

FOR SALE

PRINCETON CROSSROADS

PRINCETON, TEXAS



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PRINCETON CROSSROADS

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PRINCETON CROSSROADS

PRINCETON, TEXAS

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

The three corners of US Highway 380 at Boorman Lane, Princeton, TX 75407 stretching to the east

SITE AREA

Land: ±297.106 acres

ZONING

PD (Planned Development)



MARKET AREA

Collin County, located in North Texas, is the state's fastest growing county, with a current population of more than 900,000 and an estimated 2,400 people moving to the county each month. Among counties with more than a half-million people, Collin County has the highest sustained growth rate in the U.S. with an increase of 73.9% since 2010.

Texas has led the nation in employment and population growth over the past five years. The state has received numerous accolades in recent years including being named #1 in "Economic Climate" by Forbes, "America's Top State for Economy" by CNBC, and "Best State for Business" for the 10th year in a row by Chief Executive Magazine.

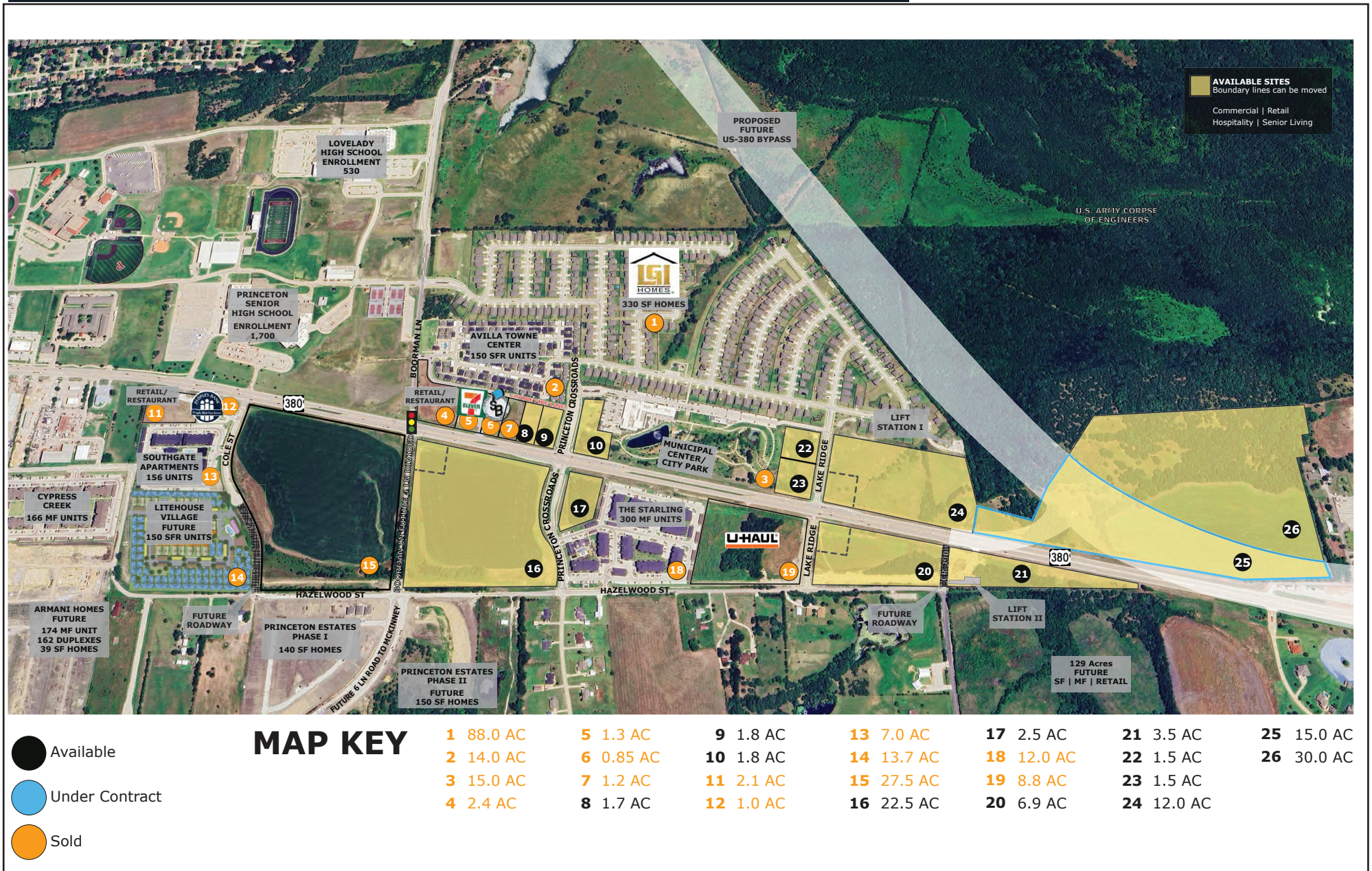
PRINCETON SUBMARKET

Princeton is one of the rapidly growing cities in Collin County. Princeton is approximately 30 miles northeast of Dallas, on US-380 between McKinney and Greenville.

