

FOR SALE

# PRINCETON CROSSROADS

PRINCETON, TEXAS



weitzman®

# PRINCETON CROSSROADS

## TABLE OF CONTENTS

01	PROPERTY OVERVIEW	3
02	SITE PLAN	5
03	AERIAL	6
04	COMPETITIVE ANALYSIS	7
05	DRIVE-TIME MAP	10
06	DEMOGRAPHICS	11
07	CONTACTS	12

# 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.



Enloe Acres  
Total: 7

FM 1377

Whitewing Trails  
Occupied: 440  
Total: 2,590

Monticello Park  
Occupied: 313  
Total: 916

Villas of Monte Carlo  
Total: 472

Townhomes at  
Monticello  
Future: 82 Northgate  
400 units

White Wing Flats  
444 units

Monte Carlo Blvd

Garden Homes  
of Princeton  
Future: 126

Princeton Heights  
Occupied: 111  
Total: 323

Trails at Riverstone  
Total: 740

Southard  
Middle School

Abbey Crossing  
Total: 398

Forest Grove  
Total: 166

Princeton Meadows W  
Total: 230

Parkview  
Heights  
Total: 126

TRACTOR  
SUPPLY CO.

380

W Princeton Dr

Creekview  
Total: 201

Kingsbridge  
Total: 32

Godwin  
Elementary

Parkview  
Heights  
Total: 126

Lovely HS  
Freshman '22/  
Sophmores '23

Princeton  
Crossroads  
Total: 331

Cypress Bend  
Total: 452

Huddleston  
Intermediate  
397 Students

