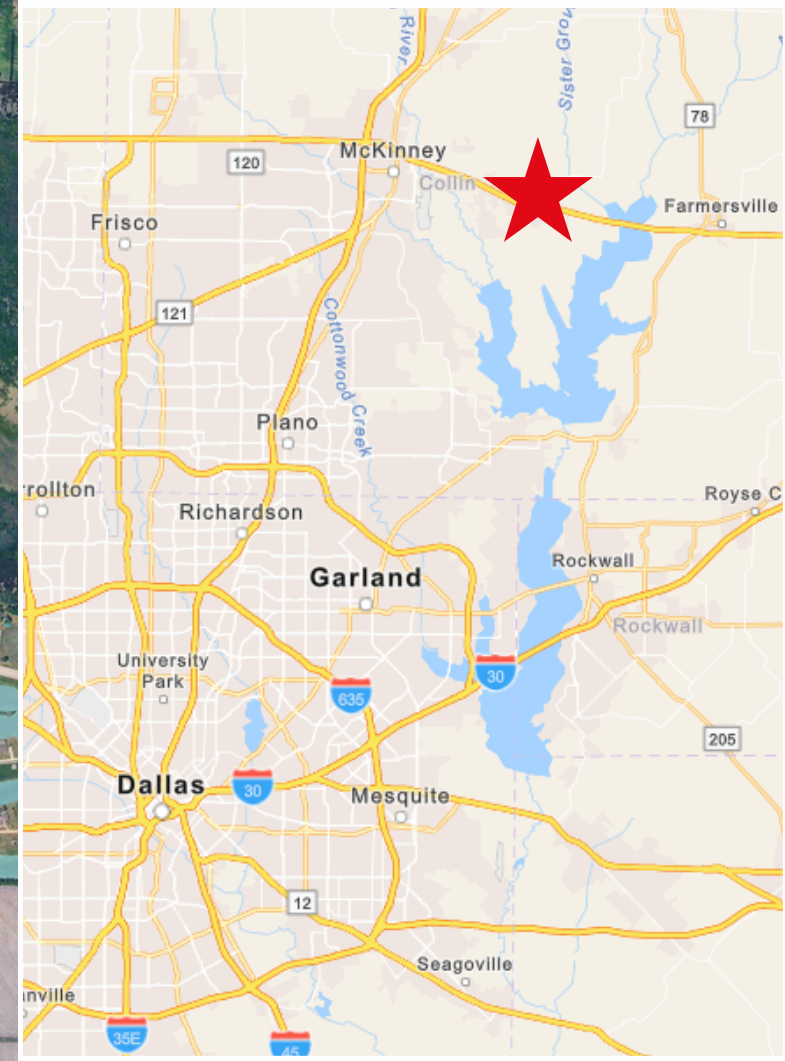
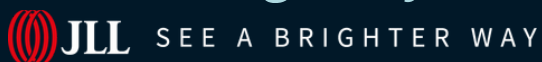




For Sale

23.866 Acres in Princeton, TX
SWC of Highway 380 & Boorman Ln



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The Property

Acres: 23.866

Zoning: Planned Development

Utilities Available to Site

Listed Price: \$15.00/SF

The property is surrounded by Princeton's expanding residential development and benefits from prominent adjacency to Highway 380, one of the area's primary transportation corridors. This location provides excellent visibility and accessibility for future commercial development while positioning the site to capture traffic from both the growing local population and commuters traveling through Princeton.

Located near Princeton High School, the property benefits from visibility and activity generated by students, parents, faculty, and school-related traffic. Its proximity to this major community destination provides an additional source of daily traffic and reinforces the site's position within a growing family-oriented area.



