



THE SHOPS AT BEAUCHAMP

For Lease:
NEC S. Beauchamp
Blvd & Myrick Ln
Princeton, TX 75407

VENTURE



CHRIS FLESNER
CFLESNER@VENTUREDFW.COM

Metrics

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Princeton, TX 75407

Location

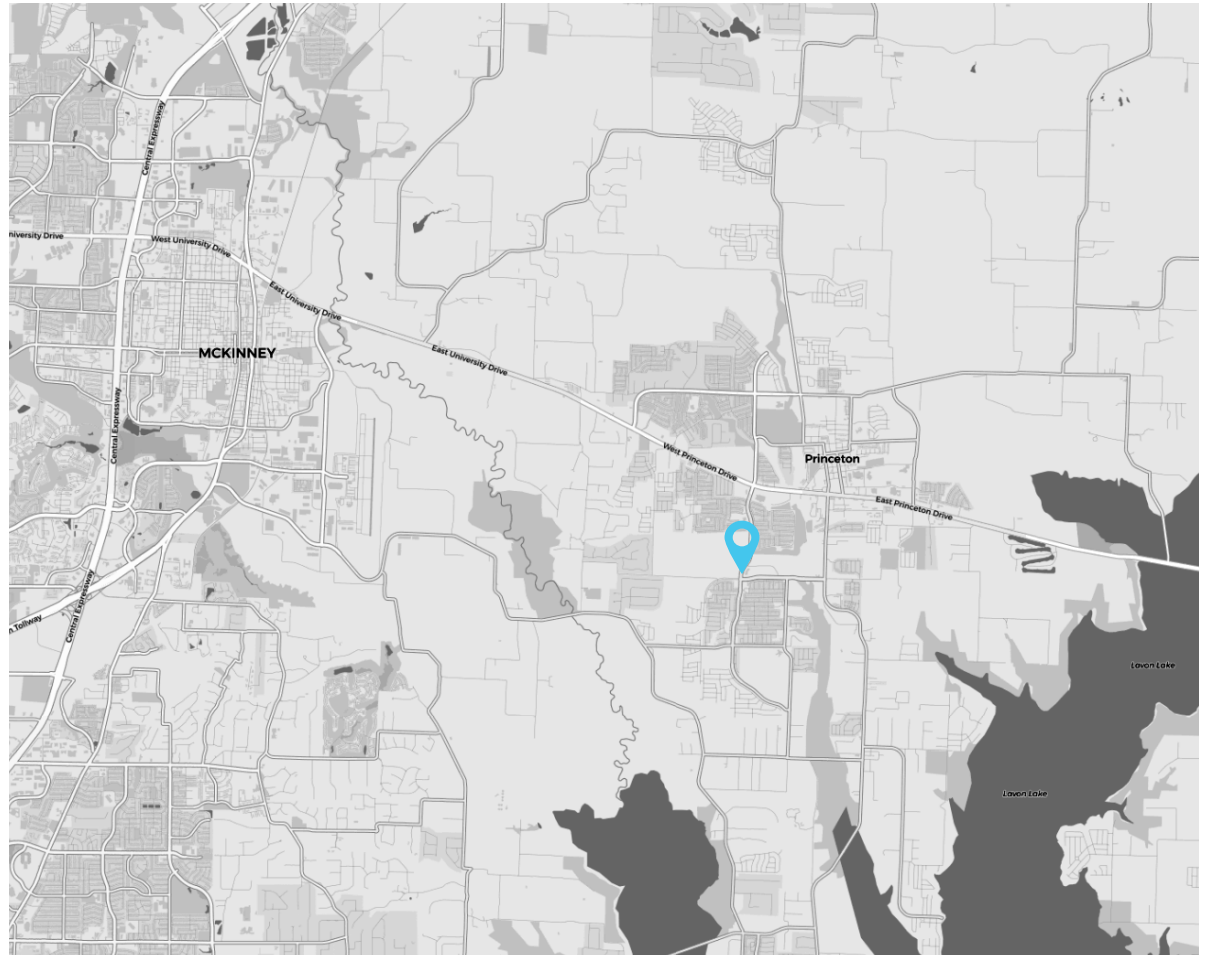
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Available Spaces

1,448 - 11,731 SF
Drive Thru available

Traffic Counts

Beauchamp Blvd	Myrick Ln
9,000 VPD	7,678 VPD



Area Attractions



Property Highlights

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1. Signalized prime corner with strong frontage, visibility, and access along S. Beauchamp Blvd
2. Located in fast-growing Princeton, surrounded by expanding residential development
3. Ideal for retail, medical, quick-service restaurant (QSR) or office

