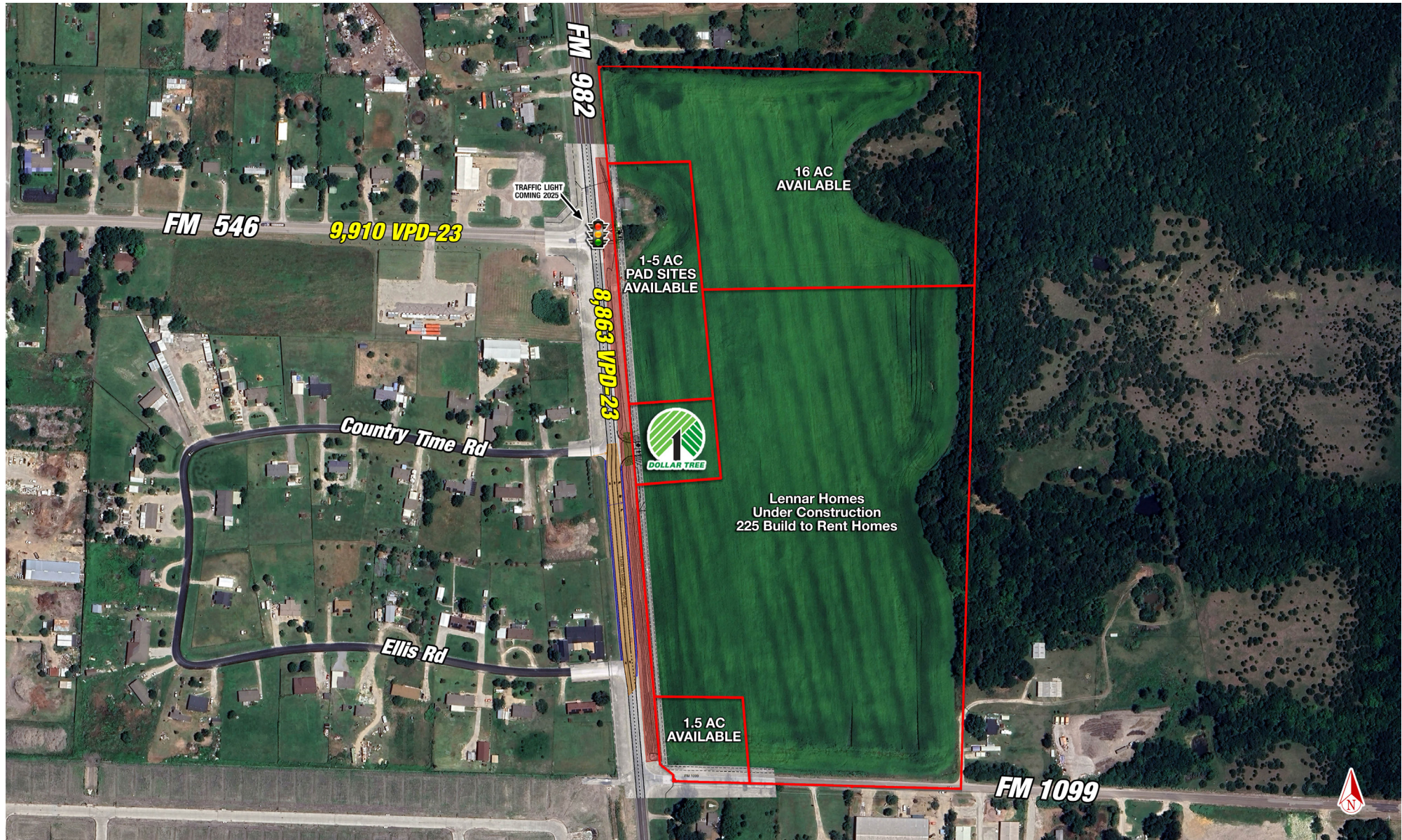


PRINCETON LAND FOR SALE

5251 FM 982, PRINCETON, TX 75407

edge

SHOP COS.



