

Location:

SWQ of 380 & Cole St within the “Princeton Crossroads” mixed use project

For Sale:

±13.67 acres gross, 12.23 acres net

Property Details:

- **PERMIT READY:** 146 Build to Rent units
- Plans fully designed and city approved
- **UNTRENDED RENTS (per Burns report):**
 - **\$2.06 avg base rent/sf = \$1,953/mo**
- **2026 PROJECTED RENTS (per Burns report):**
 - **\$2.23 avg base rent/sf = \$2,117/mo**
- 950 SF avg unit size
- 138,672 SF total rentable
 - 50 - 1be/1ba duplexes
 - 81 - 2be/2ba detached
 - 15 - 2be/2ba detached w/bonus room
- Single story cottages in a private gated community
- Private patio & fenced backyard in all units
- Amenities include resort-style pool, dog parks, trails, grilling station
- 289 parking - 77 carport, 56 garages, 156 open
- Zoned PD-13 Princeton Crossroads MF-2
- Utilities available to site
- Available Upon Request: Full Plan Set, GC Bids, JohnBurns Report, PID info



300 Cole Street, Princeton, Texas 75407





CRE LAND GROUP

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PLAN RENDERING



Cooper Eddy, Broker | cooper@crelandgroupllc.com | 515.321.5512.mobile | 972.584.7058.office | www.crelandgroupllc.com

The information contained herein was obtained from sources believed reliable; however, CRE Land Group makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property for sale, rent or exchange is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

