

NEC US 380 & CREEKVIEW DR.

8± ACRES FOR SALE

PRINCETON, TEXAS

KEN REIMER



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



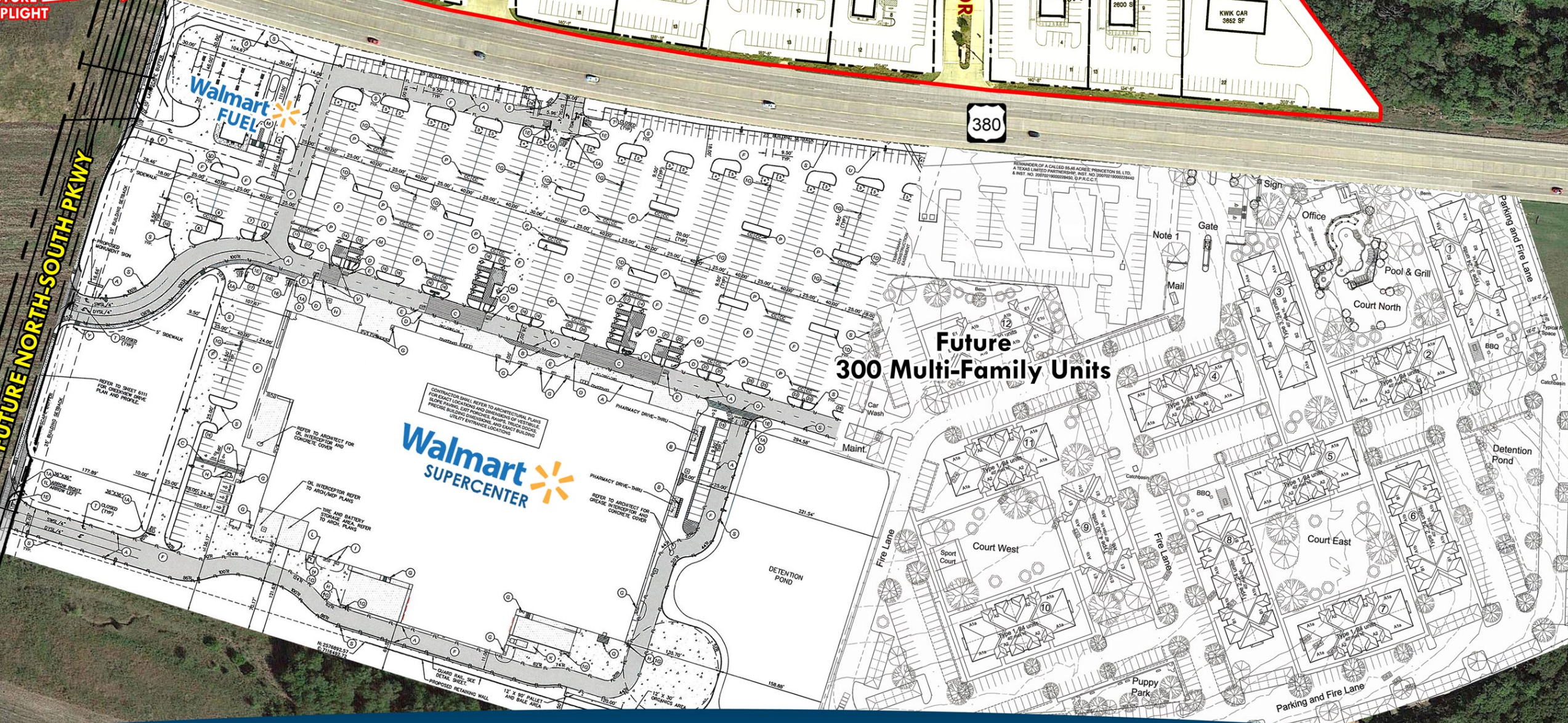
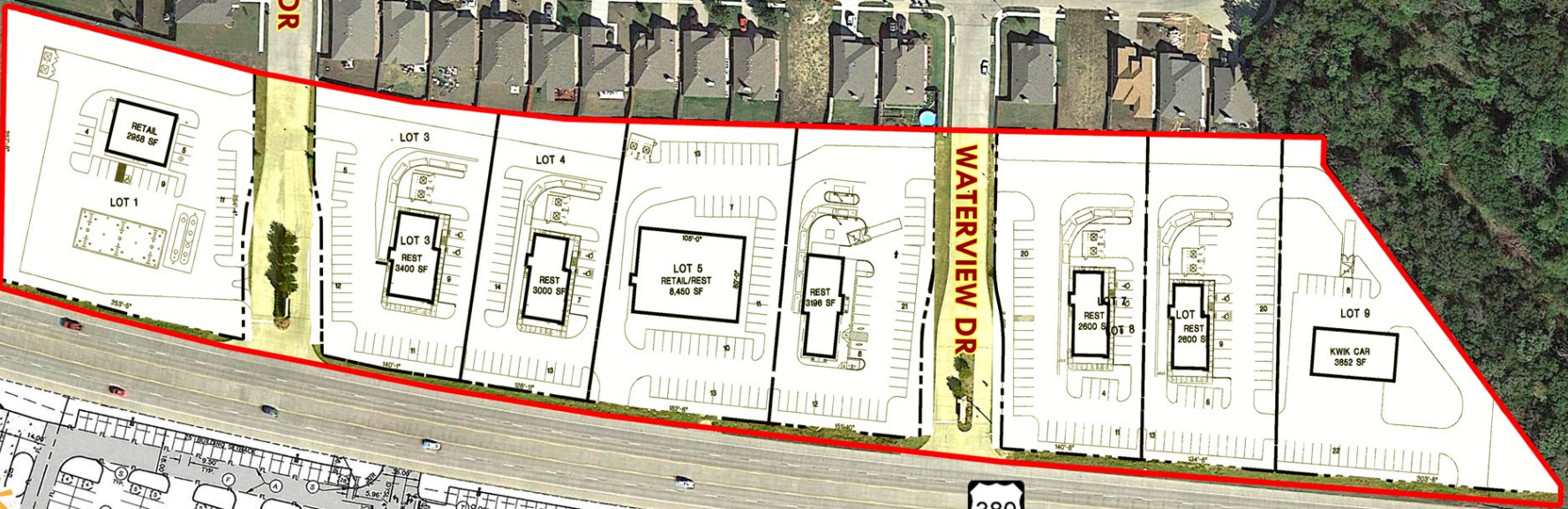
PROPOSED FUTURE STOPLIGHT

