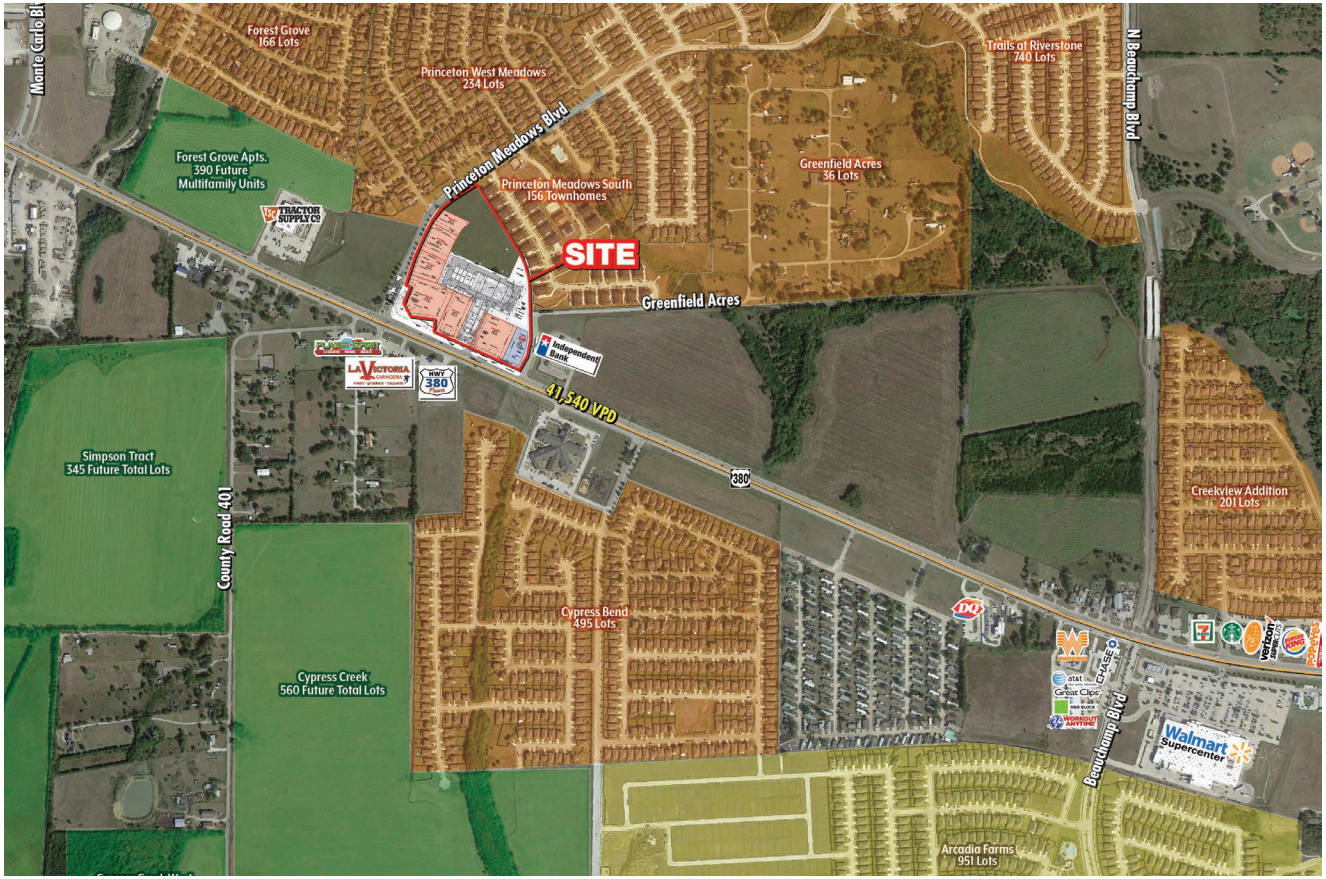
HIGHWAY 380 AND PRINCETON MEADOWS

PRINCETON, TX | NEC HIGHWAY 380 AND PRINCETON MEADOWS



Surrounded by over 2,000 existing residential lots and over 5,000 proposed residential lots, this property is in the fastest growing county in Texas. Princeton's sole grocer, Walmart, is located just 1.3 miles East of the site, generating excellent traffic. Direct access to Highway 380 provides great visibility to oncoming traffic. This location is ideal for automotive, fast food, and medical users.