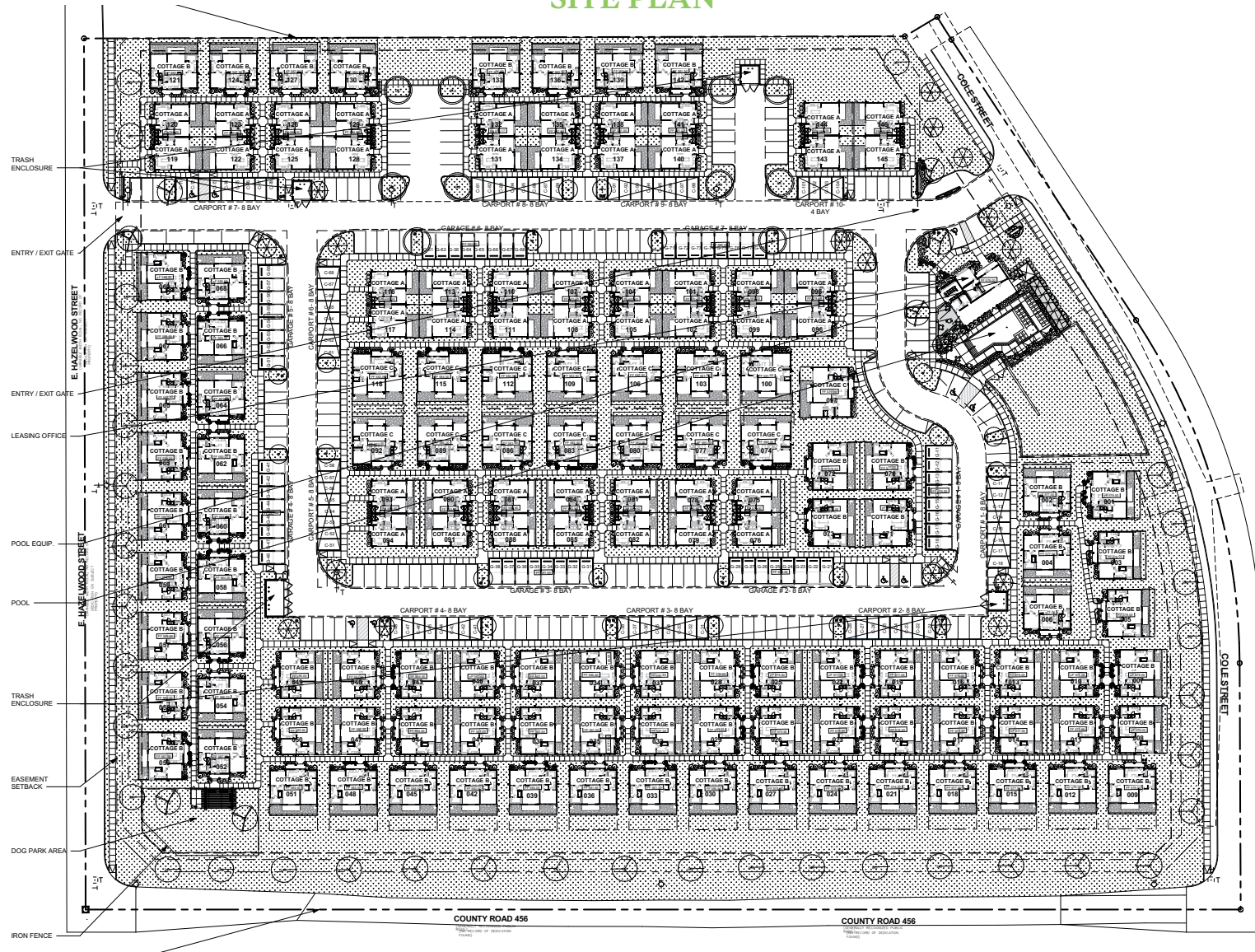


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SITE PLAN



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ENTRY & COURTYARD RENDERINGS

