

WALMART ANCHORED PAD SITE FOR LEASE ON U.S. 380

1.164 AC IN RAPIDLY GROWING PRINCETON AREA

SEQ HWY 380 & BEAUCHAMP - PRINCETON, TX 75407

CAREY COX
A REAL ESTATE COMPANY

PAD SITE GROUND LEASE

TOTAL AC	1.164 AC
TOTAL SF	50,704 SF
LEASE RATE	\$6,800 / MO

FEATURES

ZONING	COMMERCIAL (C-2)
UTILITIES	ALL AVAILABLE AT SITE
ALLOWED USES	COMMERCIAL, INCLUDING AUTOMOTIVE AND CAR WASH
VISIBILITY	FROM U.S. 380
ACCESS	FROM U.S. 380 AND BEAUCHAMP BLVD.
HIGHLIGHTS	CENTRAL TO OVER 6,000 NEW HOMES UNDER DEVELOPMENT GREAT ACCESS FROM WALMART PARKING LOT



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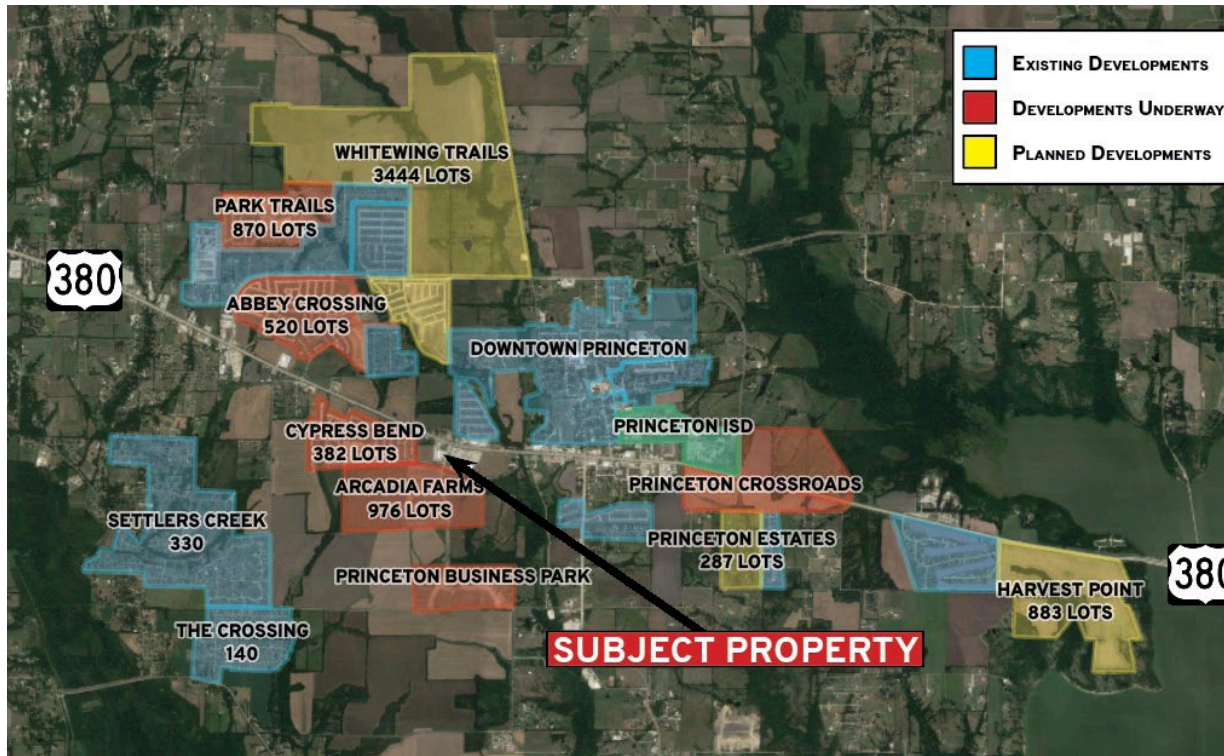
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NEARBY TENANTS



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Princeton is a rapidly growing North Texas suburb. This site offers a central location to the Princeton community with great traffic and visibility from the Walmart anchored shopping center. Would be perfect for a freestanding retail building or QSR.