Demographics

Estimated population

1-mi	3-mi	5-mi
2,107	16,514	27,974

Number of households

1-mi	3-mi	5-mi
1,842	12,081	19,091

Median household income

1-mi	3-mi	5-mi
\$83,357	\$101,645	\$106,421

Vehicles per day

Highway 380 & Boorman Rd
24,661

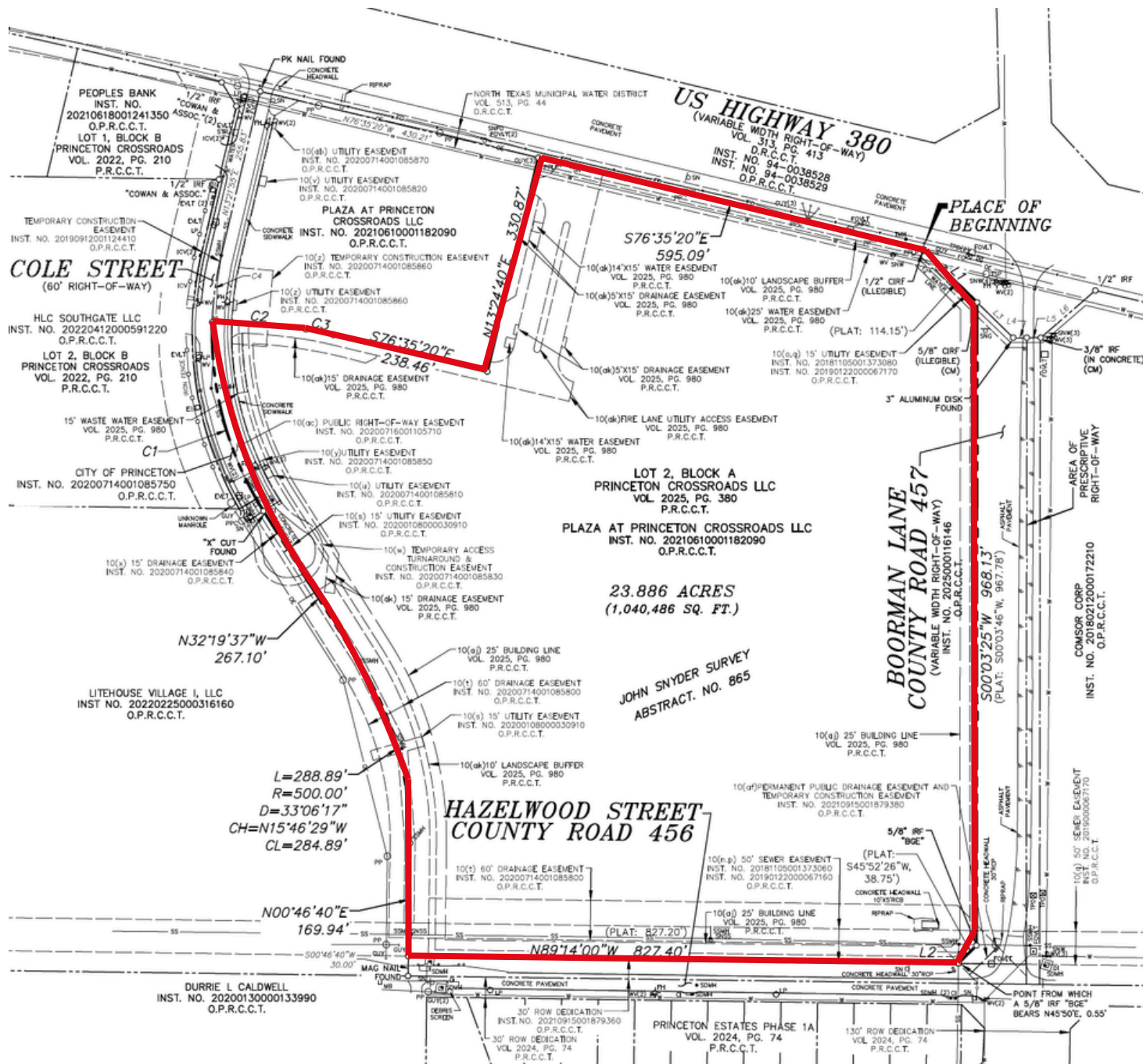
Nearby Retail



Within 3 miles of the 23,866-acre site at Highway 380 and Boorman Road, Princeton has a growing collection of national and regional retailers along the Highway 380 corridor. Nearby retailers include Walmart Supercenter, Tractor Supply Co., Westlake Ace Hardware, AutoZone, O'Reilly Auto Parts, Dollar Tree, and Dollar General, providing a strong base of shopping and service options. The broader Highway 380 corridor also features grocery and restaurants including ALDI, Hobby Lobby, Lowe's, CVS Pharmacy, Starbucks, Dutch Bros, McDonald's, Taco Bell, and Sonic.