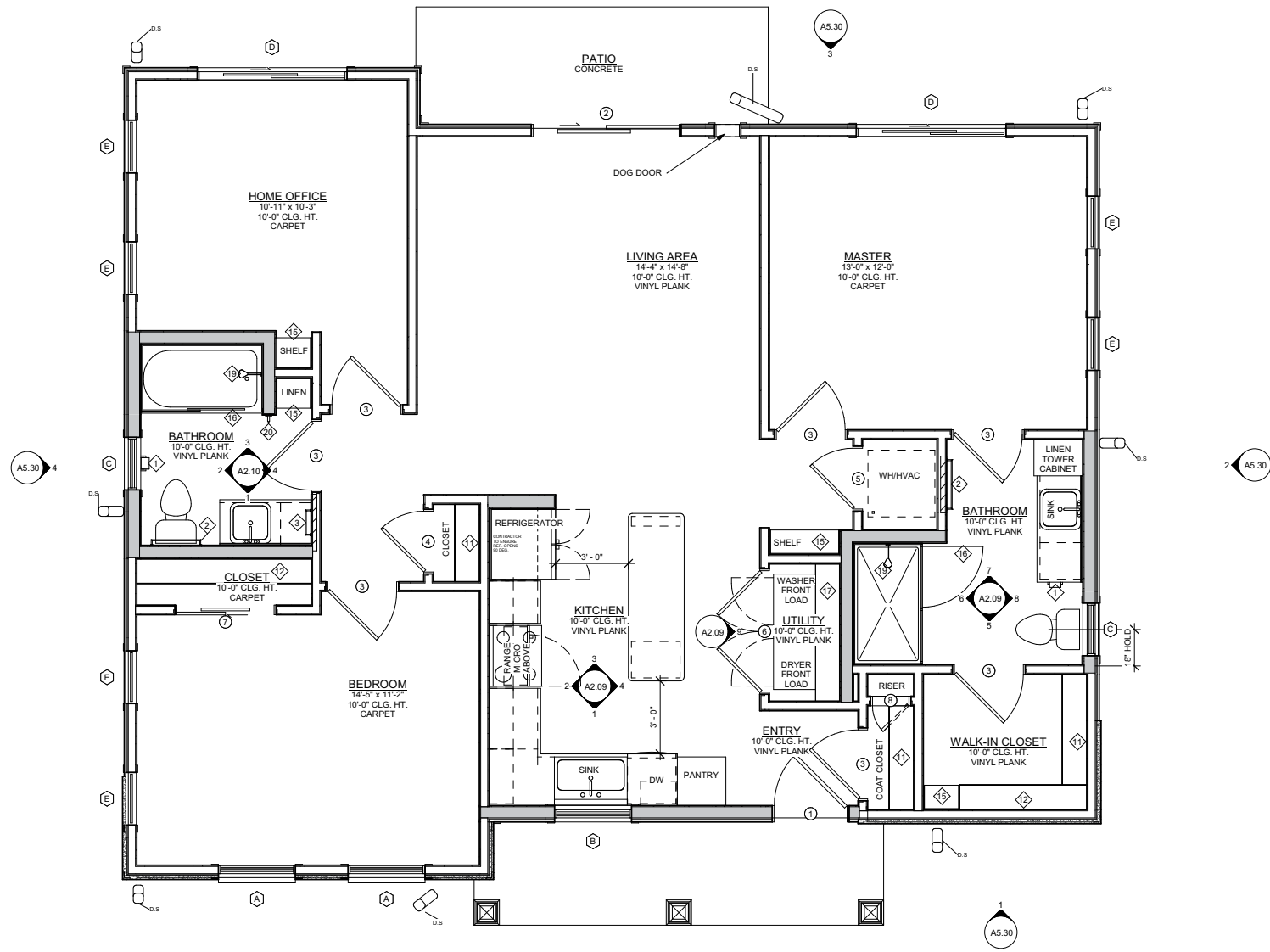


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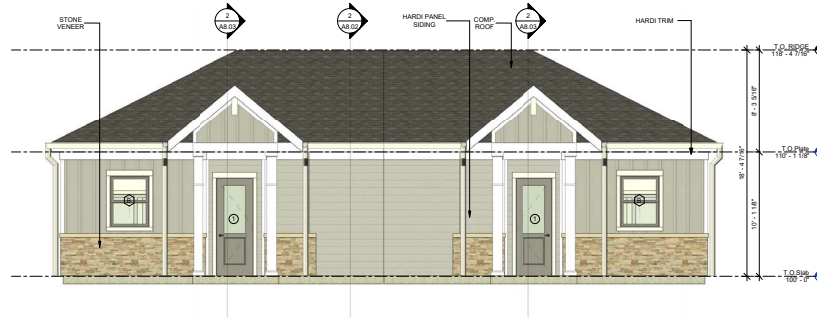


SAMPLE FLOOR PLAN - 2BE/2BA W/ OFFICE

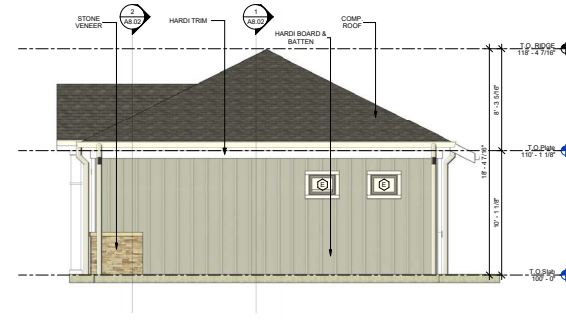




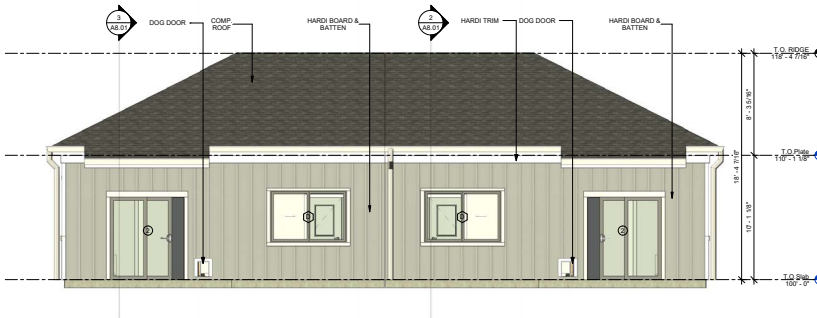
SAMPLE UNIT ELEVATION



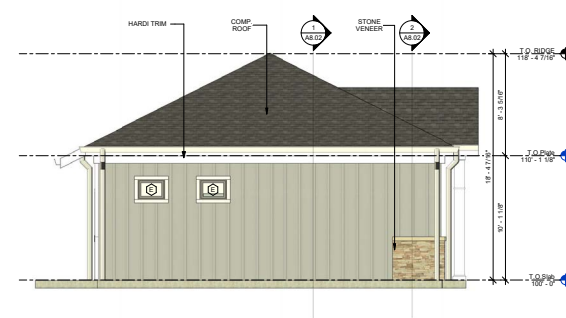
1 DUPLEX A-A FRONT ELEVATION
1/4" = 1'-0"