DEMOGRAPHICS

2018 - Source LoopNet	1-Mile	3-Mile	5-Mile
Total Population	3,097	11,724	13,225
Median Household Income	\$55,483	\$59,352	\$61,745

TRAFFIC COUNTS

U.S. 380 and Ticky Dr.	31,429 VPD
U.S. 380 and S 3rd St.	28,328 VPD

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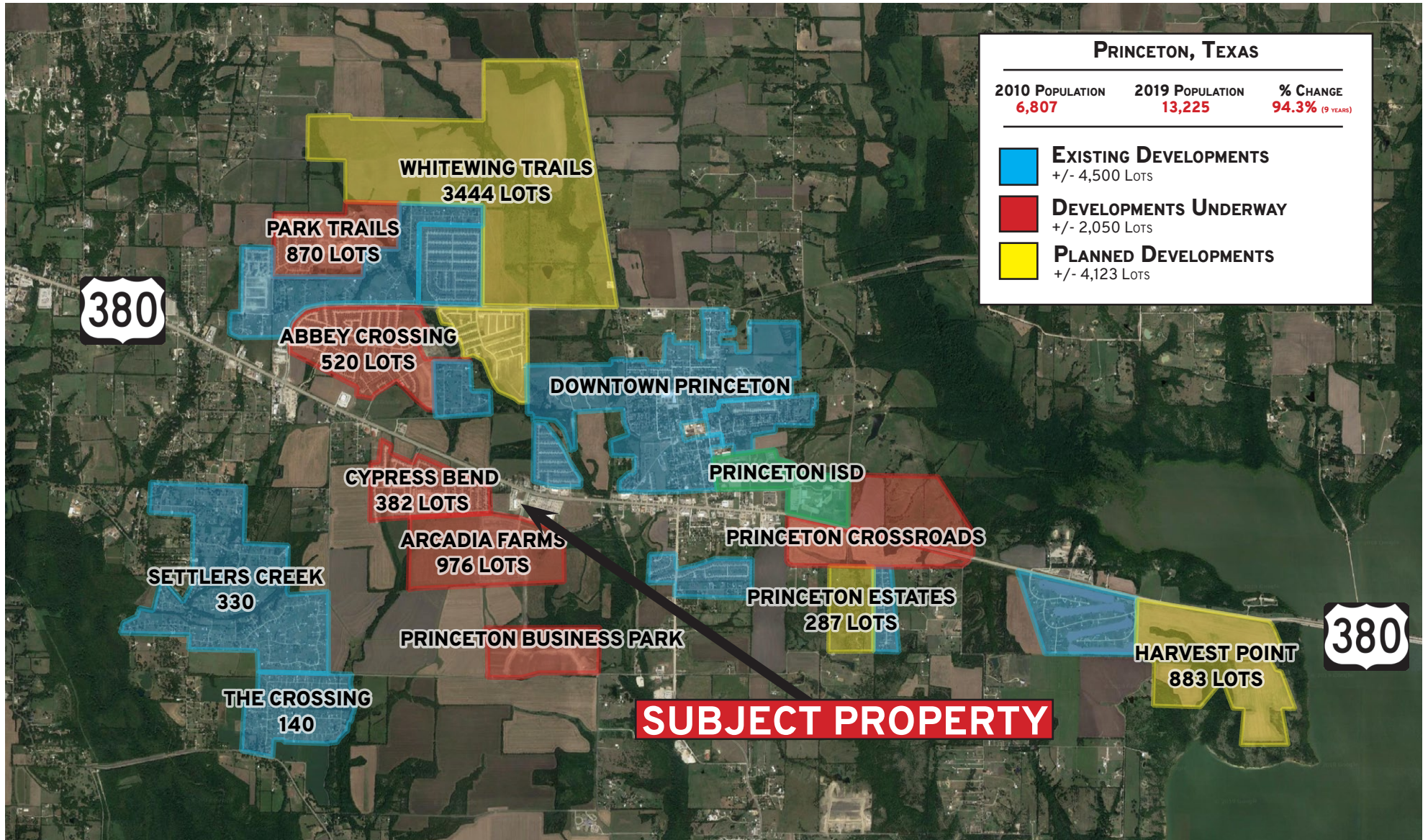
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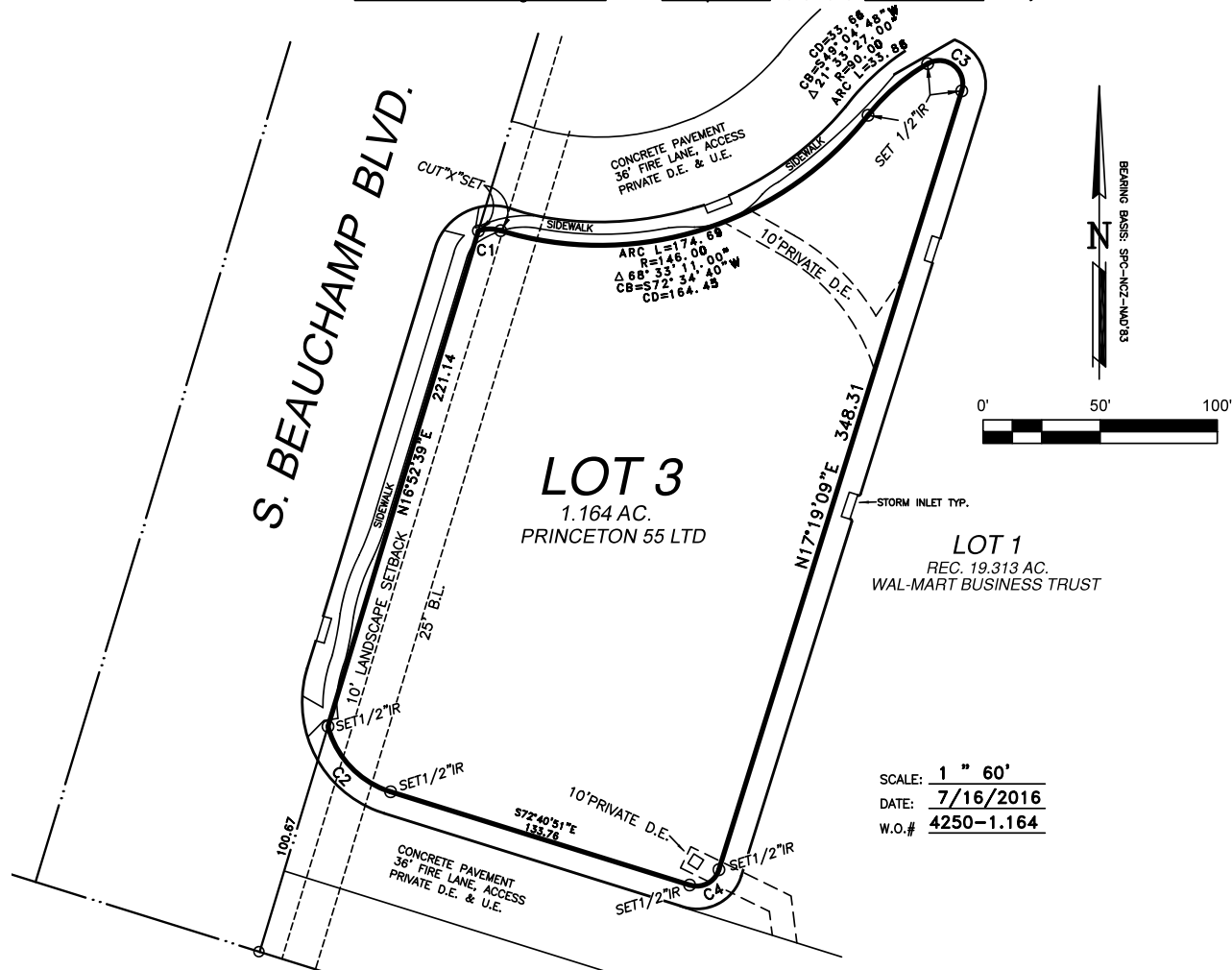
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SURVEY

This is to certify that I have this day made a careful & accurate on the ground survey of the property located at SOUTH BEAUCHAMP BLVD., PRINCETON, Texas same being: LOT 3, BLOCK A, PRINCETON WAL-MART ADDITION an addition to The City of Princeton, Collin County, Texas, according to the Map or Plat thereof Recorded in Volume 2016, Page 381 of the Map Records of Collin County, Texas.