Clark  
Junior High  
696 Students

Princeton  
High School  
1,322 Students

Avilla  
Towne Ctr  
150 units

Cypress Creek  
Occupied: 147  
Total: 506

Arcadia Farms  
Occupied: 948  
Total: 955

Brookside  
Total: 438

Princeton  
Park  
Total: 37

Princeton  
Place  
Total: 112

Southgate  
156 units

Cypress  
Creek  
188 units

Lighthouse  
Village  
150 units

The  
Starling  
300 units

Lowe  
Elementary

Princeton  
Timbers  
Total: 21

Hazlewood  
S. Add  
Future: 124

Hazlewood  
Villas  
372 units

Princeton  
Municipal Ctr

IGI  
HOUSING

Princeton  
Municipal Ctr

Avalon  
Total: 33

380

Princeton Lakes  
Occupied: 49  
Future: 70

SITE

Princeton  
Estates  
Future: 295

Lake Meadow  
Occupied: 152  
Total: 249

Penmasta  
Future: 408

S. Park Meadows  
Occupied: 96  
Total: 122

Future Rd

Myrick Ln

Winchester Crossing  
Occupied: 1,475  
Future: 1,501

Quail Ridge  
Townhomes  
Future: 116

Timineri Estates  
Total: 108

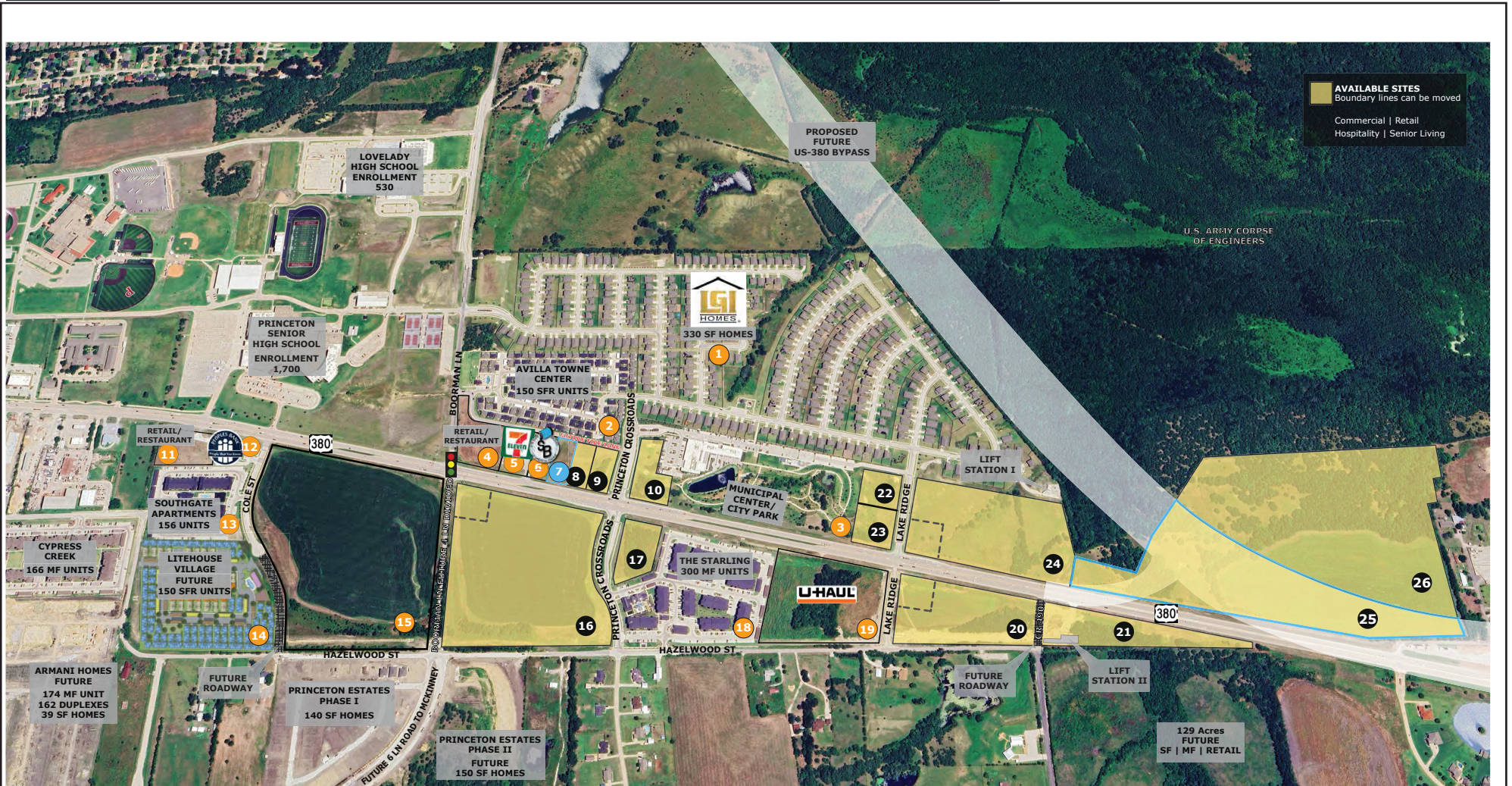
MAP KEY

- Available
- Under Contract
- Sold

Lake  
Lavon

0 0.25 0.5  
miles

# PRINCETON CROSSROADS | SITE PLAN



**AVAILABLE SITES**  
Boundary lines can be moved  
