



FOR INFO

PRINCETON 24 NEC OF US 380 & FOREST GROVE

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PRINCETON, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
 duwestrealty.com

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PRINCETON 24 | NEC of US-380 & Forest Grove, Princeton, Texas

OVERVIEW

- ±24.8 Acres
- Excellent visibility with frontage on US-380
- Prime location surrounded by new development
- Located on the north side of US 380, east of Monte Carlo Blvd between Forest Grove & Princeton Meadows Blvd
- **Traffic signal has been approved at the US-380 & Simpson Crossing intersection**
- Princeton is the fastest-growing city in the US, according to recent U.S. Census Bureau data. Between July 2023 and July 2024, Princeton's population increased by 30.6%, surging from approximately 28,000 to over 37,000 residents.
- Call for Info & Price

TRAFFIC COUNTS

Highway 380: 46,070 VPD west of site (TXDOT 2023)
Highway 380: 36,460 VPD east of site (TXDOT 2023)
Monte Carlo Blvd: 15,679 VPD (TXDOT 2023)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	9,497	34,094	54,725
2029 Projected Pop.	12,935	50,172	72,884
Households	2,756	10,715	18,128
Avg HH Income	\$115,461	\$113,542	\$114,430



CONCEPTUAL SITE PLAN - OPTION 4



PROJECT INFORMATION			
SITE AREA			
RETAIL A PARCEL	±12.14 ACRES		
RETAIL B PARCEL	±1.85 ACRES		
RETAIL C PARCEL	±7.64 ACRES		
PARCEL D	±1.08 ACRES		
PARCEL E	±1.08 ACRES		
PARCEL F	±1.01 ACRES		
TOTAL	±24.80 ACRES		
BUILDING AREA			
RETAIL A	±107,950 SF		
RETAIL B	±8,000 SF		
RETAIL C	±30,000 SF		
TOTAL	±145,950 SF		
PARKING SUMMARY			
USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	540	586
RETAIL B	1/200 SF	40	110
RETAIL C	1/200 SF	150	222
TOTAL		730	918
ZONING CLASSIFICATION			
JURISDICTION	CITY OF PRINCETON		
EXISTING ZONING	TBV		
REQUIRED ZONING	TBV		
PROJECT NOTES			
1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY. SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING LANDSCAPE REQUIREMENTS MUST BE VERIFIED.			
2. THIS SITE PLAN IS BASED ON AERIAL PHOTO DATA.			
3. ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING AND PROPOSED, MUST BE VERIFIED.			
DRAWING ISSUE/REVISION RECORD			
DATE	NARRATIVE	INITIALS	
12/6/24	SCHEME 1	JRM	
PRINCETON TX			
HIGHWAY 380			
SCALE: 1"=150'-0"			
0 75 150 225			

CONCEPTUAL SITE PLAN - OPTION 5



PROJECT INFORMATION

SITE AREA	
RETAIL A PARCEL	±12.14 ACRES
RETAIL B PARCEL	±9.49 ACRES
PARCEL C	±1.08 ACRES
PARCEL D	±1.08 ACRES
PARCEL E	±1.01 ACRES
TOTAL	±24.80 ACRES

BUILDING AREA

RETAIL A	±107,950 SF
RETAIL B	±50,000 SF
TOTAL	±157,950 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
RETAIL A	1/200 SF	540	586
RETAIL B	1/200 SF	250	313
TOTAL		790	899

ZONING CLASSIFICATION

JURISDICTION	CITY OF PRINCETON
EXISTING ZONING	TBV
REQUIRED ZONING	TBV

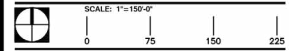
PROJECT NOTES

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DRAWING ISSUE/REVISION RECORD

