

62 AC IN PRINCETON PATH OF GROWTH

PRIME FRONTAGE NEAR MAJOR NEW DEVELOPMENTS

2012 F.M. 75 - PRINCETON, TX 75407

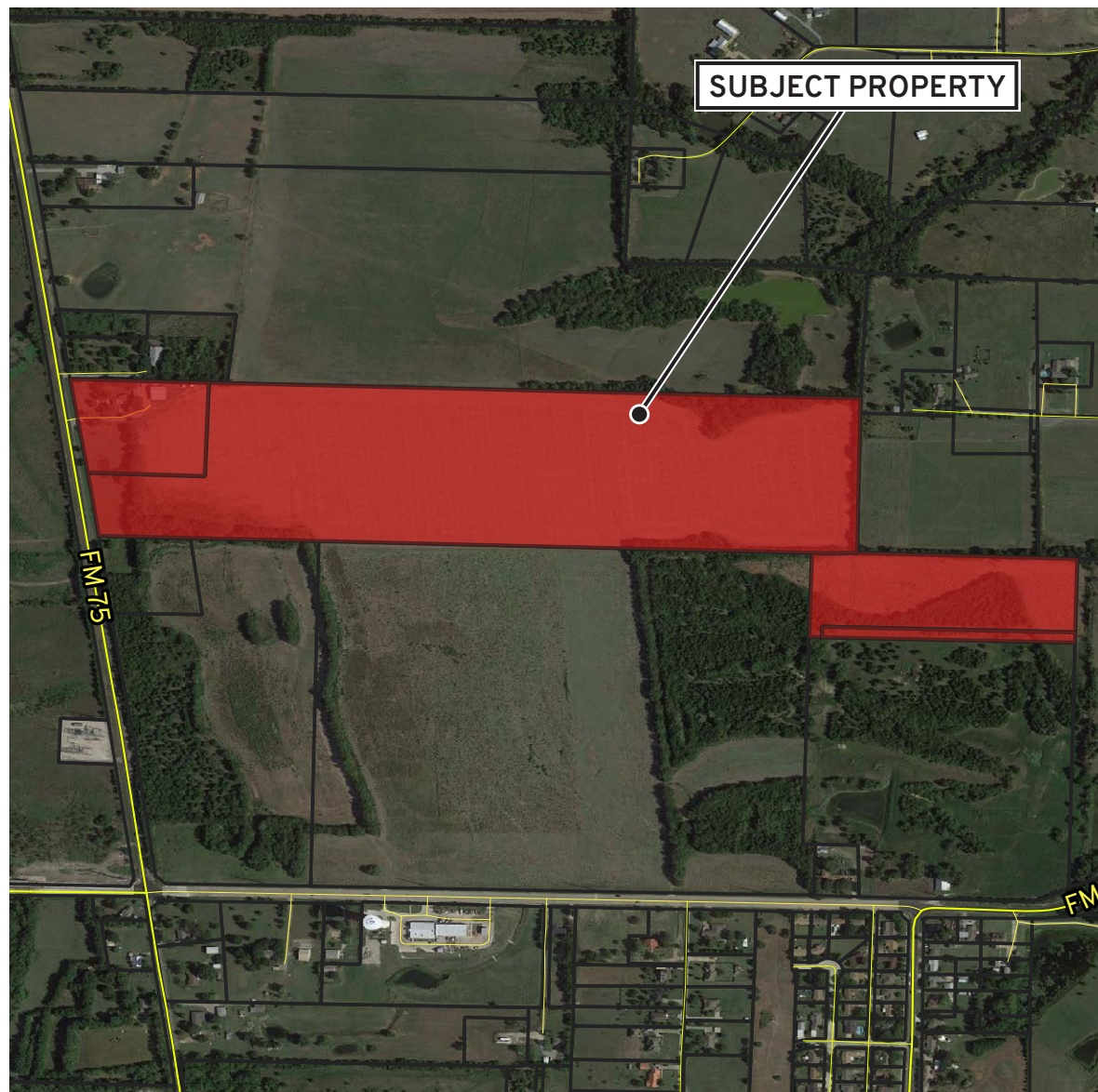
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A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL AC	62.195 AC
FLOOD HAZARD	NONE
TOTAL PRICE	\$4,468,080