Commercial | Retail  
Hospitality | Senior Living

- Available
- Under Contract
- Sold

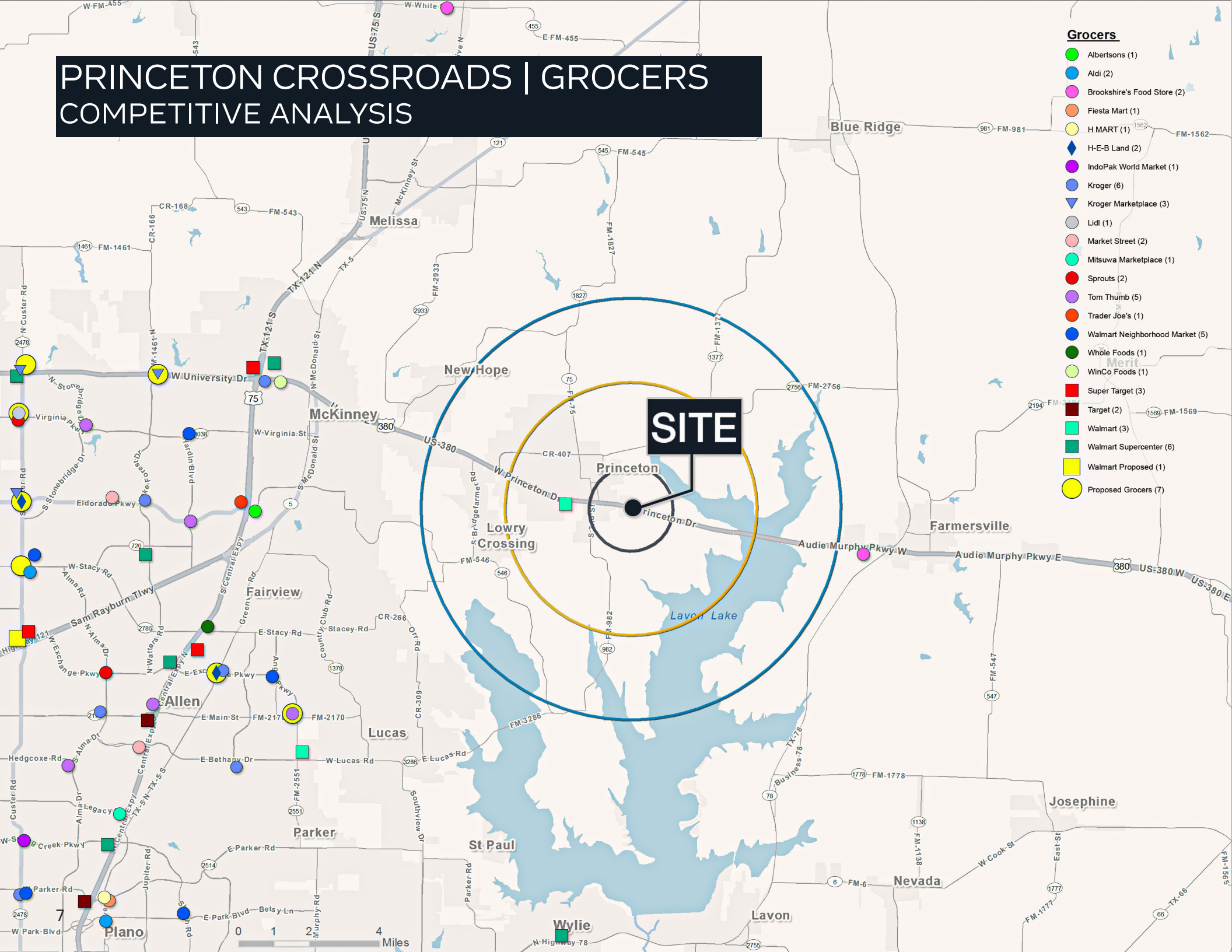
## MAP KEY

<b>1</b> 88.0 AC	<b>5</b> 1.3 AC	<b>9</b> 1.8 AC	<b>13</b> 7.0 AC	<b>17</b> 2.5 AC	<b>21</b> 3.5 AC	<b>25</b> 15.0 AC
<b>2</b> 14.0 AC	<b>6</b> 0.85 AC	<b>10</b> 1.8 AC	<b>14</b> 13.7 AC	<b>18</b> 12.0 AC	<b>22</b> 1.5 AC	<b>26</b> 30.0 AC
<b>3</b> 15.0 AC	<b>7</b> 1.2 AC	<b>11</b> 2.1 AC	<b>15</b> 27.5 AC	<b>19</b> 8.8 AC	<b>23</b> 1.5 AC	
<b>4</b> 2.4 AC	<b>8</b> 1.7 AC	<b>12</b> 1.0 AC	<b>16</b> 22.5 AC	<b>20</b> 6.9 AC	<b>24</b> 12.0 AC	

# PRINCETON CROSSROADS | GROCERS COMPETITIVE ANALYSIS

## Grocers

- Albertsons (1)
- Aldi (2)
- Brookshire's Food Store (2)
- Fiesta Mart (1)
- H MART (1)
- ◆ H-E-B Land (2)
- IndoPak World Market (1)
- Kroger (6)
- ▼ Kroger Marketplace (3)
- Lidl (1)
- Market Street (2)
- Mitsuwa Marketplace (1)
- Sprouts (2)
- Tom Thumb (5)
- Trader Joe's (1)
- Walmart Neighborhood Market (5)
- Whole Foods (1)
- WinCo Foods (1)
- Super Target (3)
- Target (2)
- Walmart (3)
- Walmart Supercenter (6)
- Walmart Proposed (1)
- Proposed Grocers (7)

