

FOR SALE

SEQ FM 75 and New Hope Rd, Princeton, TX 75407



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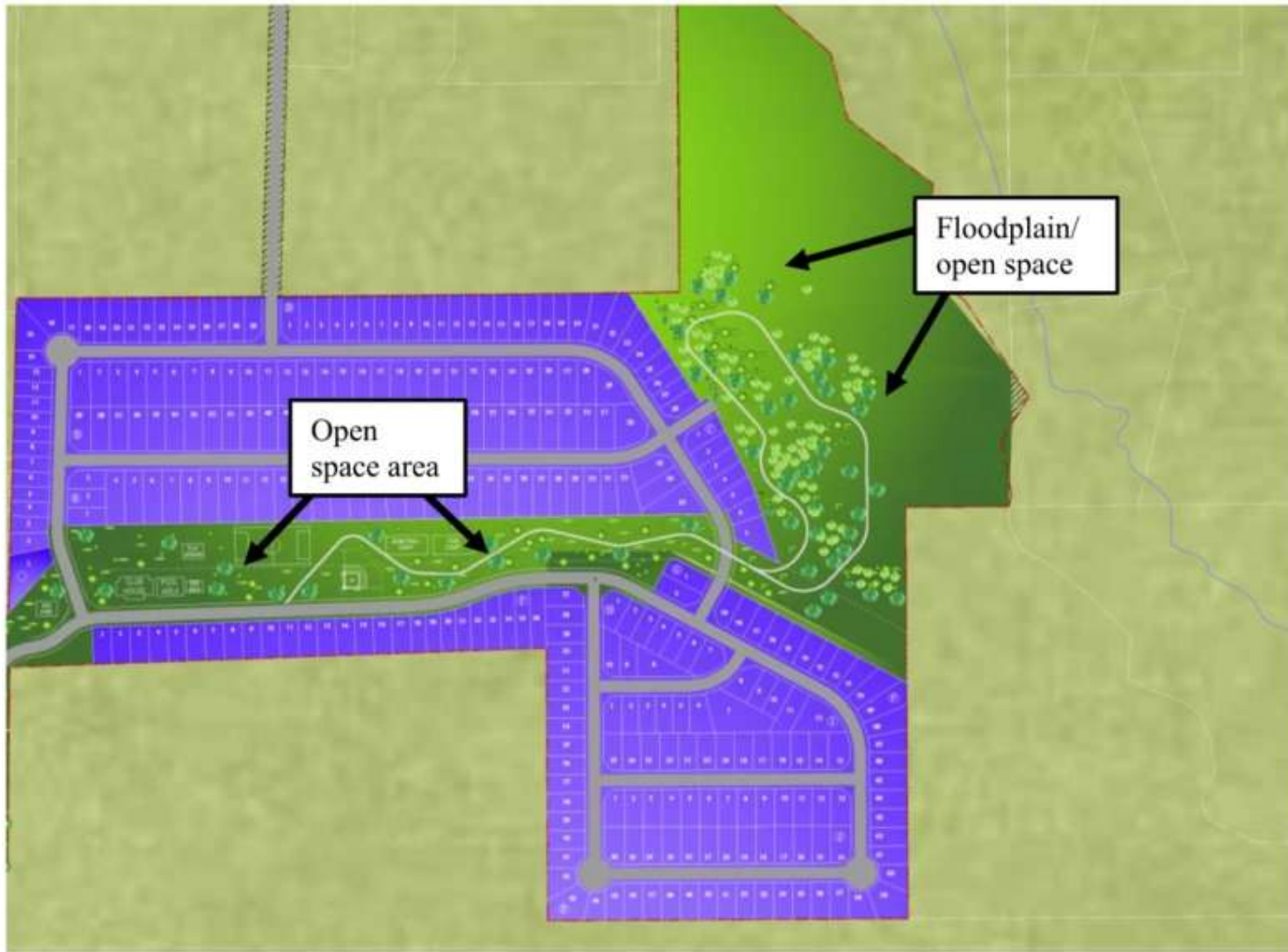


EXHIBIT "B"

