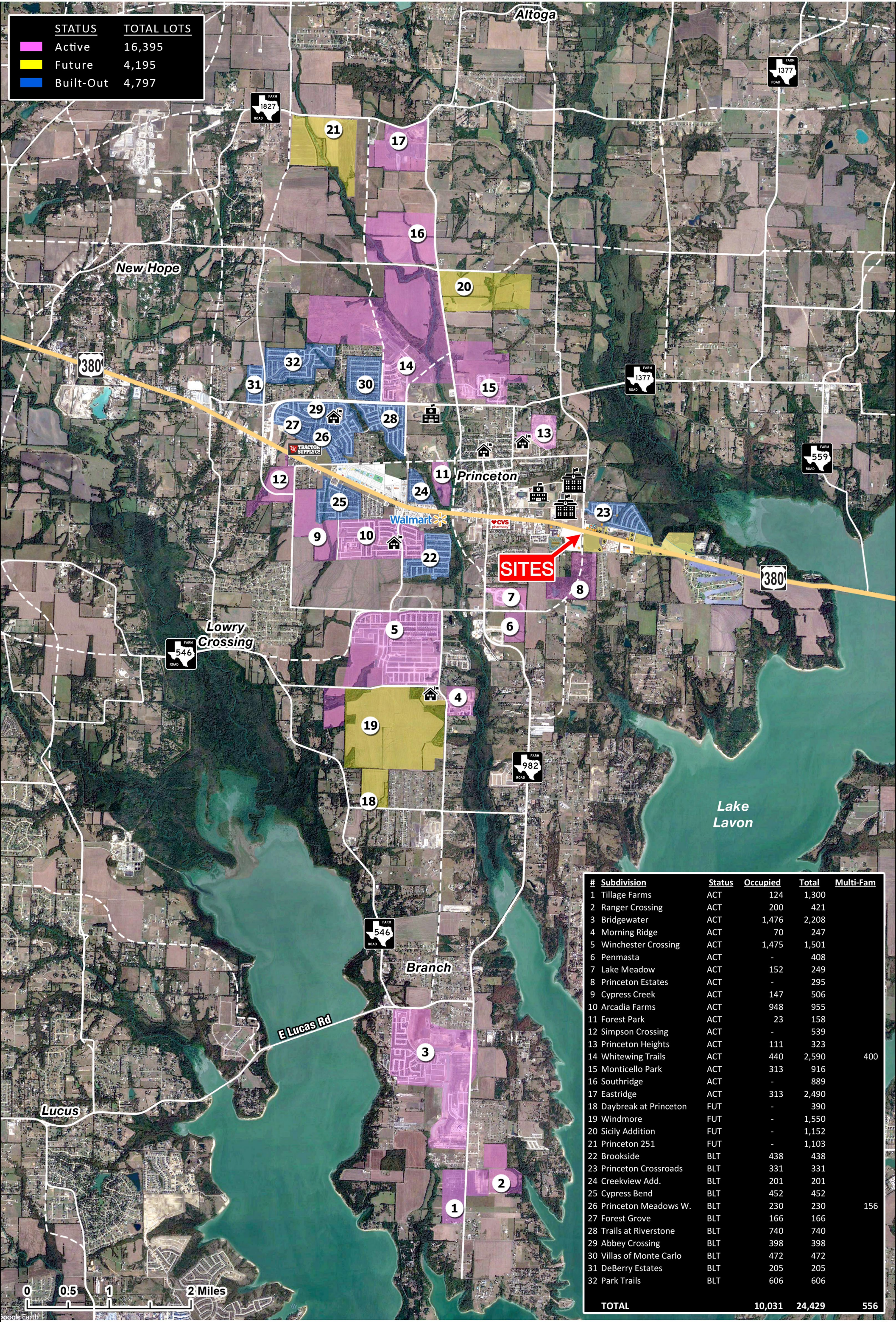




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STATUS	TOTAL LOTS
Active	16,395
Future	4,195
Built-Out	4,797



#	Subdivision	Status	Occupied	Total	Multi-Fam
1	Tillage Farms	ACT	124	1,300	
2	Ranger Crossing	ACT	200	421	
3	Bridgewater	ACT	1,476	2,208	
4	Morning Ridge	ACT	70	247	
5	Winchester Crossing	ACT	1,475	1,501	
6	Penmasta	ACT	-	408	
7	Lake Meadow	ACT	152	249	
8	Princeton Estates	ACT	-	295	
9	Cypress Creek	ACT	147	506	
10	Arcadia Farms	ACT	948	955	
11	Forest Park	ACT	23	158	
12	Simpson Crossing	ACT	-	539	
13	Princeton Heights	ACT	111	323	
14	Whitewing Trails	ACT	440	2,590	400
15	Monticello Park	ACT	313	916	
16	Southridge	ACT	-	889	
17	Eastridge	ACT	313	2,490	
18	Daybreak at Princeton	FUT	-	390	
19	Windmore	FUT	-	1,550	
20	Sicily Addition	FUT	-	1,152	
21	Princeton 251	FUT	-	1,103	
22	Brookside	BLT	438	438	
23	Princeton Crossroads	BLT	331	331	
24	Creekview Add.	BLT	201	201	
25	Cypress Bend	BLT	452	452	
26	Princeton Meadows W.	BLT	230	230	156
27	Forest Grove	BLT	166	166	
28	Trails at Riverstone	BLT	740	740	
29	Abbey Crossing	BLT	398	398	
30	Villas of Monte Carlo	BLT	472	472	
31	DeBerry Estates	BLT	205	205	
32	Park Trails	BLT	606	606	
TOTAL			10,031	24,429	556



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Date