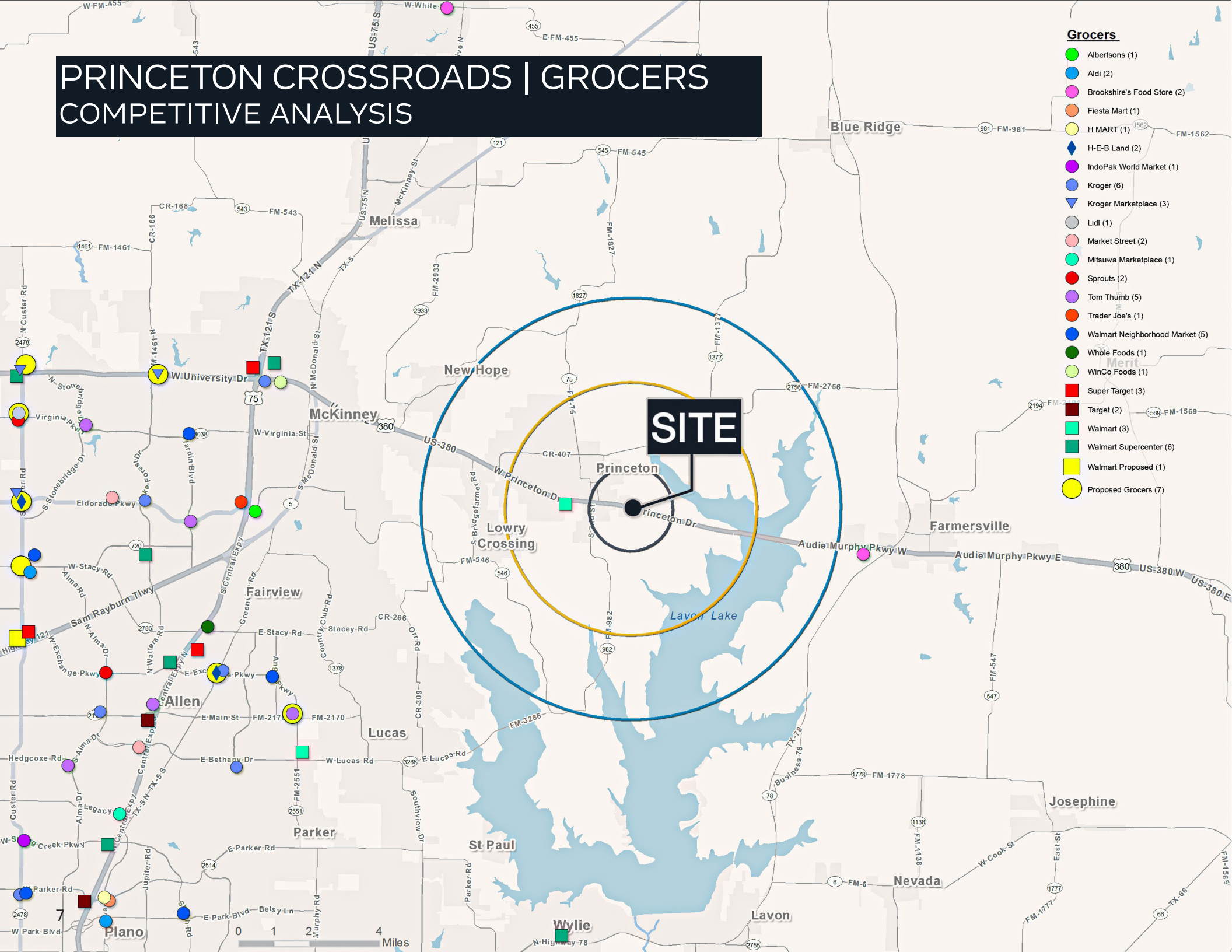
- The city is located near the shores of Lake Lavon, and benefits from the parks and recreation opportunities at the lake.
- The city is pro-development and actively pursues growth with a comprehensive 5-year development plan.
- The population of Princeton is projected to reach more than 22,000 in 2024, an increase of more than 35% since 2017.
- In 2010, the population within a 10-minute drive time of the site was 12,891 versus 18,776 in 2019, a 45.6% difference.