FEATURES

ZONING	PRINCETON ETJ
AG EXEMPTION	YES
CURRENT USE	SINGLE FAMILY HOMESTEAD + FARM LAND
TOPOGRAPHY	GENERALLY FLAT (ONE SMALL POND)
FRONTAGE	750' ON F.M. 75
UTILITIES	~1,500' SOUTH OF THE PROPERTY (CITY HAS PLANS TO EXTEND UTILITIES NORTH ALONG F.M. 75)
HIGHLIGHTS	2 MILES NORTH OF U.S. 380 SURROUNDED BY NEW DEVELOPMENT RAPIDLY GROWING AREA OF PRINCETON



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DEMOGRAPHICS

2020 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	2,148	12,174	15,083
Median Household Income	\$62,037	\$70,064	\$72,611

TRAFFIC COUNTS

FM 75 @ CO RD 461	2,411 VPD
FM 75 @ W WILLOW LN	1,450 VPD

PRINCETON LAND IN PATH OF GROWTH

Located just east of McKinney along U.S. 380, Princeton is one of the fastest growing communities in North Texas. This site offers a rare opportunity to invest in Princeton's rapid growth. The property is directly on F.M. 75 across from the new Whitewing Trails master planned community that will include over 2,400 single family homes and countless amenities. F.M. 75 stands to be a major thoroughfare in Princeton for years to come and the area will offer incredible development opportunities as the city expands. Residential construction is underway directly to the south of the property.

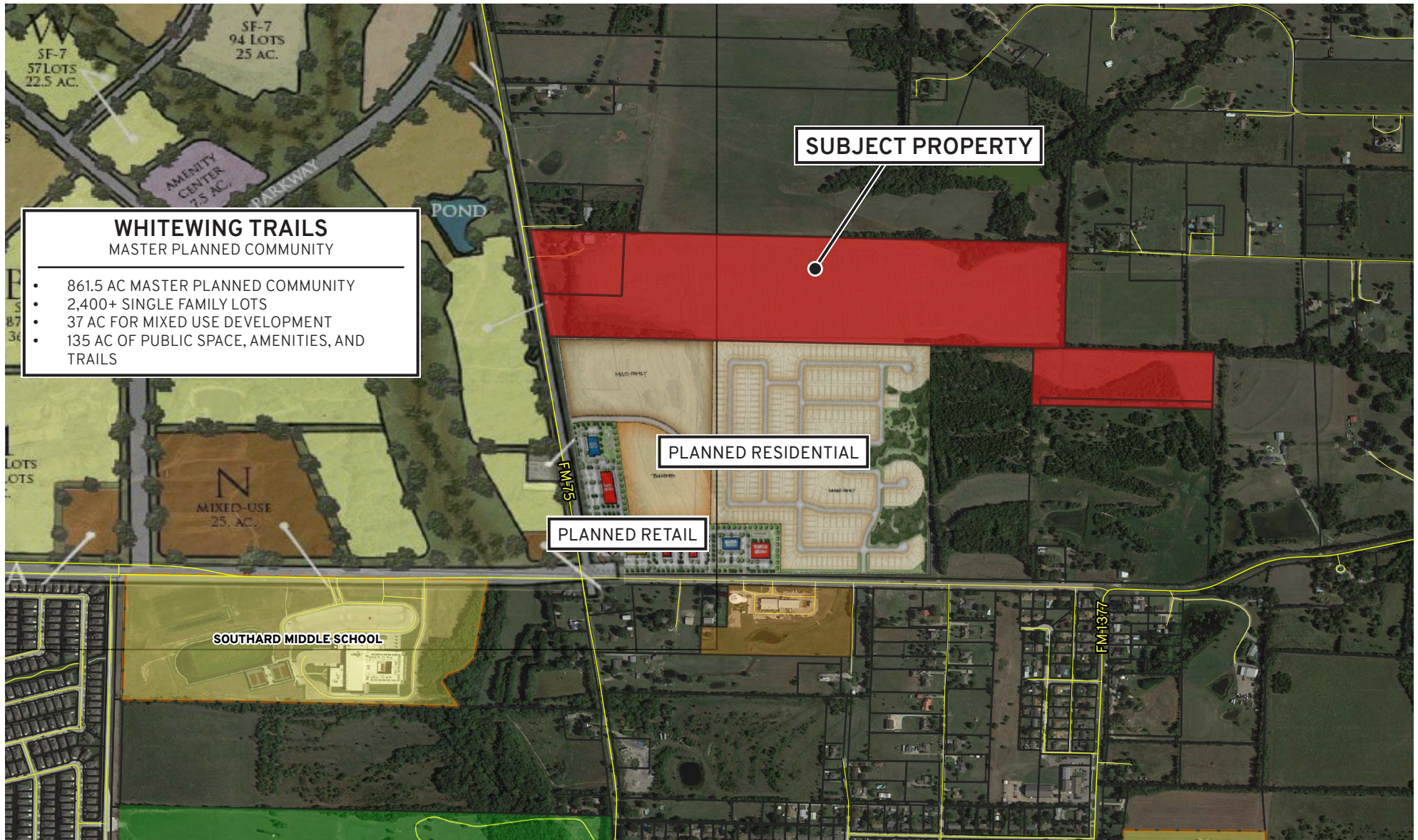
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NEARBY PLANNED DEVELOPMENT