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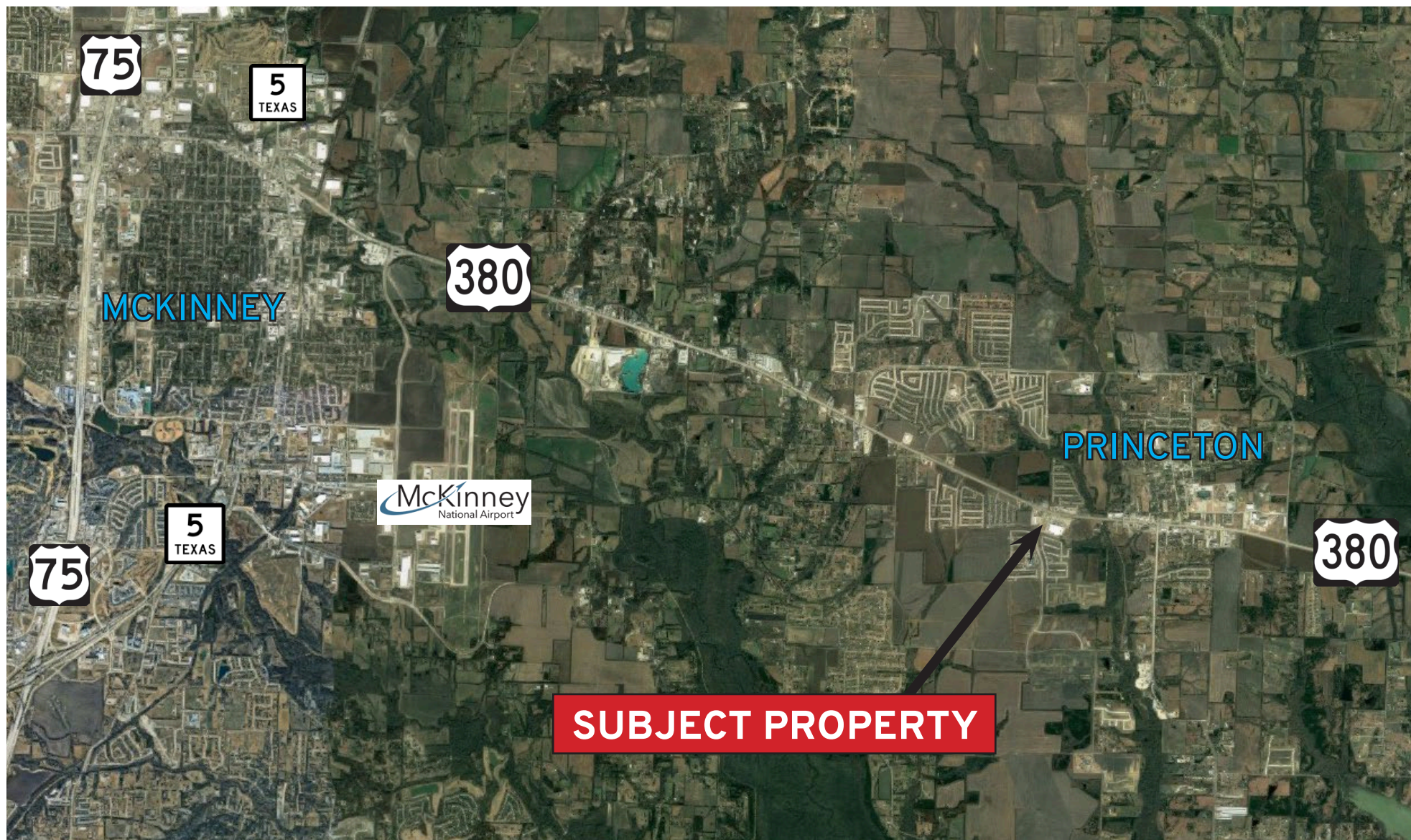
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SITE UTILITIES