PRINCETON CROSSROADS | SITE PLAN



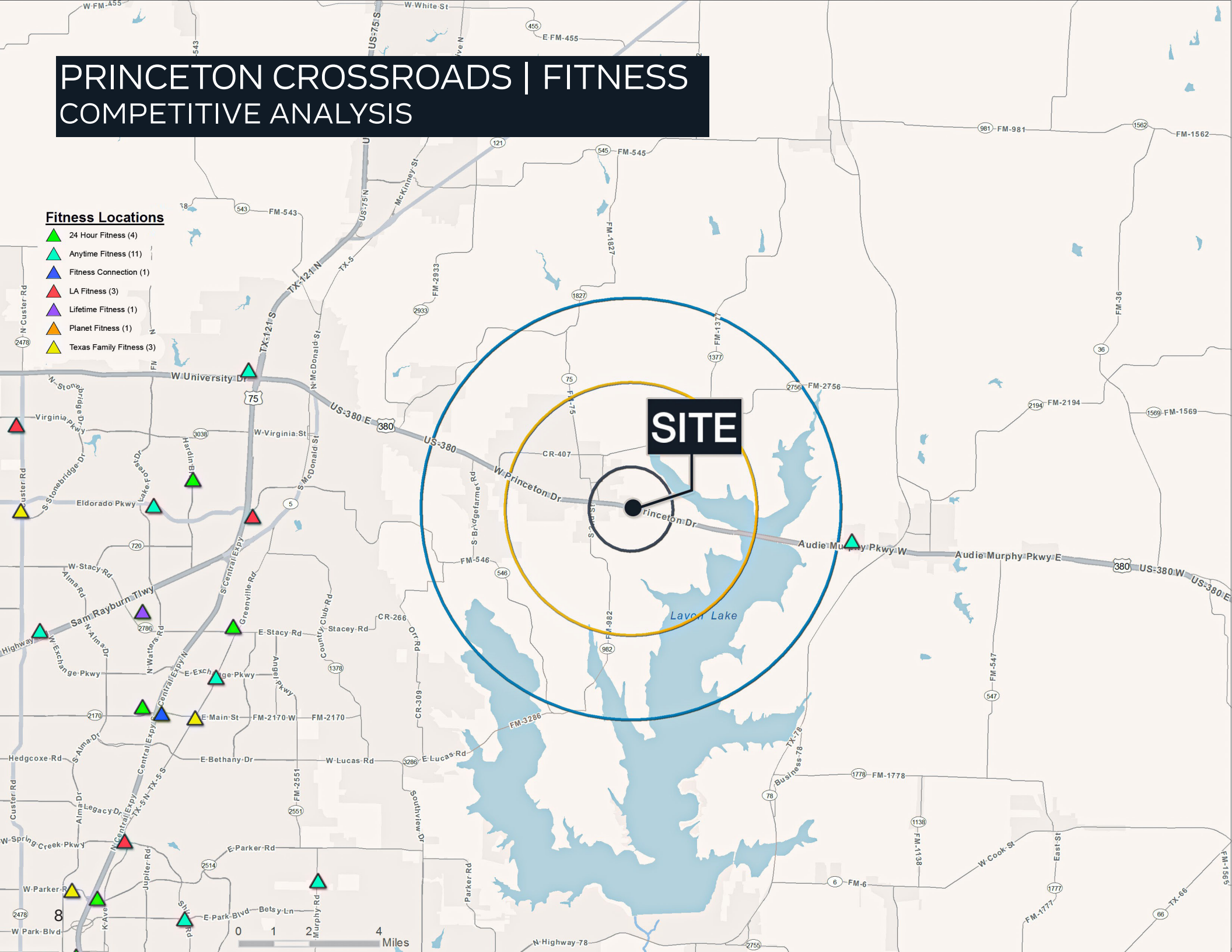
PRINCETON CROSSROADS | GROCERS COMPETITIVE ANALYSIS



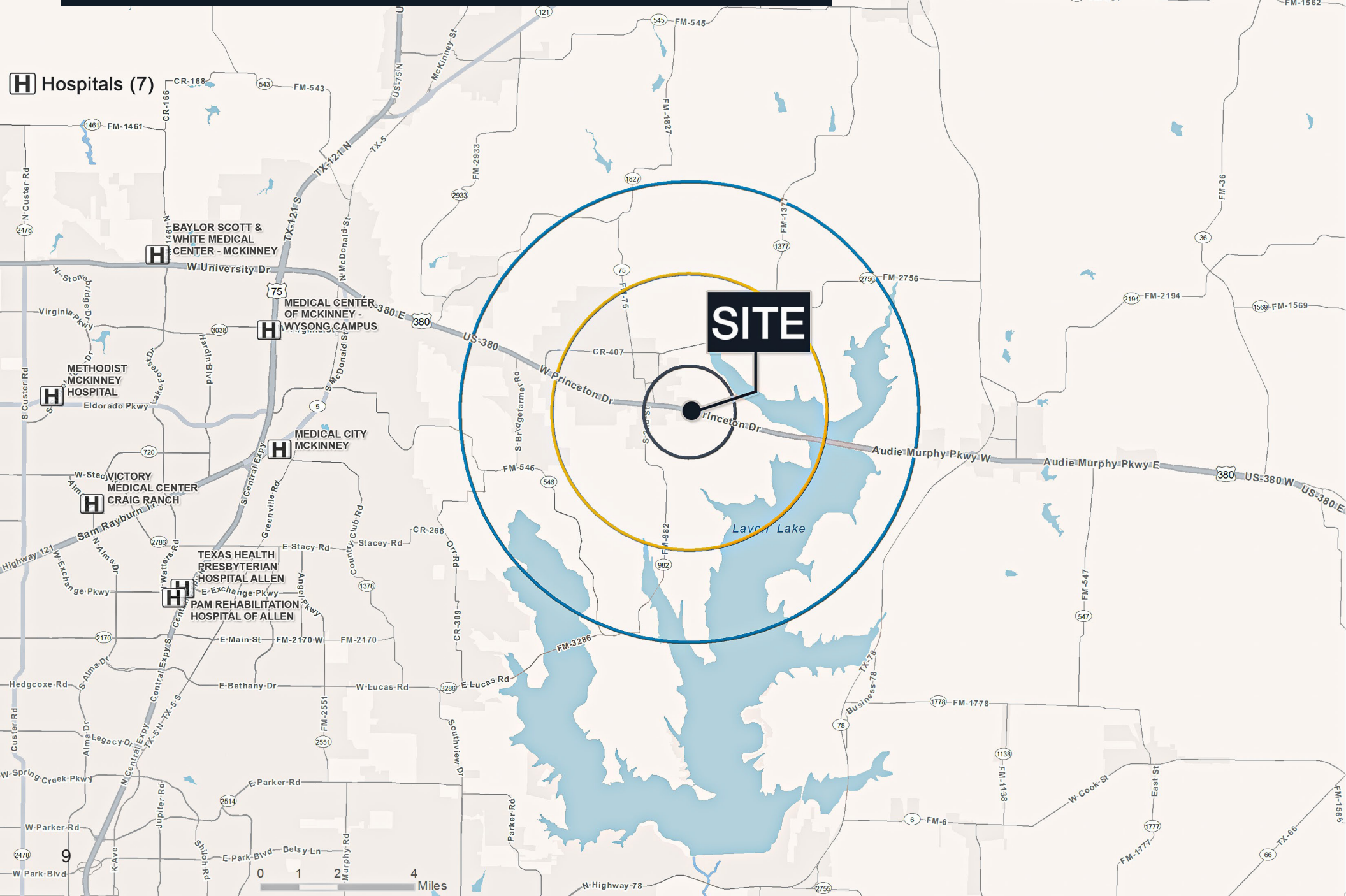
PRINCETON CROSSROADS | FITNESS COMPETITIVE ANALYSIS

Fitness Locations

-  24 Hour Fitness (4)
-  Anytime Fitness (11)
-  Fitness Connection (1)
-  LA Fitness (3)
-  Lifetime Fitness (1)
-  Planet Fitness (1)
-  Texas Family Fitness (3)