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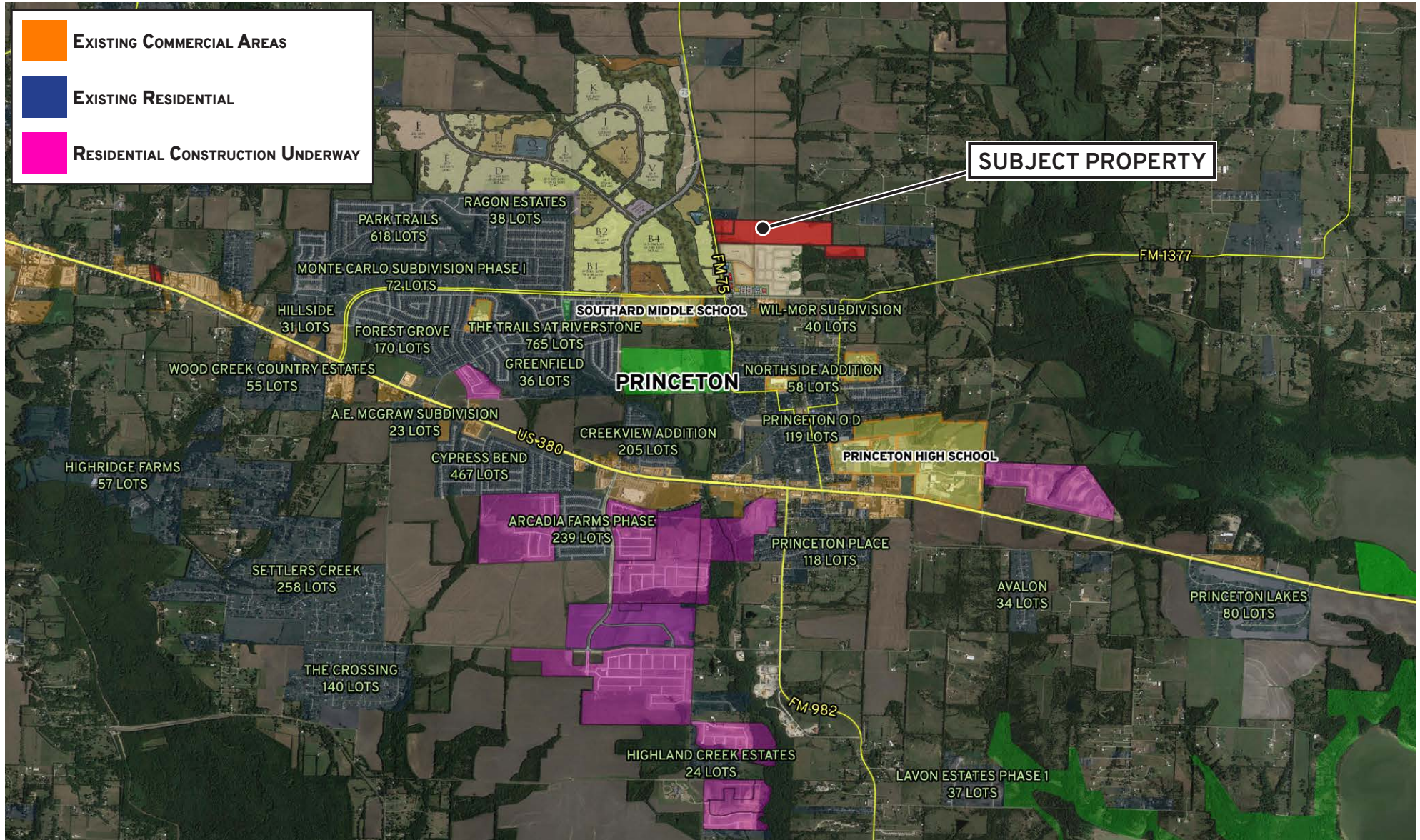
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PROPERTY SURROUNDINGS

