



FOR INFO



PAD SITES & RETAIL SPACE

NEC OF US 380 & MONTE CARLO BLVD

PRINCETON, TEXAS

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OVERVIEW

- Up to 20,000 SF retail space for lease - delivering Q4 2024 (drive-thru end cap available)
- Lot 1: 1.987 AC under contract
- Lot 2: 1.211 AC under contract
- Lot 4 - 5.366 AC for sale (divisible)
- Excellent visibility - frontage available on US-380
- Located at the signalized intersection of US 380 & Monte Carlo Blvd
- Call for Info & Price

TRAFFIC COUNTS

Highway 380: 41,588 VPD west of site

Highway 380: 36,220 VPD east of site

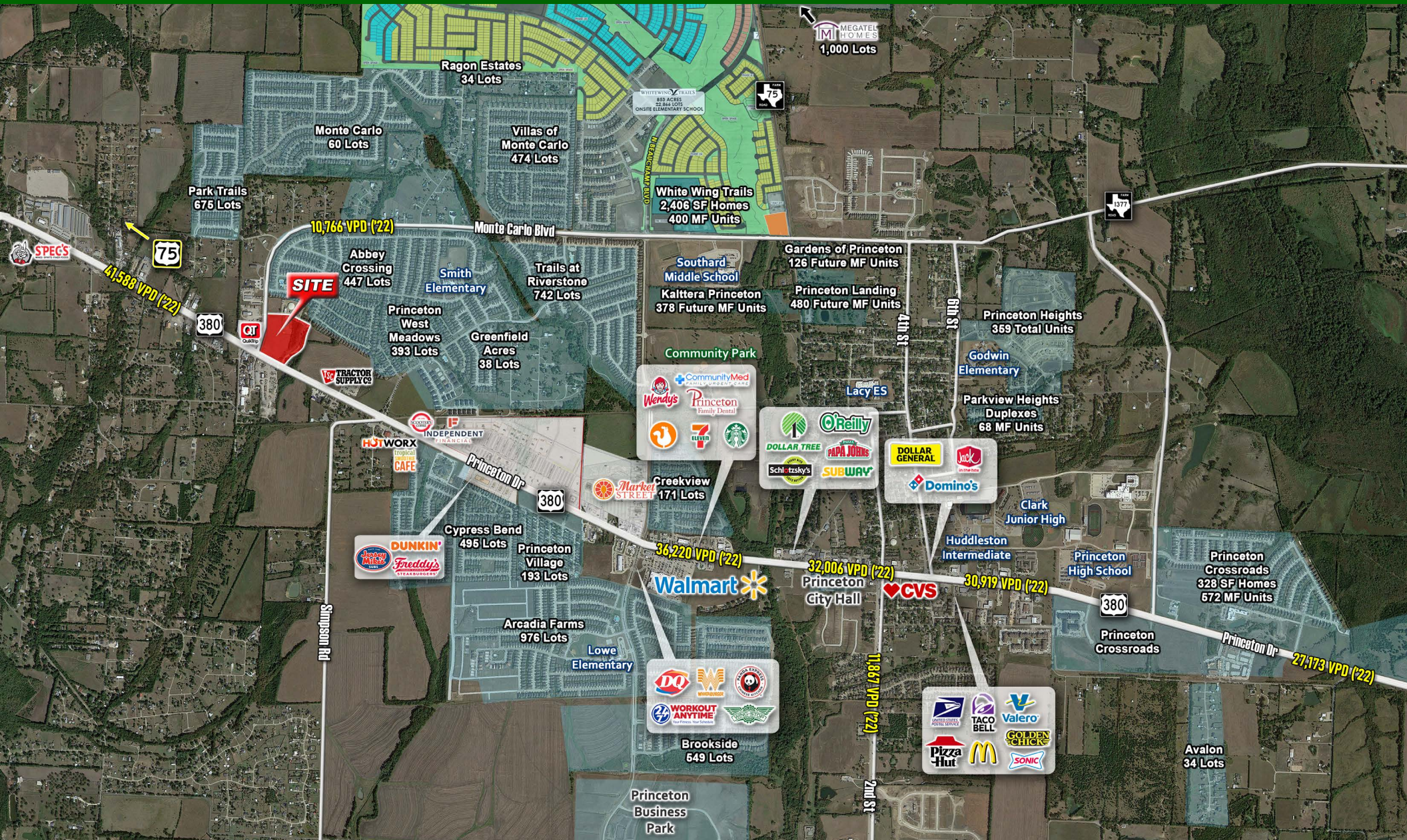
Monte Carlo Blvd: 10,766 VPD (TXDOT 2022)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	8,372	29,532	52,618
2028 Projected Pop.	12,019	39,895	65,870
Households	2,523	9,452	17,465
Avg HH Income	\$105,288	\$106,599	\$105,790



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