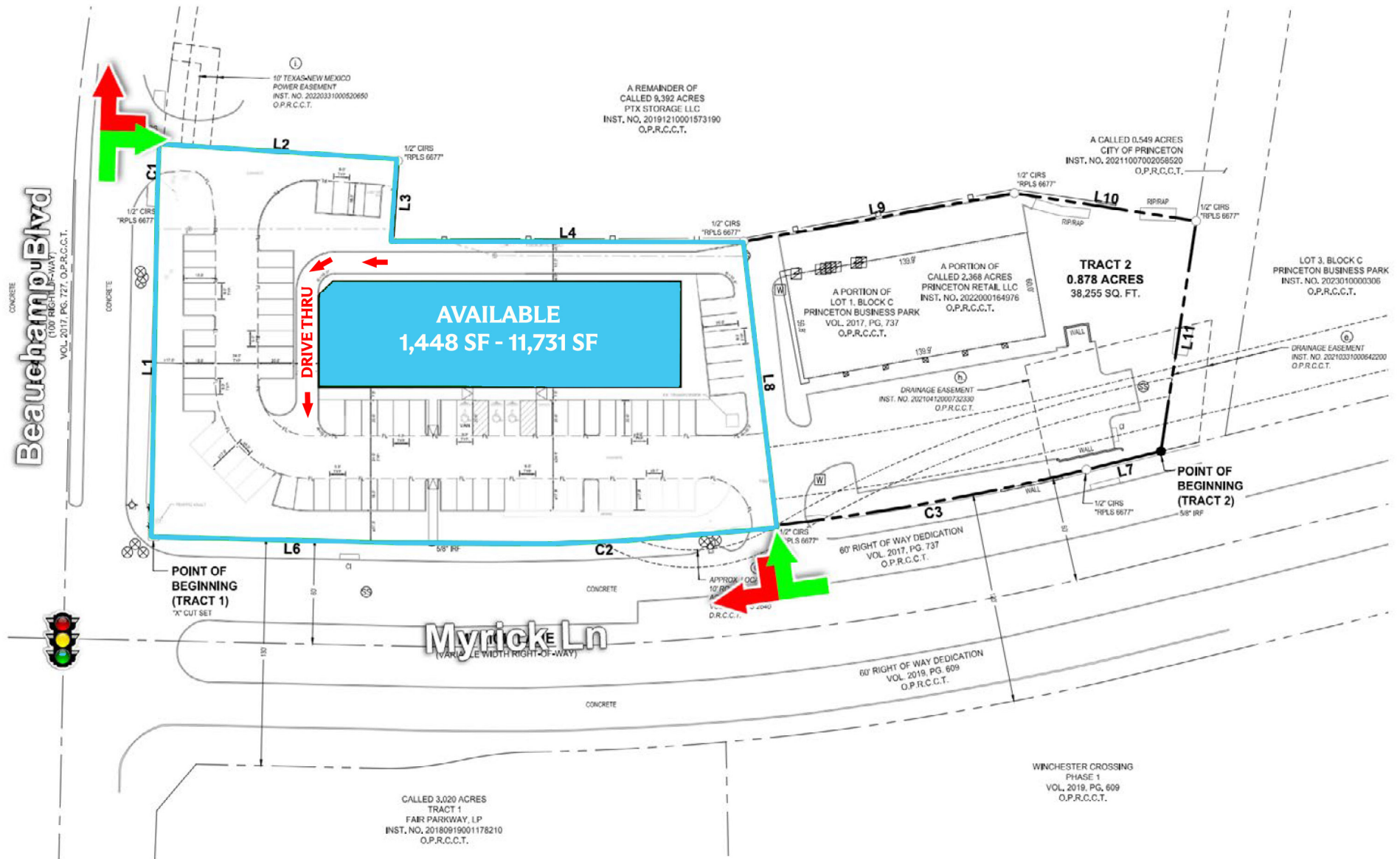


2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,781	45,607	59,722
EST. DAYTIME POPULATION	237	2,982	6,240
EST. AVG. HH INCOME	\$143,601	\$133,332	\$135,505