LAND AVAILABILITY:

LOT 2 | 1.32 AC
LOT 4 | 1.00 AC
LOT 5 | 1.51 AC
LOT 6 | 0.81 AC
LOT 7 | 0.80 AC
LOT 8 | 0.81 AC

SALE PRICE: PLEASE CALL FOR INFORMATION

AREA RETAILERS:

Tractor Supply Co · Whataburger · Independent Bank · at&t · Walmart · Great Clips · H&R Block · Workout Anytime · Planet Fitness · Pelia's Pizza Cafe · Popeyes Louisiana Kitchen · Burger King · La Victoria Carniceria · Dairy Queen

DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2021 Population	20,518	42,559	98,436
2021 Daytime Population	14,086	35,105	106,374
2021 Average HH Income	$86,506	$88,735	$105,659
2021 Median HH Income	$71,552	$69,595	$78,042

TRAFFIC COUNTS:

County Road 401: 600 VPD
Highway 380: 41,540 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

BRANDON TRIMBLE
214.572.8453
btrimble@theretailconnection.net

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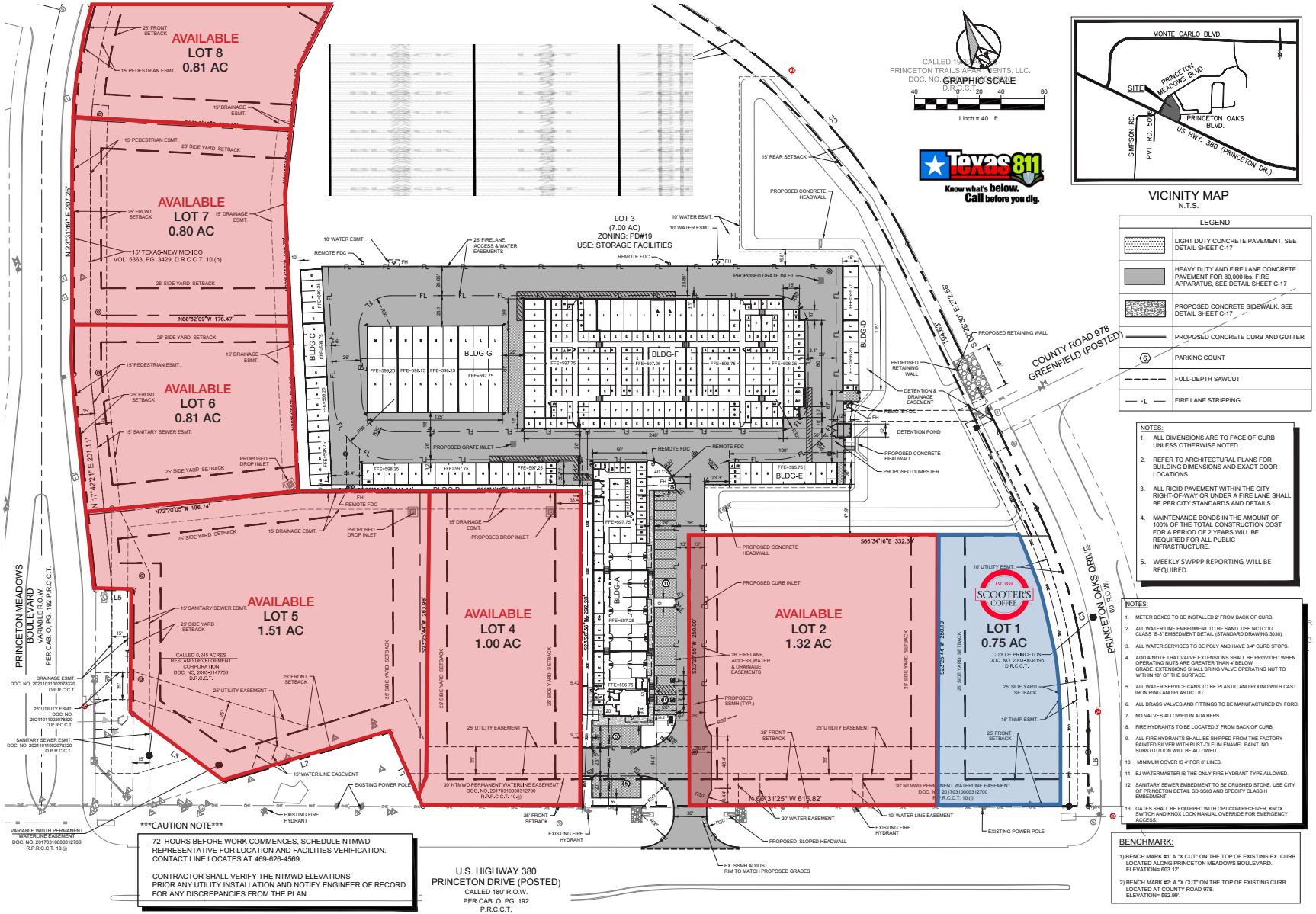