Jay Ceitlin / JAY@SHOPCOMPANIES.COM / 214-960-2856

Steve Ewing / SEWING@EDGE-RE.COM / 214-545-6913

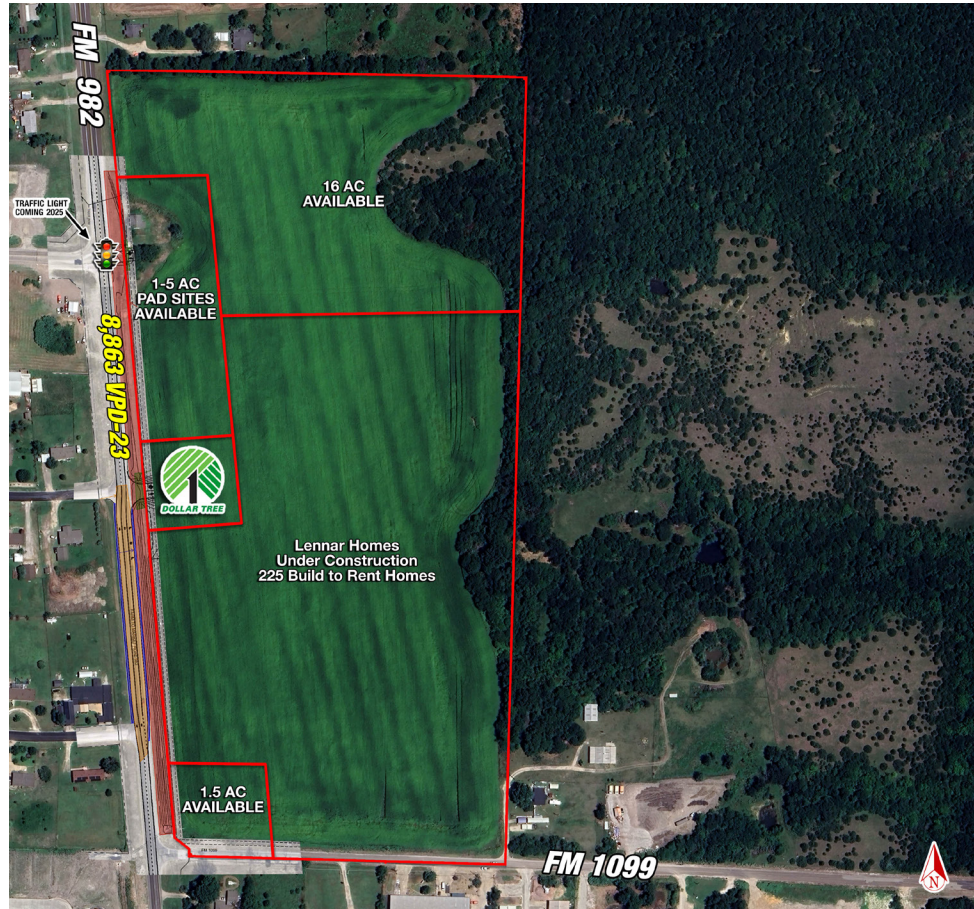
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PROJECT SCOPE

This property, located in the booming City of Princeton, is approximately 22 acres of land at the intersection of FM 546 and FM 982. Princeton is situated approximately 35 miles northeast of downtown Dallas and is one of the fastest growing cities in Texas with households and population. These both are expected to increase 50% in the immediate area by 2028. The average household incomes exceed \$134,000.00 within a one-mile radius. This property is adjacent to Bridgewater Master-Planned community which will have over 2,300 homes when finished. On the southern 32 acres of this property, Lennar Homes is building approximately 225 homes to rent to be delivered late 2025.

DETAILS

- Land Available: 1.5 AC, 5 AC, & 16 AC

TRAFFIC COUNTS

o FM 982	8,863 VPD-23
o FM 546	9,910 VPD-23

AREA RETAILERS



DEMOGRAPHICS

	3 mile	5 mile	7 mile
Est. Population	10,376	36,824	116,175
Avg. HH Income	\$114,104	\$141,000	\$139,463
Total Housing Units	3,812	12,295	37,673
Daytime Population	6,453	23,782	80,190
Medium Home Value	\$423,318	\$493,311	\$463,138

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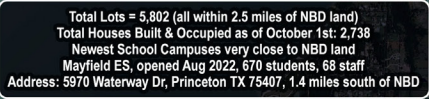


