

45 ACRES IN PRINCETON

PRINCETON, TX | COLLIN COUNTY | DFW



- The property is located in the City of Princeton and in Collin County and consists of 45 acres of land.
- Property is close to TX HWY 380 and can be accessed through CR 452 & South Princeton Crossroads.
- Property has easements for Rooster Ridge Rd which intersects CR490 on the east side.
- The northside of the property is where the Sewer is, and water will be provided by the City.



Near existing and new residential developments including KB Homes, PIC Estates (coming in 2026), etc... City Hall and Princeton High School is within a mile of the property. Princeton is the fastest growing City in the country

ZULIKHA HUSSAIN | A.K.A. "LADY Z"

Call or Text: 913-461-9697 | Email: LADYZ@Z4URE.COM

The information contained herein was obtained from sources deemed reliable; however, Z4U Real Estate makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.



9816 Rooster Ridge RD. • PRINCETON, TX 75407

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- Asking price is \$6.5m. This land parcel is in ETJ and as such has no zoning restrictions
- Located close to KB Homes and Highway 380.
- Preliminary GeoTech, ESA Phase 1, and Alta Survey available.
- Option to subdivide 45 acres



Approximately 45 gross acres. Option to build custom SFH on these lots

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PROPERTY INFORMATION

COLLIN COUNTY / DFW

45 TOTAL ACRES

LOCATION

9816 Rooster Ridge Rd, Princeton, TX
75407

AVAILABLE

45 Acres Total

PRICE

Asking \$6.5m



Total Population



28,027

Number of Households



2022
5,853

Daytime Population



1 Mile
8,238

3 Mile
22,869

5 Mile
30,093

Median HH Income



2023
\$96,766

TRAFFIC COUNTS

US Hwy 380: 27,173 VPD (TxDot '22)