This expanding concentration of retailers reinforces Highway 380's role as Princeton's primary commercial corridor and creates complementary traffic for future development at the subject site. Additional commercial growth is also planned nearby, including Princeton Town Center, an active 66-acre mixed-use development planned along Highway 380. The continued expansion of national retailers in the area further strengthens the long-term commercial potential of the property.

Survey



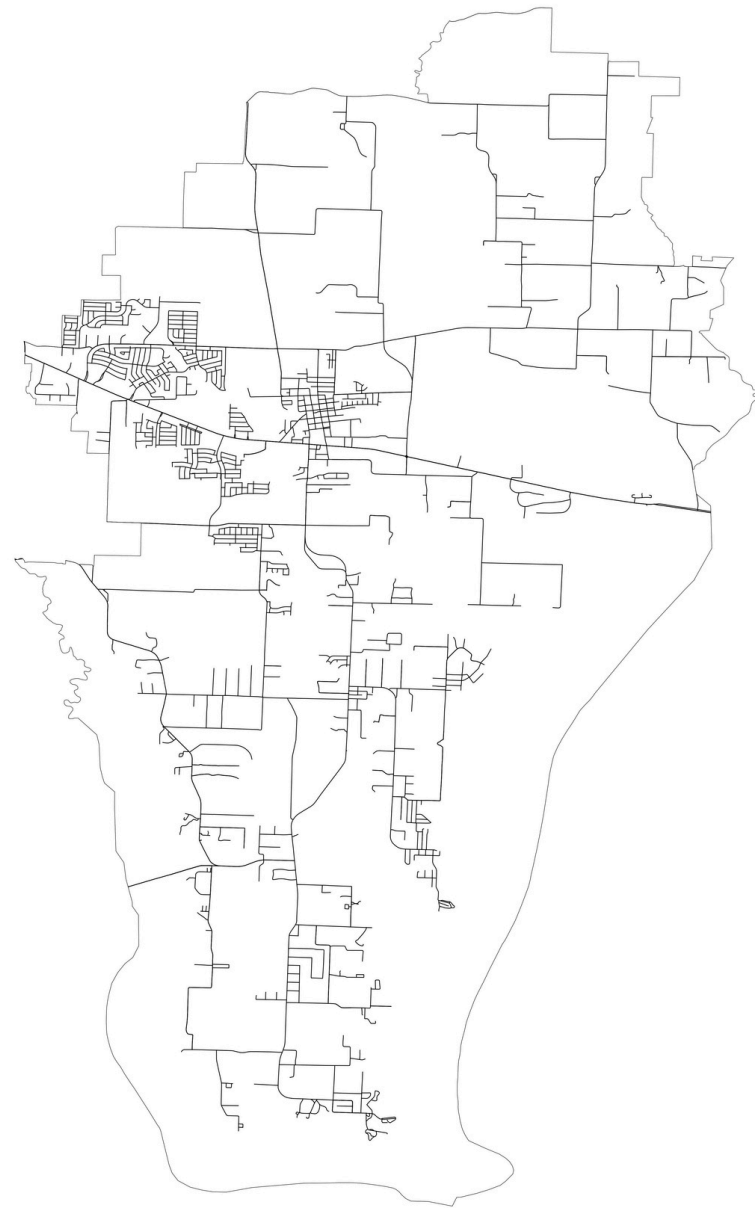
Aerial



Why Princeton?

Princeton, Texas offers an attractive opportunity for land development due to its rapid residential growth and strategic location within the expanding Dallas-Fort Worth region. As new neighborhoods continue to bring additional residents to the community, demand grows for retail, restaurants, medical services, entertainment, and other commercial amenities. This expanding population creates opportunities for developers to establish projects that serve both existing residents and the substantial number of households expected to move into the area.

The city also benefits from its location along the Highway 380 corridor, one of North Texas's most important and rapidly developing transportation routes. Strong regional connectivity, continued residential development, and growing commercial activity make Princeton an appealing market for retail, mixed-use, office, and service-oriented development. For developers seeking to participate in the continued growth of North Texas, Princeton offers the opportunity to establish a presence in a community that is transitioning from a primarily residential market into a more complete commercial destination.



33°08'46"N 96°29'06"W

PRINCETON
TEXAS

Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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