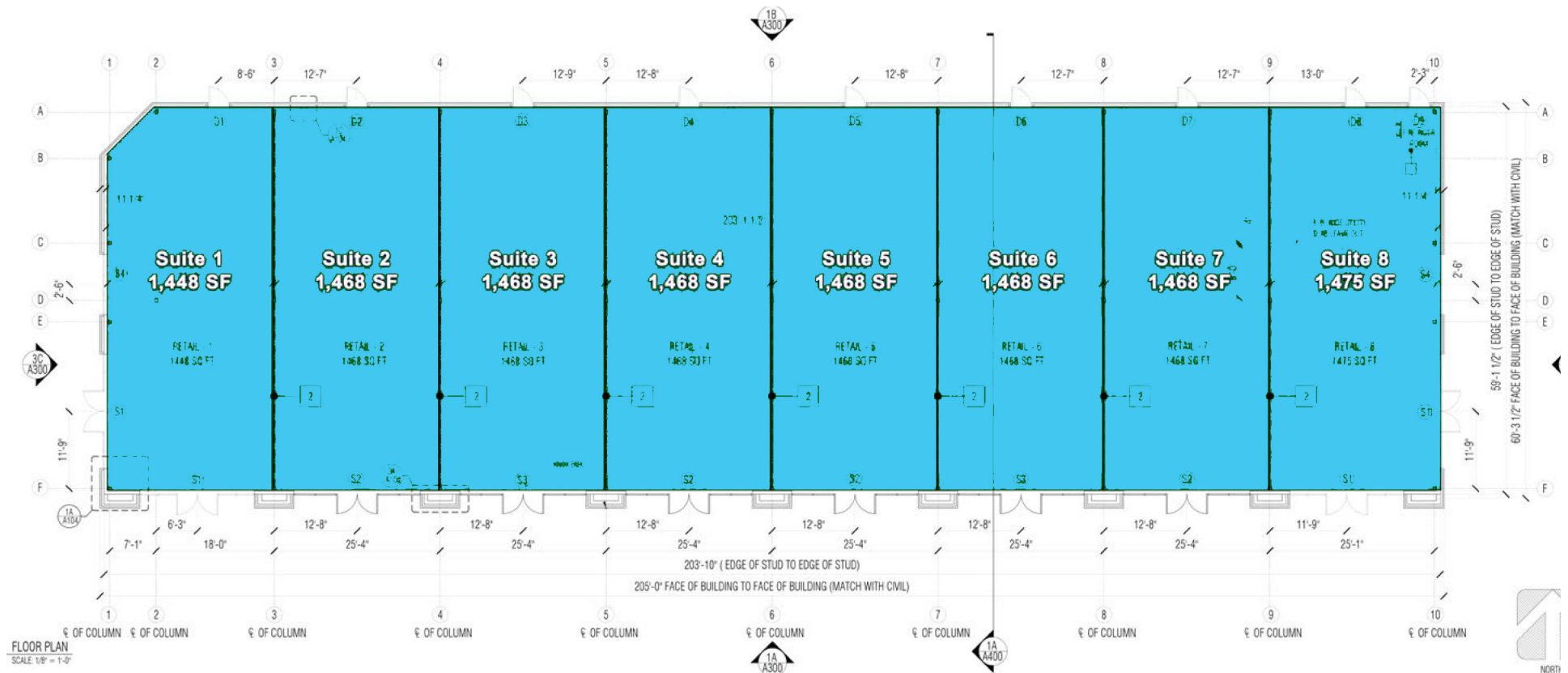
Site Plan

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LOD

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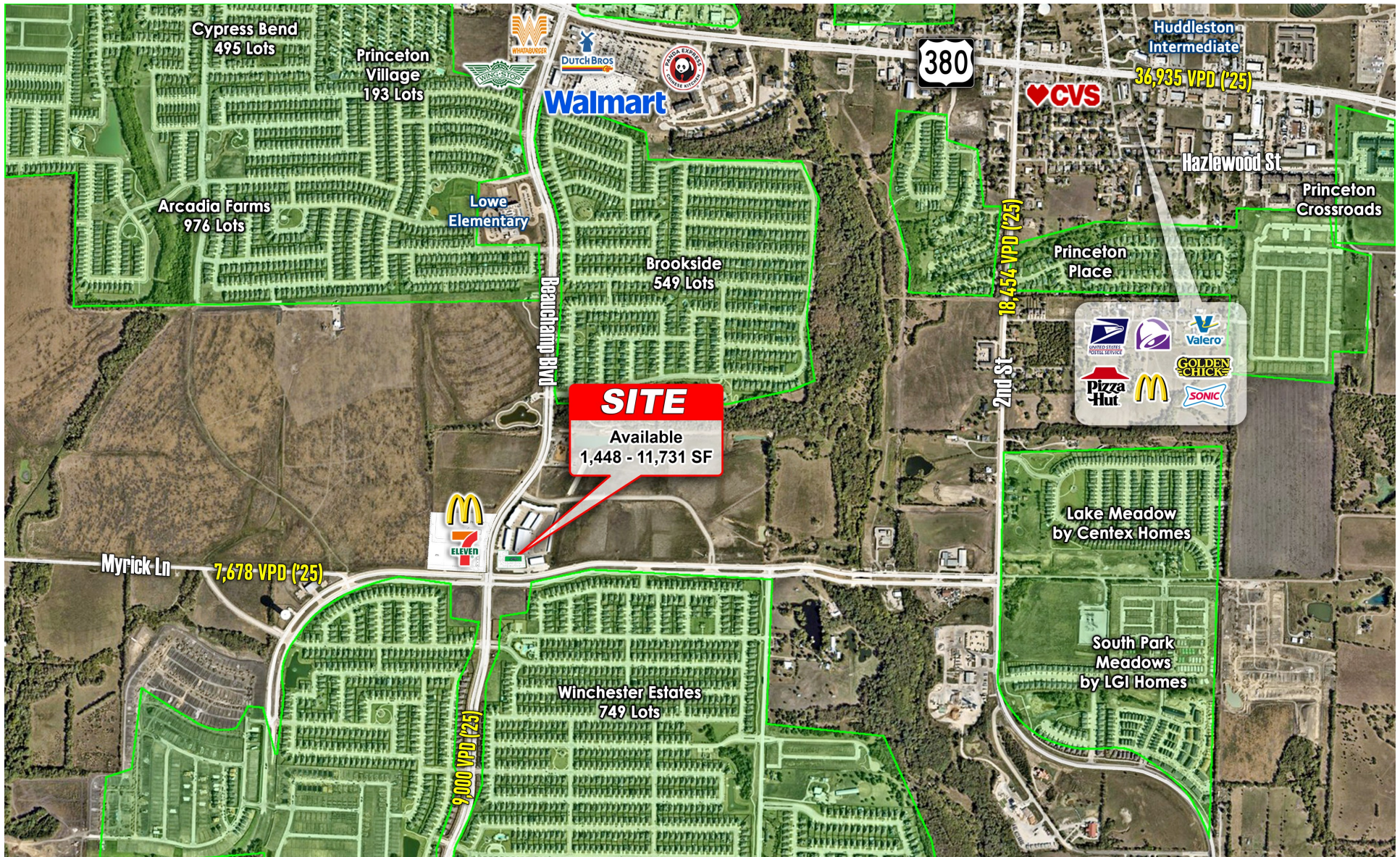
Drone

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Close Aerial

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Princeton Crossroads
297 AC Mixed-Use Development
15 Acre Municipal Center
331 SF Homes
618 MF Units

SITE

White Wing Trails
2,406 SF Homes
400 MF Units

Ragon Estates
34 Lots

Villas of Monte Carlo
474 Lots

Monte Carlo
60 Lots

Park Trails
675 Lots

Abbey Crossing
447 Lots

Princeton West Meadows
393 Lots

Trails at Riverstone
742 Lots

Greenfield Acres
38 Lots

Princeton Heights
359 Total Units

Godwin Elementary

Lovelady High School

Princeton High School

Princeton Crossroads
36,935 VPD (25)

Princeton Lakes
70 Lots

Avalon
34 Lots

Dove Hill Ranch

South Park Meadows
by LCI Homes

Lake Meadow
by Centex Homes

Princeton Place

Brookside
549 Lots

Arcadia Farms
976 Lots

Cypress Bend
495 Lots

Princeton Village
193 Lots

Winchester Estates
749 Lots

Myrick Ln
7,678 VPD (25)

Princeton Blvd
18,450 VPD (25)

CR 456

Highway 380
44,398 VPD (25)

Highway 1377

Highway 546
12,769 VPD (25)

Commercial and Retail Centers:
Kroger, Walmart, CVS, McDonald's, Jiffy Lube, O'Reilly, Home Depot, Lowe's, Target, Best Buy, etc.

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The Shops at Beauchamp Princeton, TX

DEVELOPED BY:  **Triguna**
— Appreciation Guaranteed —

Chris Flesner
Senior Vice President
cflesner@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

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cflesner@venturedfw.com



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Venture Commercial Real Estate, LLC.
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

476641
License No.

info@venturedfw.com
Email

214-378-1212
Phone

Michael E. Geisler
Designated Broker of Firm

350982
License No.

mgeisler@venturedfw.com
Email

214-378-1212
Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Chris Flesner
Sales Agent/Associate's Name

593054
License No.

cflesner@venturedfw.com
Email

214-378-1212
Phone

Buyer/Tenant/Seller/Landlord Initials

Date