CREEKVIEW DR

WATERVIEW DR

380

FUTURE NORTH-SOUTH PKWY



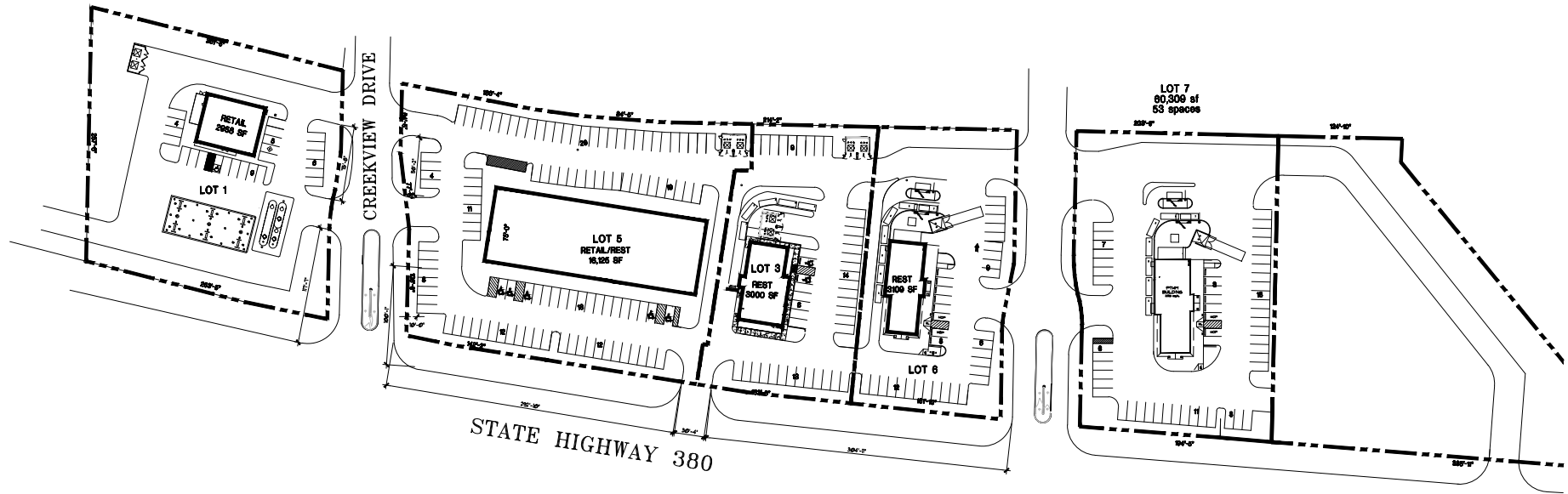
Future 300 Multi-Family Units

Walmart SUPERCENTER

NEC US 380 & CREEKVIEW DR.

	ACRE	SF	SF	RETAIL (1/200)	RESTAURANT (1/100)	MED OFFICE (1/175)	BANK (1/200)	OFFICES (1/300 GEN)	TOTAL	PROVIDED	RATIO (SP/1000 SF)
1	1.46	63755	2958	15					15	24	8.11
3	0.90	39105	3000		30				30	44	14.67
4	0.00				0				0		
5	1.88	81776	16125	48	65				113	113	7.01
6	0.96	41749	3109		31				31	35	11.26
7	1.02	44298	2600		26				26	38	14.62
8	0.95	41382	2600		26				26	47	18.08
9	1.18	51538	3652	18					18	20	5.48
total	8.35	363603	34044	81.425	177.59			0	259	321	9.43

**parking at lot 5 calculated at 40% restaurant



01 SITE PLAN

1" = 100'-0"

HIGHLIGHTS

- ZONING: C-1 Comercial
- UTILITIES: 12" Water, 8" Sanitary Sewer



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PRINCETON RETAIL
 PRINCETON, TEXAS
VENTURE COMMERCIAL

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	3,488	13,614	19,722
2017 EST AVG HH INCOME	\$72,236	\$75,490	\$79,377

TRAFFIC COUNTS	
US 380	28,732 VPD (ACCURATE COUNTS 2015)