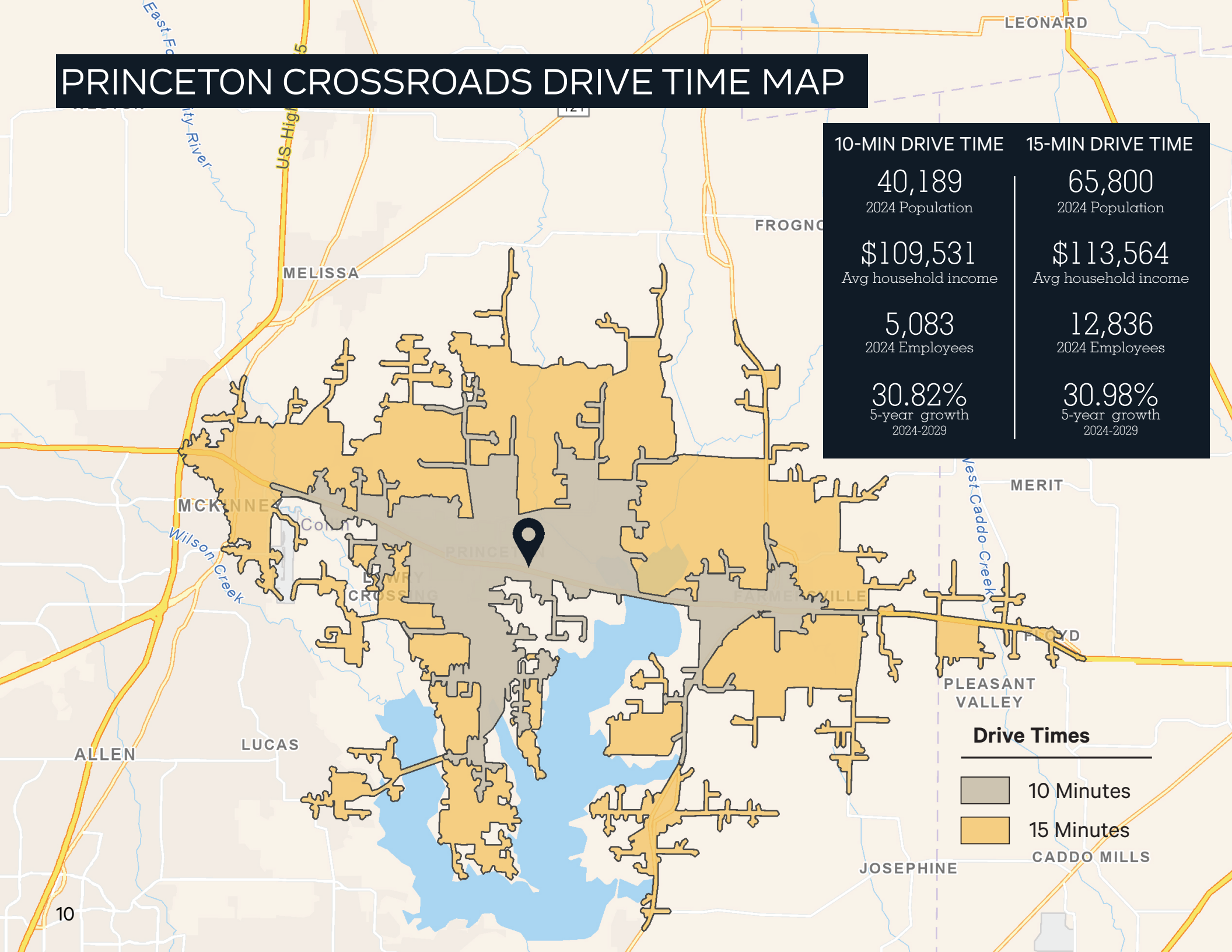


PRINCETON CROSSROADS | HOSPITALS COMPETITIVE ANALYSIS



PRINCETON CROSSROADS DRIVE TIME MAP

10-MIN DRIVE TIME	15-MIN DRIVE TIME
40,189 2024 Population	65,800 2024 Population
\$109,531 Avg household income	\$113,564 Avg household income
5,083 2024 Employees	12,836 2024 Employees
30.82% 5-year growth 2024-2029	30.98% 5-year growth 2024-2029



PRINCETON CROSSROADS | DEMOGRAPHICS

POPULATION

	10 MINS	15 MINS
2024 Population	40,189	65,800
2029 Population Projection	52,575	86,187
Annual Growth Rate, 2024-2029	30.82%	30.98%
Median Age	34.3	35.6

EDUCATION

High School Graduate	25.0%	25.8%
Associate Degree	11.7%	10.3%
Bachelor's Degree	20.7%	20.3%
Advanced Degree	7.1%	6.8%

HOUSEHOLDS

2024 Households	12,884	21,720
2029 Households	17,001	28,761
2024 Avg. Household Size	3.12	3.02

EMPLOYEES

2024 Total Employees	5,083	12,836
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INCOME

2024 Avg. Household Income	\$109,531	\$113,564
2029 Avg. Household Income	\$133,126	\$138,494
Household Income \$100,000+	44.5%	43.9%



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