DATE	NARRATIVE	INITIALS
12/9/24	SCHEME 2	JRM

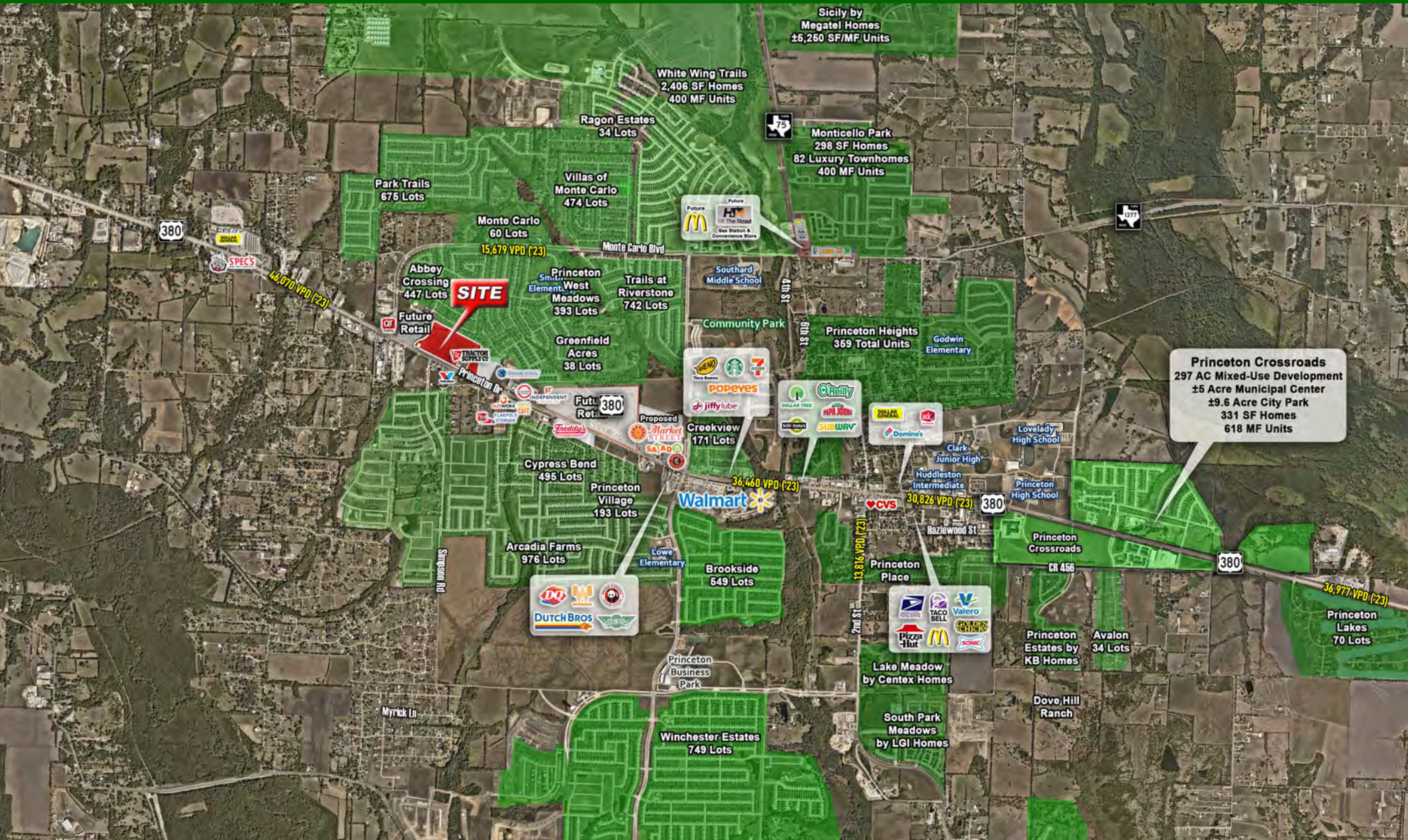
PRINCETON TX
HIGHWAY 380



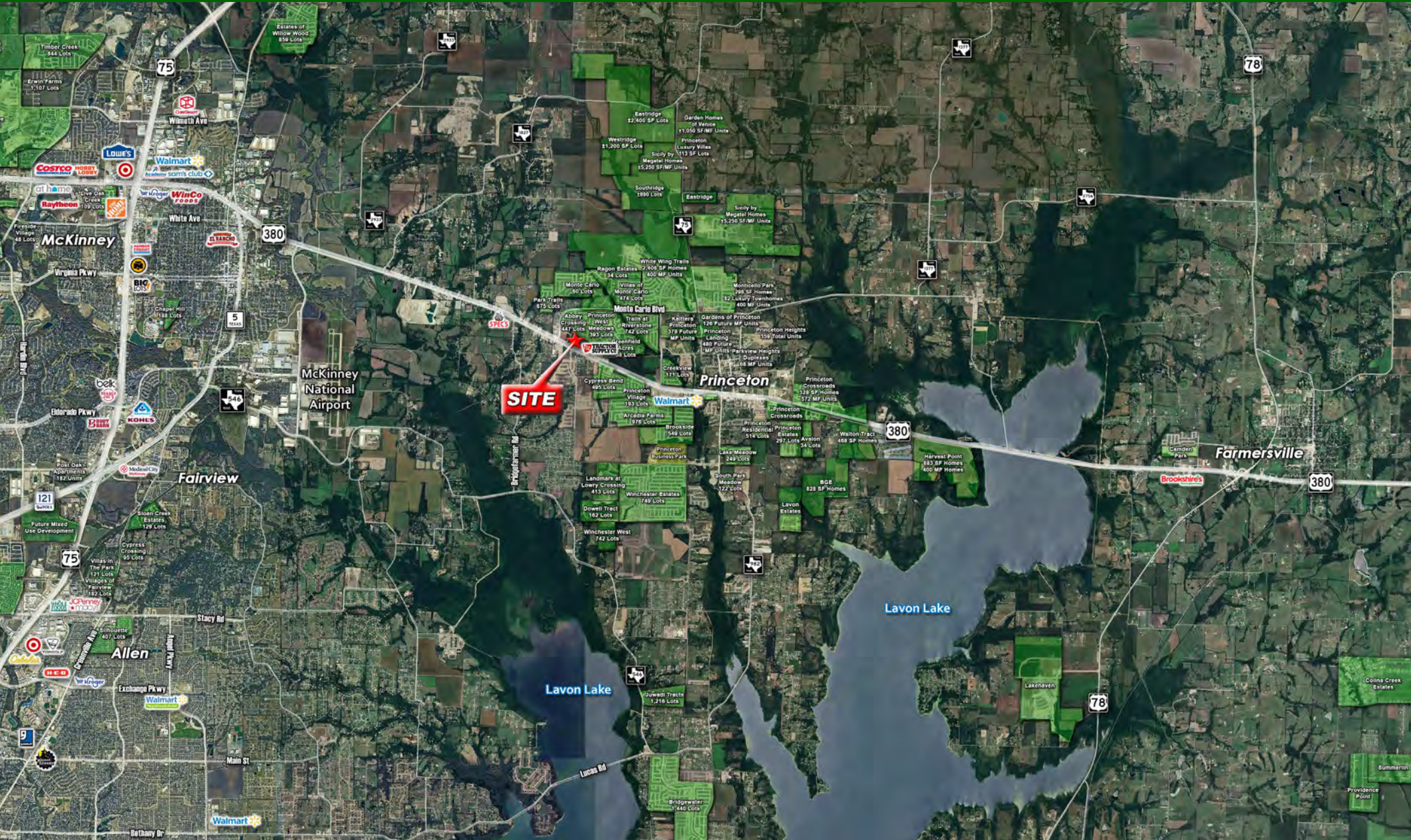
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DuWest Management Inc.	605046		214.720.0004
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date