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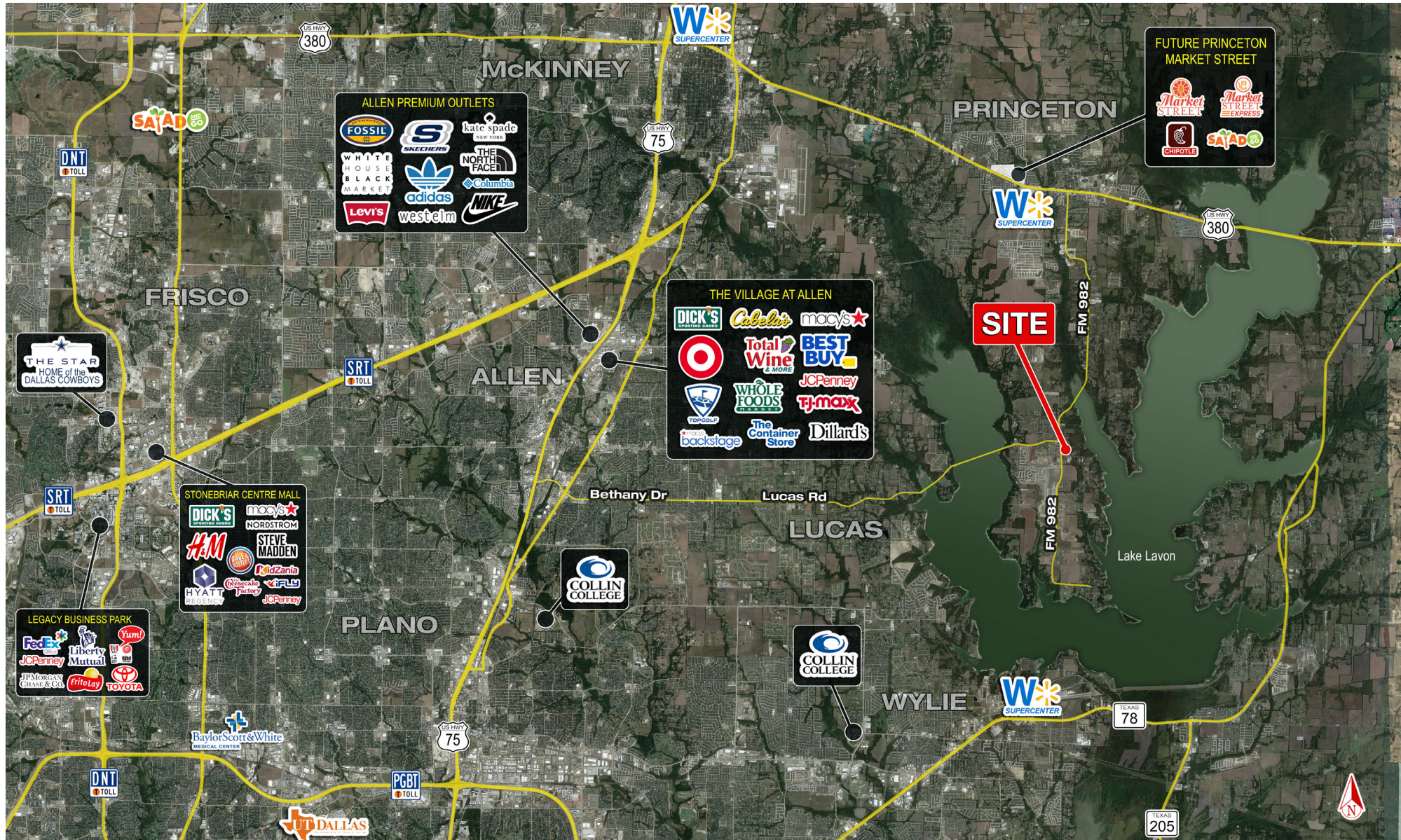
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GROWTH QUOTES IN THE MEDIA

"Princeton is a city located in Collin County Texas. Princeton has a 2024 population of 31,523. Princeton is currently growing at a rate of 12.47% annually and its population has increased by 79.75% since the most recent census, which recorded a population of 17,537 in 2020."

Us Census Bureau

"Princeton's population grew by 22% in 2023, according to the U.S. Census Bureau, which makes it the third-fastest growing city in America and by 2039 the population is projected to reach at least 110,000."

NBC/DFW



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.

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:
 - 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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