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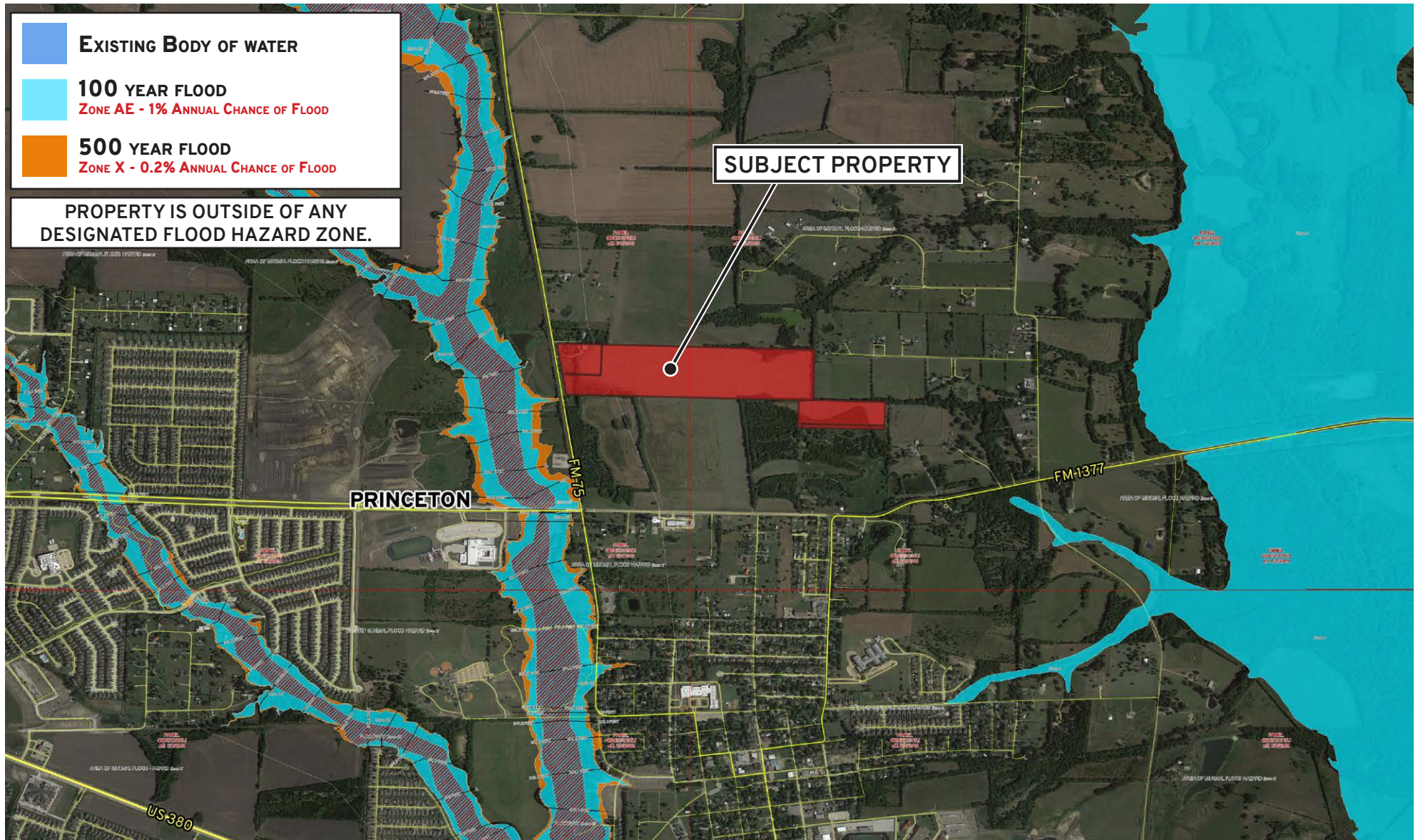
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FEMA FLOOD HAZARD MAP

