



PROPERTY PROFILE

Name: Princeton Junction Corners

Availability: Build-to-suit for lease

Location: Southeast and southwest corners of Myrick Lane (County Road 400), approximately 2700 feet west of Sheamar Lane (County Road 447), Princeton, Texas 75407 (Collin County)

Land Area: 3.020 acres Southeast corner (Tract 3)
3.629 acres Southwest corner (Tract4)
6.649 acres Total

Access: Frontage

- Myrick Lane (County Road 400) is a two-lane, undivided thoroughfare on a 60' ROW. Thoroughfare plan calls for a principle arterial with a 130-foot ROW.
- South Beauchamp is under construction. Initially it will be constructed as one-half of a major arterial on a 100-foot ROW.

Highways

- US-380 is a major highway that runs east-west across the north end of the Dallas-Fort Worth metroplex from Denton to Greenville

Utilities: Utility construction to service the Princeton Junction is in progress:

| Utility | Supplier | Size | Location |
|----------------|-----------|------|-----------------------------------|
| Water | Princeton | 12" | in future Beauchamp Blvd |
| Water | Princeton | 12" | Southside of Myrick Lane (future) |
| Storm Sewer | Princeton | | |
| Sanitary Sewer | Princeton | 12" | Southside of Myrick Lane (future) |
| Gas | Atmos | | |
| Electric | | | at the property |



- Zoning:** PD-11 – Planned Development District 11 with a base zoning for C-2 – General Commercial. Within the PD, the subject properties enjoy the following most commercial land uses including:
- Assisted living
 - Day care
 - Gas sales
 - Medical
 - Office
 - Retail
- Topography:** The property sits near the top of a hill and drains to the east and west
- Easements:** Typical perimeter easements for utilities, none being adverse
- Current use:** Agriculture
- Adjoining uses:** North: Princeton Economic Development Corporation owns the large tracts at the northwest and northeast corners of the Myrick and S. Beauchamp
East, south, and west: D. R. Horton’s Princeton Junction consists of 771 residential lots. Construction of Phase I will commence in 2017.
- Neighborhood:** The City of Princeton, Texas, is located in fast-growing Collin County on the northwest corner of the Dallas-Fort Worth metroplex. The city boasts excellent schools, attractive neighborhoods, pro-growth and pro-development government, while still maintaining small-town charm.
- Public facilities:** Emergency Services
- Police: 306 Main Street, Princeton, TX 75407
 - Fire: Central Fire Station, 510 Woody Drive, Princeton, TX 75407
- Education
- PISD’s Harper Elementary, 8080 CR 398, Princeton, TX
 - Huddleston Intermediate, 301 N. 15th St., Princeton, TX
 - Clark Junior High School, 301 Panther Parkway, Princeton, TX
 - Princeton High School, 1000 E. Princeton Drive, Princeton, TX
 - Collin (County Community) College – Central Park Campus is located west of US-75 at 2200 W. University Dr., McKinney, TX



Parks

- J.M. Caldwell, Sr. Community Park / WWII P.O.W. Camp
- Veterans Memorial Park
- There are numerous parks associated with Lake Lavon

CIP:

Planned capital improvement projects (CIP) in the area:

- In 2017 the City of Princeton commenced the construction of Beauchamp Road from US-380 south to the property and into D. R. Horton's Princeton Junction development
- D. R. Horton will be improving a portion of Myrick Road that is adjacent to its Princeton Junction development
- Princeton is initiating its water and sewer service lines in conjunction with the development of Princeton Junction

Studies:

Available studies:

- Geotech soil study
- Title commitment
- Princeton Junction Plat

Title company:

Republic Title Company, Attn: Nancy Colaluca, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: ncolaluca@republictitle.com.

Principals:

Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

Brokers:

Broker(s) and agent(s) may register their client by requesting a Registration Letter

Price:

Owner desires to construct a custom build-to-suit building for lease to a tenant or ground lease



Information:

Contact Broker: Hope Realty
Attention: Michael Hope, Broker Associate
US Mail: P. O. Box 427, Addison, TX 75001
Delivery: 15842 Addison Road, Addison, TX 75001
Direct Dial: 972/239-1325
E-mail: mike@hwktx.com
Web: www.HopeRealty.com

Exhibits:

The following exhibits are available on this property's home page:

- Street Map
- Aerial Map
- Survey
- Drive Time Map