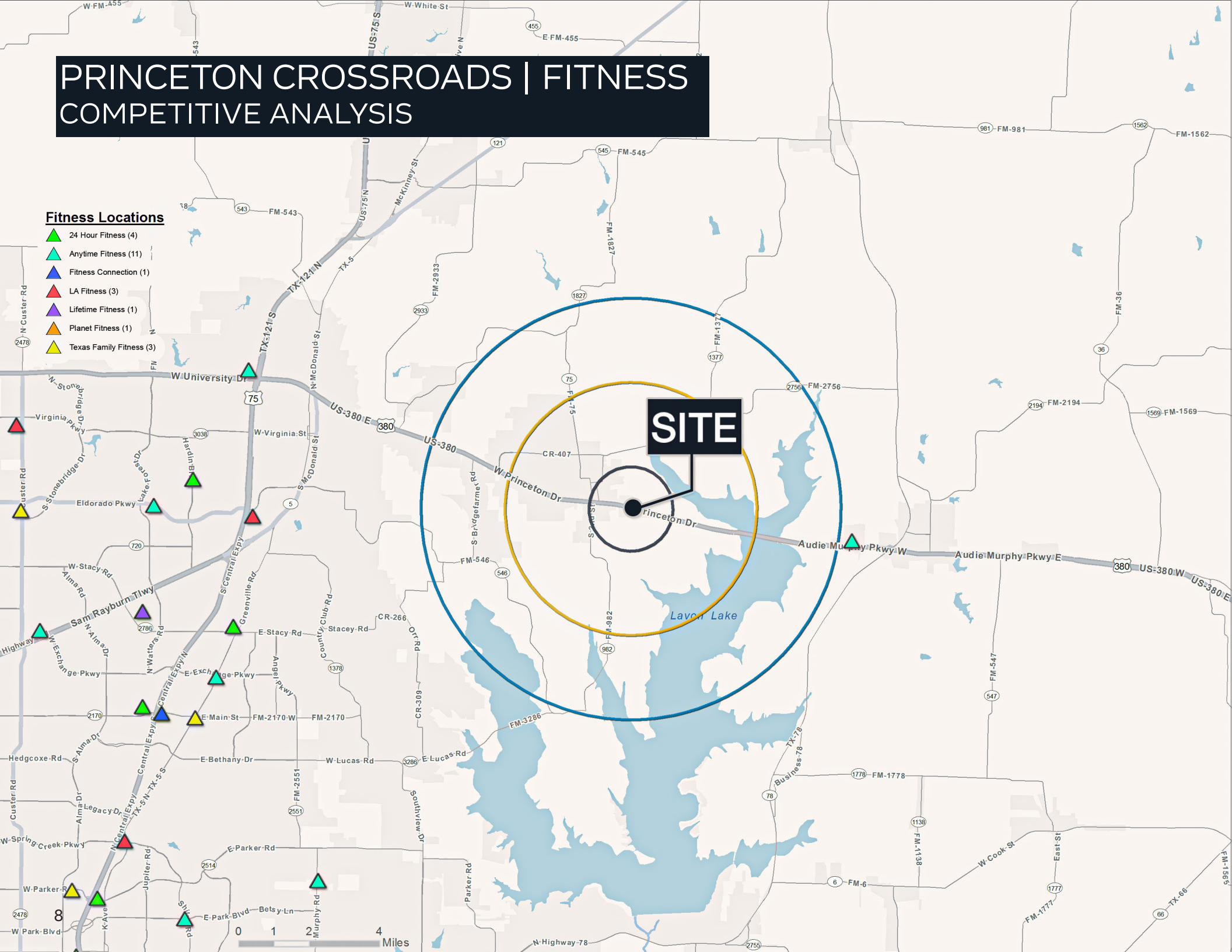


0 1 2 4 Miles

# 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)

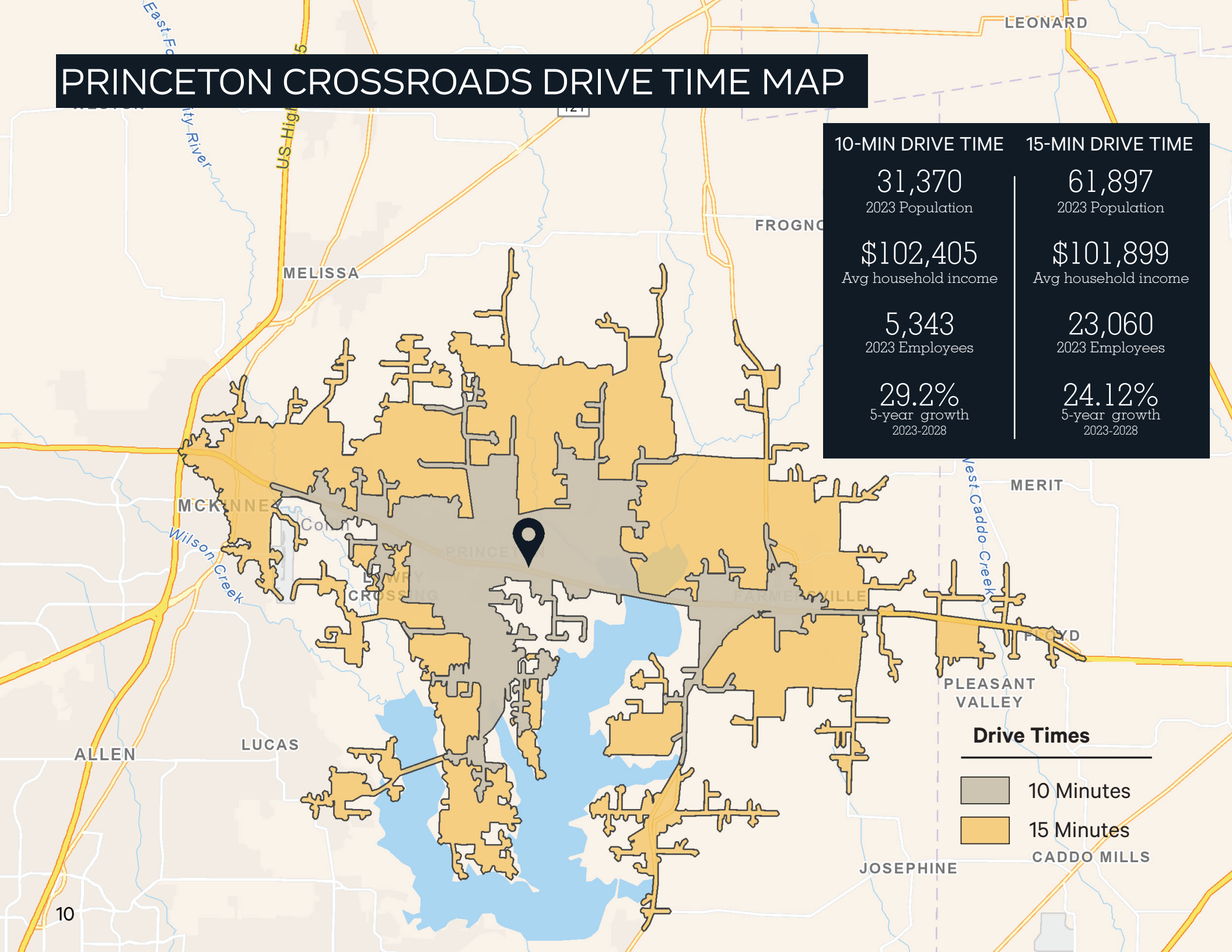




# PRINCETON CROSSROADS | HOSPITALS COMPETITIVE ANALYSIS



# PRINCETON CROSSROADS DRIVE TIME MAP



10-MIN DRIVE TIME	15-MIN DRIVE TIME
31,370 2023 Population	61,897 2023 Population
\$102,405 Avg household income	\$101,899 Avg household income
5,343 2023 Employees	23,060 2023 Employees
29.2% 5-year growth 2023-2028	24.12% 5-year growth 2023-2028

**Drive Times**

- 10 Minutes
- 15 Minutes

# PRINCETON CROSSROADS | DEMOGRAPHICS

	10 MINS	15 MINS
<b>POPULATION</b>		
2023 Population	31,370	61,897
2028 Population Projection	40,529	76,828
Annual Growth Rate, 2018-2023	29.20%	24.12%
Median Age	36.5	36.5
<b>EDUCATION</b>		
High School Graduate	27.2%	26.5%
Associate Degree	11.5%	9.8%
Bachelor's Degree	19.9%	19.7%
Advanced Degree	5.5%	6.0%
<b>HOUSEHOLDS</b>		
2023 Households	10,018	20,416
2028 Households	12,980	25,449
2023 Avg. Household Size	3.13	3.02
<b>EMPLOYEES</b>		
2023 Total Employees	5,343	23,060
<b>INCOME</b>		
2023 Avg. Household Income	\$102,405	\$101,899
2028 Avg. Household Income	\$121,768	\$119,528
Household Income \$100,000+	32.4%	36.5%



# PRINCETON CROSSROADS

Presented by:

**weitzman**<sup>®</sup>

3102 Maple Ave. | Suite 500 | Dallas, Texas 75210

**Matthew Rosenfeld**  
mrosenfeld@weitzmangroup.com  
214.720.6676

**Taylor Black**  
tblack@weitzmangroup.com  
214.720.3661

WEITZMANGROUP.COM