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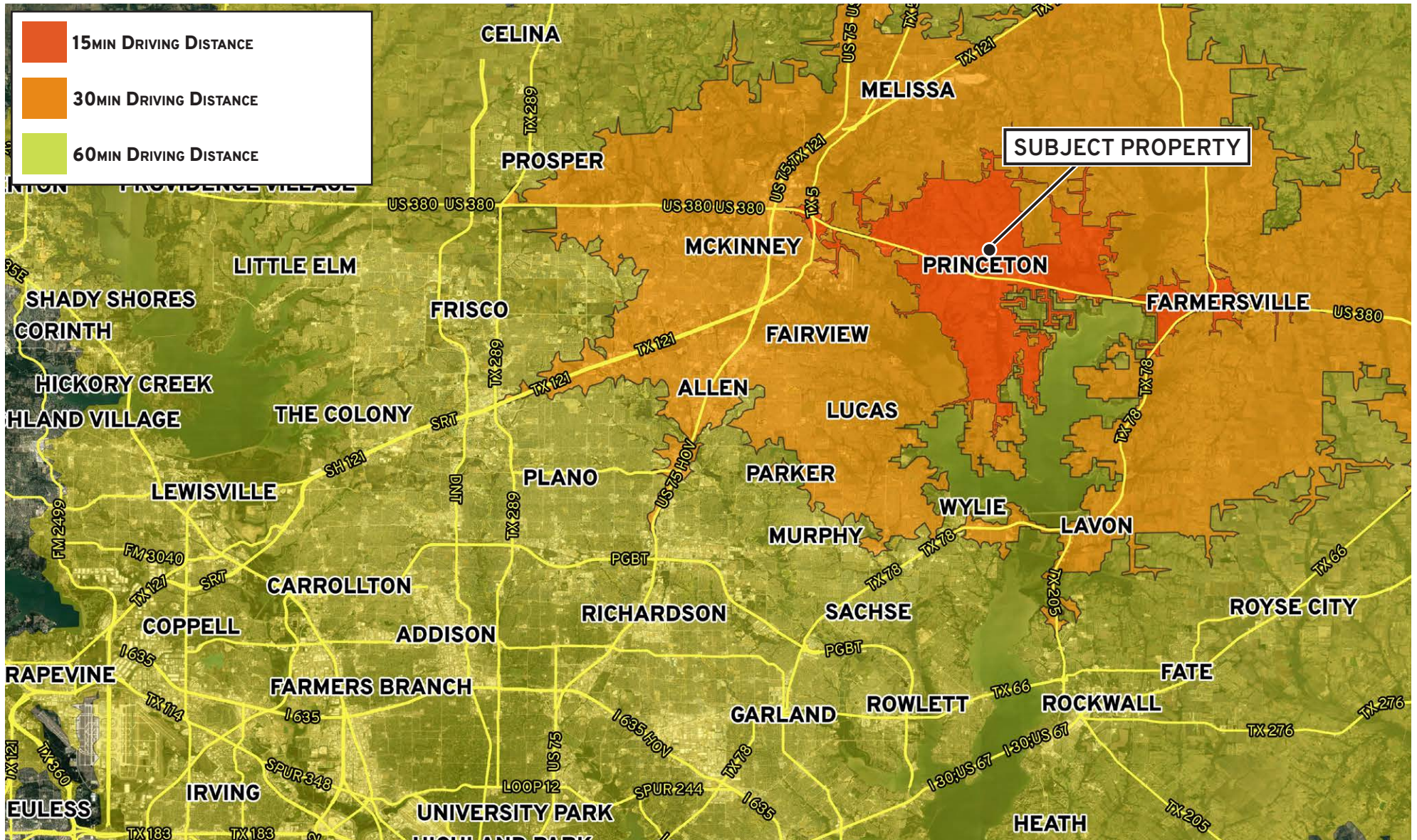
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DRIVING TIMES TO NEARBY AREAS

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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.

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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
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