2 DUPLEX A-A SIDE 1 ELEVATION
1/4" = 1'-0"



3 DUPLEX A-A REAR ELEVATION
1/4" = 1'-0"



4 DUPLEX A-A SIDE 2 ELEVATION
1/4" = 1'-0"



5 DUPLEX A-A PERSPECTIVE

MATERIAL LEGEND			
	HARDI-VERTICAL BOARD AND BATTEN		JAMES HARDIE FIBER CEMENT OR EQUAL
	HP1 HARDI-PANEL FIELD COLOR COLOR: SW 7660 / EARL GREY		ALUMINUM GARAGE DOOR - TRASH ACCESS MG ALUMINUM INSULATED GARAGE DOOR COLOR: TO MATCH STONE FIELD IT'S LOCATED IN
	HS1 HARDI-LAP SIDING COLOR: SW 7660 / EARL GREY		COMPOSITE ROOF OR EQUAL
	STONE VENEER (Sticky Stone) B1 BRICK FIELD COLOR COLOR: IDAHO DRYSTACK - CAPE COD GREY		METAL CANOPY COLOR: REFER TO OWNER REP.
	ROOF R1 COMPOSITE ROOF COLOR: WEATHERED WOOD	NOTE** REFER TO LANDSCAPE PLAN FOR PET YARD RAILING LOCATIONS. AT THESE LOCATIONS NO RAILING IS NEEDED AT FIRST FLOOR UNITS. NOTES: 1. ALL MATERIAL TRANSITIONS TO OCCUR AT INSIDE CORNERS PER SHEET A10.01. 2. FOR VERTICAL AND HORIZONTAL TRANSITION DETAILS REF. TO A10.01. 3. EXPANSION JOINTS TO BE LOCATED AT EVERY INSIDE CORNER AND IF RUN IS LONGER THAN 20'-0" CENTER THE EXPANSION JOINT.	
	METAL CANOPY COLOR: REFER TO OWNER REP.		



FEASIBILITY DISCUSSION ITEMS				
SURVEY	13.67 acres gross	12.23 acres net	Zero floodplain/wetlands	Preliminary Platted
UTILITIES	Water, Sewer, Storm to site	SEE PLANS		
ZONING	PD-13 Princeton Crossroads, MF-2	Plans approved for 146 BTR units	Zoning allows up to 156 units	
APPROVED SITE PLAN	138,672 total rentable SF	50 - 1be/1ba duplex, 637 SF	81 - 2be/2ba detached, 962 SF	15 - 2be/2ba detached w/ office, 1,230 SF
	100% private patio and fenced backyard	289 Parking Spaces - 77 carport, 56 garage, 156 open	Amenities = pool, dog parks, green space, trails, grill station	
UNTRENDED RENTS	\$1,650 - \$2,590 per month	\$2.06 avg base rent/SF = \$1,953/mo	\$2.15 avg total eff. rent + mand. Fees/SF = \$2,039/mo	SEE JOHN BURNS REPORT
PROJECTIONS	Approx. 3 % annual rent appreciation	\$2.23 avg base rent/SF = \$2,117/mo - by Q4 2026	Stabilized occupancy (95%) w/in 14 mo's from leasing start	
ROADS	Cole Street	30' ROW dedication	Total cost est = \$1,063,190	SEE PLANS (current plans reflect the final items to be constructed)
	E Hazelwood Street	25' ROW dedication		
GC DEV COST BIDS	AS OF APRIL 2024 - AVAILABLE UPON REQUEST			
IMPACT FEE ESTIMATES	Water = \$202,300	Wastewater = \$62,550	Park = \$1,099.73 per unit	Roadway = NONE
ENGINEERING	Full engineering complete, see plans, BGE (David Greer)	On-site Detention = 8,365 SF pond south of Clubhouse	ESA/Geotech both performed	
CURRENT BRAND	"LiteHouse Village at Princeton Crossroads"	Buyer must rebrand/rename		
TAXES	1.92 Tax Rate	Rollback Taxes = Seller Responsibility		
PID ASSESSMENT	Upfront payoff or amortize over 20+ yrs	SEE PID SHEET		



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.

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Cooper Eddy	630096	cooper@crelandgroupllc.com	515.321.5512
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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