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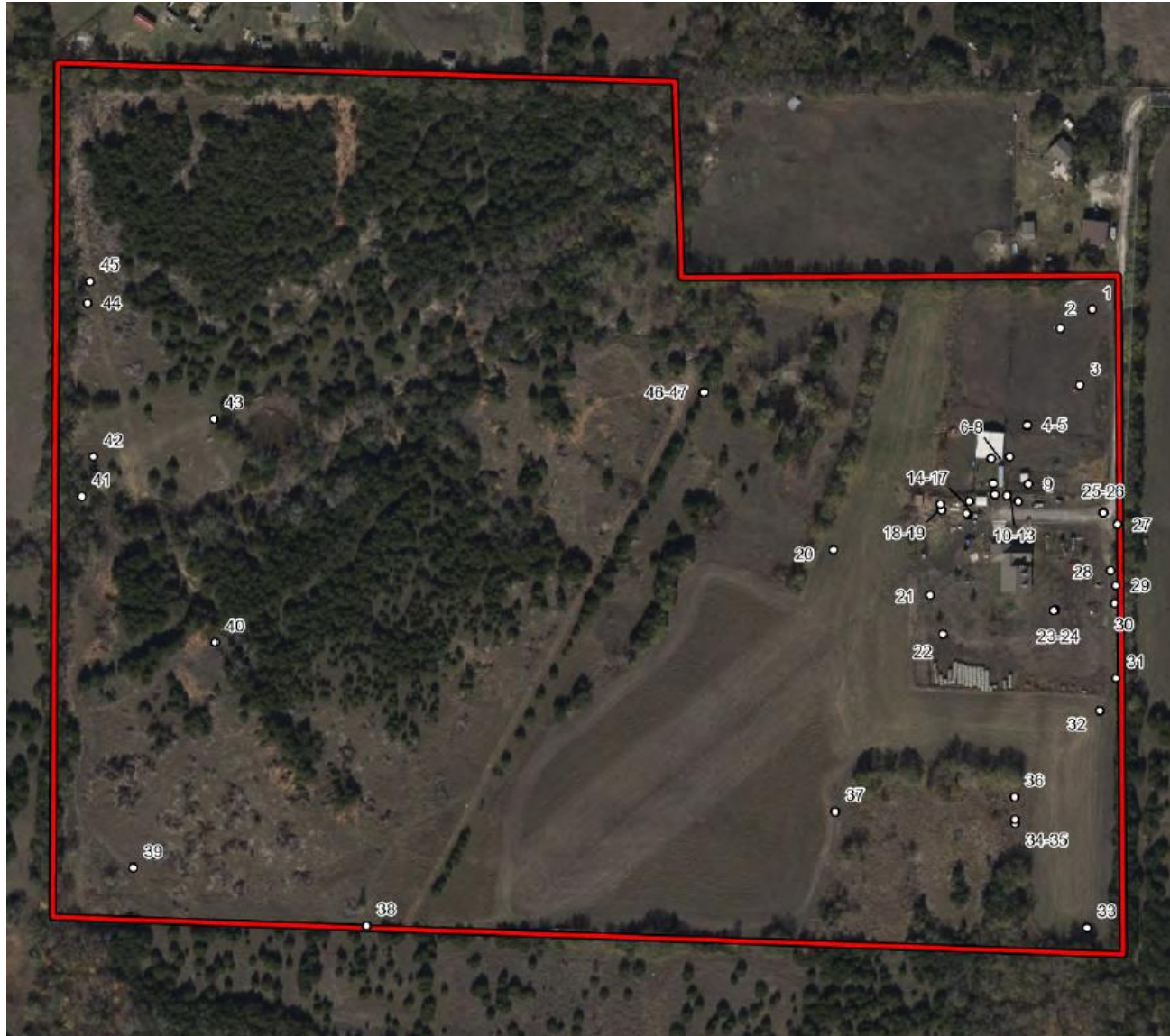
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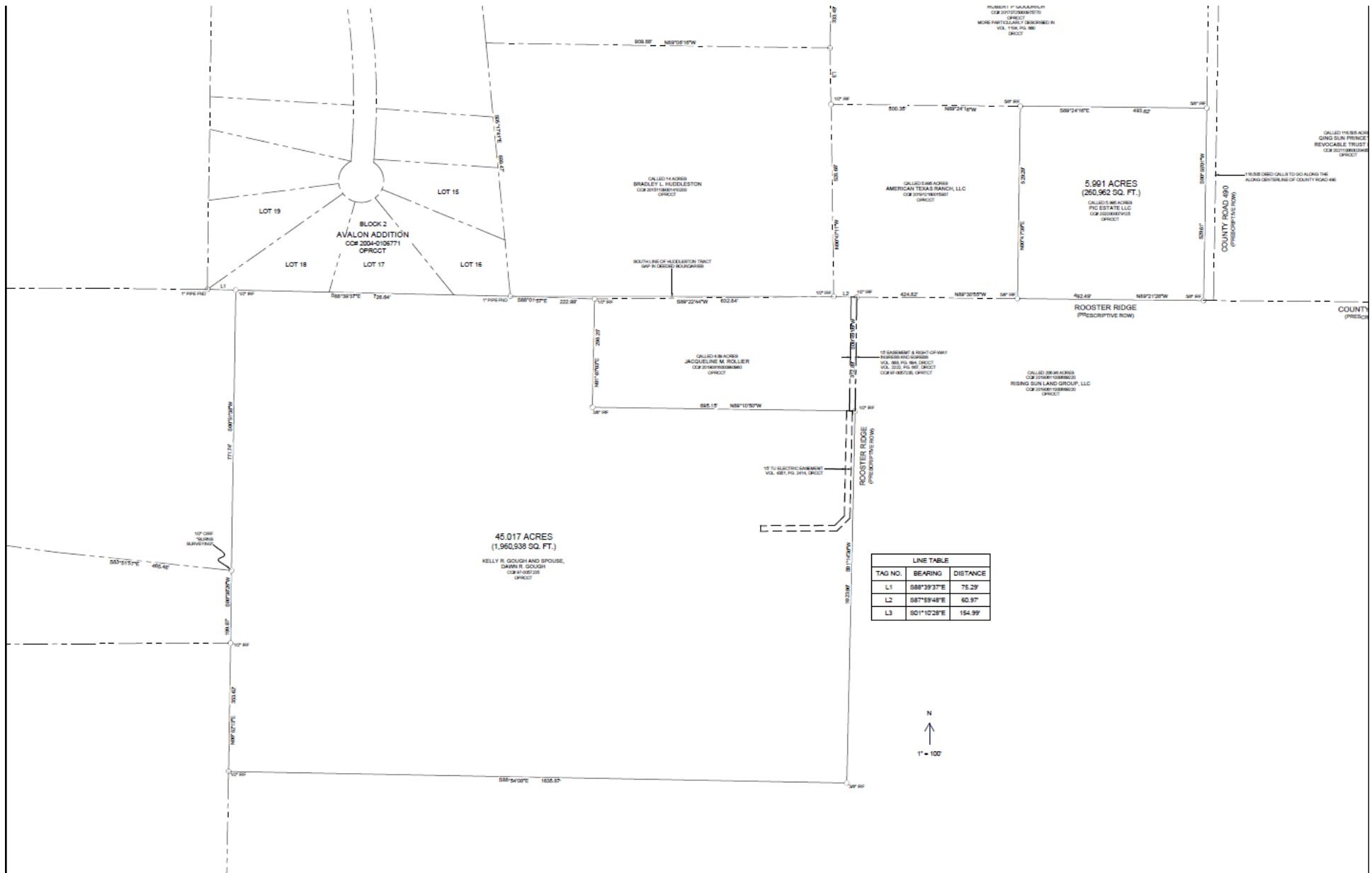


45 Acre Site – Arial View



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AREA HIGHLIGHTS



COLLIN COUNTY

LOCATION:

- Princeton is located just east of the center of Collin County. It is bordered to the west by Lowry Crossing. U.S. Route 380 passes through Princeton, leading west 8 miles (13 km) to McKinney, the county seat, and east 8 miles (13 km) to Farmersville.
- The City of Princeton has four parks: Veterans Memorial Park, J.M. Caldwell Sr. Community Park/World War II Prisoner of War (P.O.W.) Camp, Parkview Heights Park, and Princeton Municipal Park

INFRASTRUCTURE:

- Princeton, Texas is investing in its infrastructure to support its growth, including new roadways, public services, and a town center development.
- Construction for Phase 1 of the Princeton Town Center development is scheduled to begin in mid-January 2025. The development will include a Lowe's Home Improvement Center, Market Street, Texas Roadhouse, and Hobby Lobby

ECONOMIC OPPORTUNITIES:

- Princeton is known for its fast grown, welcoming vibe, and affordable living. Its relaxed, small-town atmosphere makes it a great option for young families to build a promising future

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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.

Z4U REAL ESTATE

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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