



PRINCETON CROSSROADS RETAIL | NEC US 380 & BOORMAN LN, PRINCETON, TX 75407

Features

New retail, restaurant, office and medical space for lease at the NEQ of US Highway 380 & Boorman Lane, right across the street from Princeton Senior & Junior High Schools (2,400+ students). The development is surrounded by growth, with 450 new multifamily units, 148 units of single family for rent, 150 townhome units all under development, and 331 newly constructed homes that have already been sold. Estimated Completion Date December 2023.

- Total of 17,991 SF for lease
- The population of Princeton is projected to reach more than 22,000 in 2024, an increase of more than 35% since 2017
- The development is located within walking distance of the new Municipal Center and City Park
- End cap with drive-thru available

FOR LEASE

TOTAL SF: 17,991
AVAILABLE SF: 17,991
CONTACT FOR MORE INFORMATION

Traffic Counts

US 380	27,023 VPD
2ND ST	23,608 VPD

Demographics

	YEAR: 2023	10 MINUTE DRIVE	15 MINUTE DRIVE
TOTAL POPULATION		31,370	61,897
5 YEAR POPULATION GROWTH		29.20%	24.12%
MEDIAN AGE		36.5	36.5
AVERAGE HH INCOME		\$102,405	\$101,899

Area Retailers & Businesses



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.

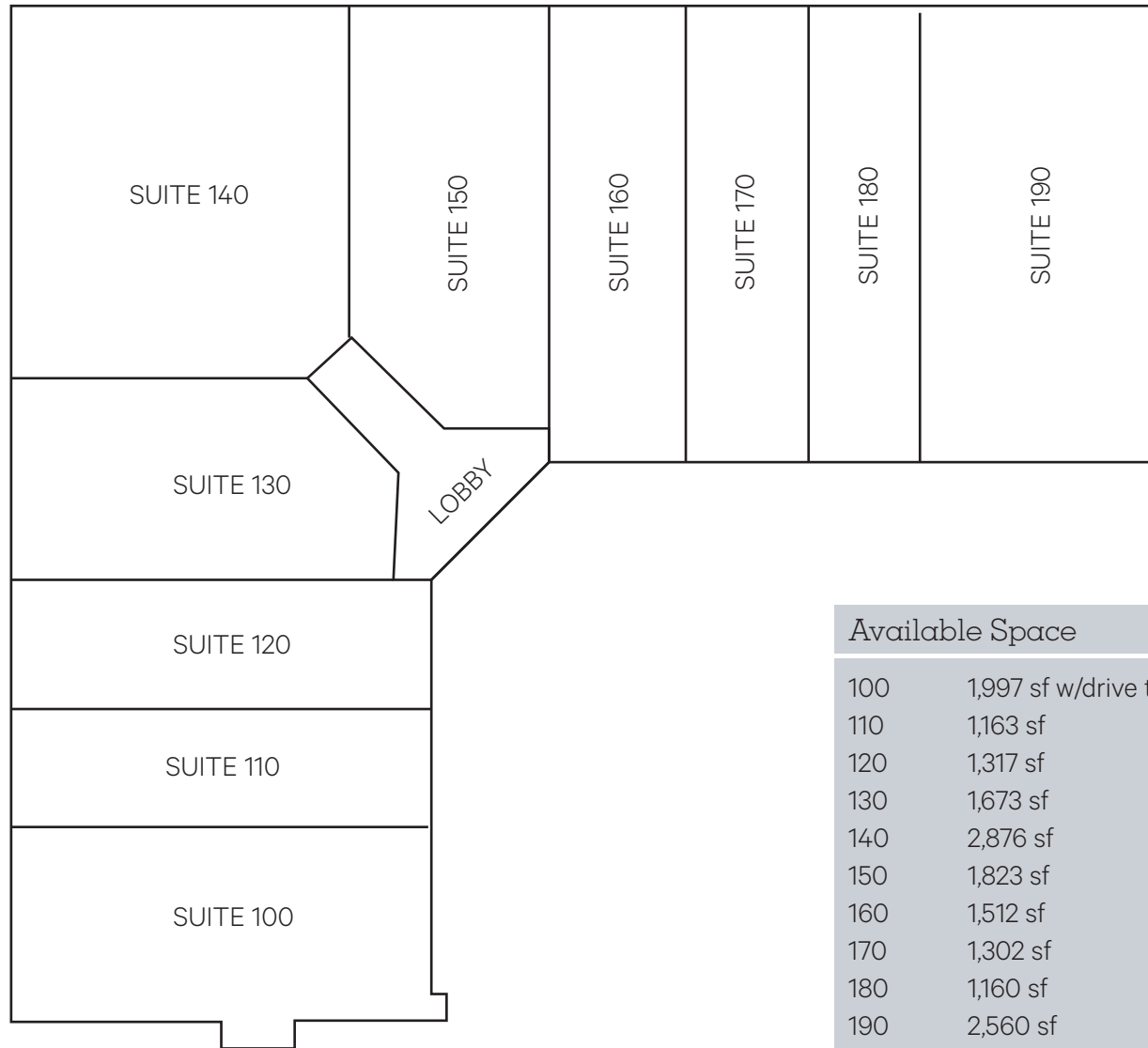
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US 380

Available Space	
100	1,997 sf w/drive thru
110	1,163 sf
120	1,317 sf
130	1,673 sf
140	2,876 sf
150	1,823 sf
160	1,512 sf
170	1,302 sf
180	1,160 sf
190	2,560 sf

DRIVE THRU

BOORMAN LANE

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 on 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.

The Weitzman Group

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Buyer/Tenant/Seller/Landlord Initials

Date

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