VICINITY MAP
N.T.S.

LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT, SEE DETAIL SHEET C-17
	HEAVY DUTY AND FIRE LANE CONCRETE PAVEMENT FOR 80,000 lbs. FIRE APPARATUS, SEE DETAIL SHEET C-17
	PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C-17
	PROPOSED CONCRETE CURB AND GUTTER
(6)	PARKING COUNT
	FULL-DEPTH SAWCUT
FL	FIRE LANE STRIPPING

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
3. ALL RIGID PAVEMENT WITHIN THE CITY RIGHT-OF-WAY OR UNDER A FIRE LANE SHALL BE PER CITY STANDARDS AND DETAILS.
4. MAINTENANCE BONDS IN THE AMOUNT OF 100% OF THE TOTAL CONSTRUCTION COST FOR A PERIOD OF 2 YEARS WILL BE REQUIRED FOR ALL PUBLIC INFRASTRUCTURE.
5. WEEKLY SWPPP REPORTING WILL BE REQUIRED.

NOTES:
1. METER BOXES TO BE INSTALLED 2' FROM BACK OF CURB.
2. ALL WATER LINE EMBEDMENT TO BE SAND. USE NCTCOG CLASS "B-3" EMBEDMENT DETAIL (STANDARD DRAWING 3030).
3. ALL WATER SERVICES TO BE POLY AND HAVE 3/4" CURB STOPS.
4. ADD A NOTE THAT VALVE EXTENSIONS SHALL BE PROVIDED WHEN OPERATING NUTS ARE GREATER THAN 4' BELOW GRADE. EXTENSIONS SHALL BRING VALVE OPERATING NUT TO WITHIN 18" OF THE SURFACE.
5. ALL WATER SERVICE CANS TO BE PLASTIC AND ROUND WITH CAST IRON RING AND PLASTIC LID.
6. ALL BRASS VALVES AND FITTINGS TO BE MANUFACTURED BY FORD.
7. NO VALVES ALLOWED IN ADA BFRS.
8. FIRE HYDRANTS TO BE LOCATED 3' FROM BACK OF CURB.
9. ALL FIRE HYDRANTS SHALL BE SHIPPED FROM THE FACTORY PAINTED SILVER WITH RUST-OLEUM ENAMEL PAINT. NO SUBSTITUTION WILL BE ALLOWED.
10. MINIMUM COVER IS 4' FOR 8" LINES.
11. EJ WATERMASTER IS THE ONLY FIRE HYDRANT TYPE ALLOWED.
12. SANITARY SEWER EMBEDMENT TO BE CRUSHED STONE. USE CITY OF PRINCETON DETAIL SD-SS03 AND SPECIFY CLASS H EMBEDMENT.
13. GATES SHALL BE EQUIPPED WITH OPTICOM RECEIVER, KNOX SWITCH AND KNOX LOCK MANUAL OVERRIDE FOR EMERGENCY ACCESS.

BENCHMARK:
1) BENCH MARK #1: A "X CUT" ON THE TOP OF EXISTING EX. CURB LOCATED ALONG PRINCETON MEADOWS BOULEVARD. ELEVATION= 603.12'.
2) BENCH MARK #2: A "X CUT" ON THE TOP OF EXISTING CURB LOCATED AT COUNTY ROAD 978. ELEVATION= 592.99'.

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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.

The Retail Connection | Sherman Hinkebein and Mike Garansuay Represent the Owner.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
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 _____