 **GARDEN HOMES OF VENICE**  SITE PLAN - AREA "B"

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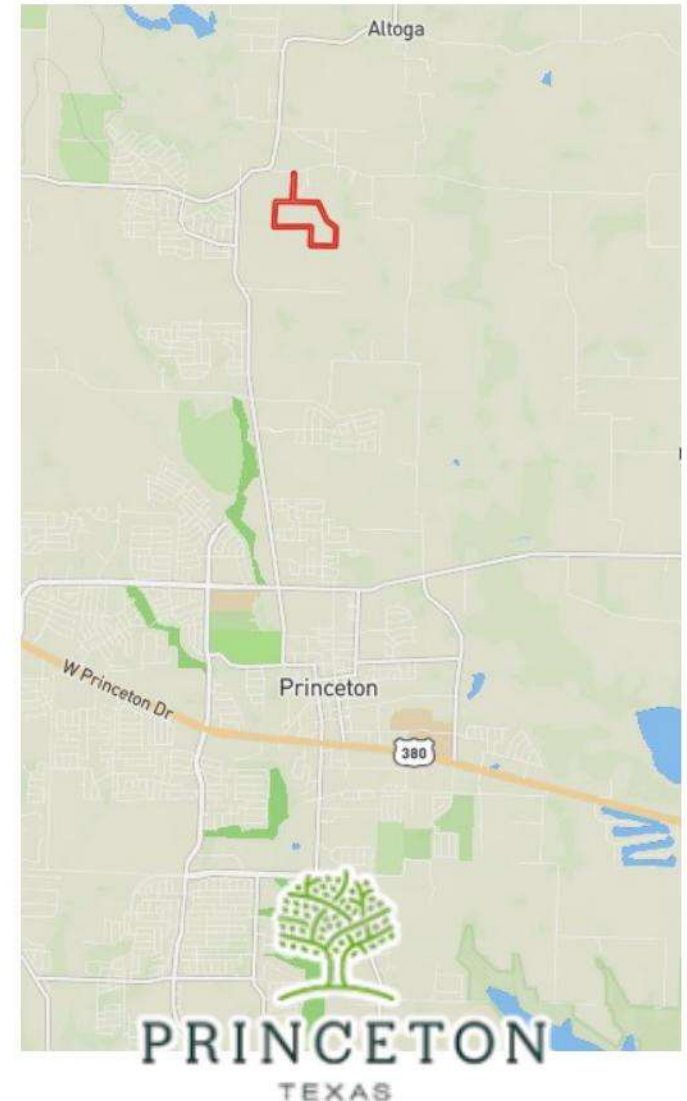
±61.12-acre entitled development opportunity located in Princeton, TX — currently the fastest-growing city in the United States and one of the most rapidly expanding cities in Collin County. The property comprises Tract B of Planned Development 38 (PD-38), established under City of Princeton Ordinance No. 2022-10-24-05, and is entitled for 315 single-family lots (200 Type A lots at 50' wide, 5,000 SF minimum and 115 Type B lots at 40' wide, 4,000 SF minimum). The site has been grandfathered in for development and does not fall under the current citywide moratorium. Surrounded by active master-planned communities including Whitewing Trails (2,406 lots), Eastridge (2,400 lots), Serenity (700 lots), and others, this site benefits from proven residential demand and established builder activity in the immediate area. Serviced by Princeton CCN for water and wastewater, with convenient access to US-380, FM-75, and New Hope Rd. The property is split between McKinney ISD (approx. 16 acres) and Princeton ISD (approx. 45 acres). Located approximately 30 miles northeast of Dallas and 38 miles from DFW International Airport. Princeton's 2026 population is estimated at approximately 46,700, growing at over 11% annually with a median household income of \$105,200.

DEMOGRAPHICS

- Population: ~46,700 (growing 11.6% annually — fastest-growing city in the U.S.)
- Median Household Income: \$105,200
- Median Age: 32.4
- Population increased 166% since the 2020 Census (17,569)

2025 Tax Rates (per \$100 valuation, from Collin County Tax Assessor)

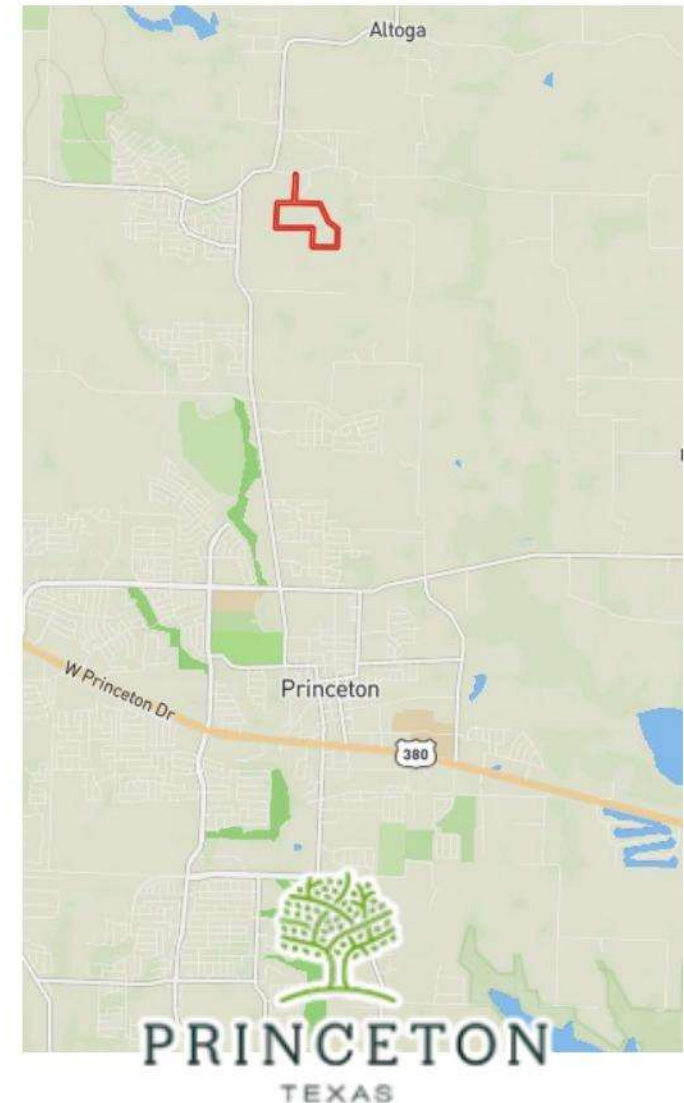
- Princeton City (CPN): 0.440226
- Collin County (GCN): 0.149343
- Collin College (JCN): 0.081220
- McKinney ISD (SMC): 1.1043
- Princeton ISD (SPN): 1.2072
- Combined — MISD portion (approx. 16 acres): ~1.77%
- Combined — PISD portion (approx. 45 acres): ~1.88%



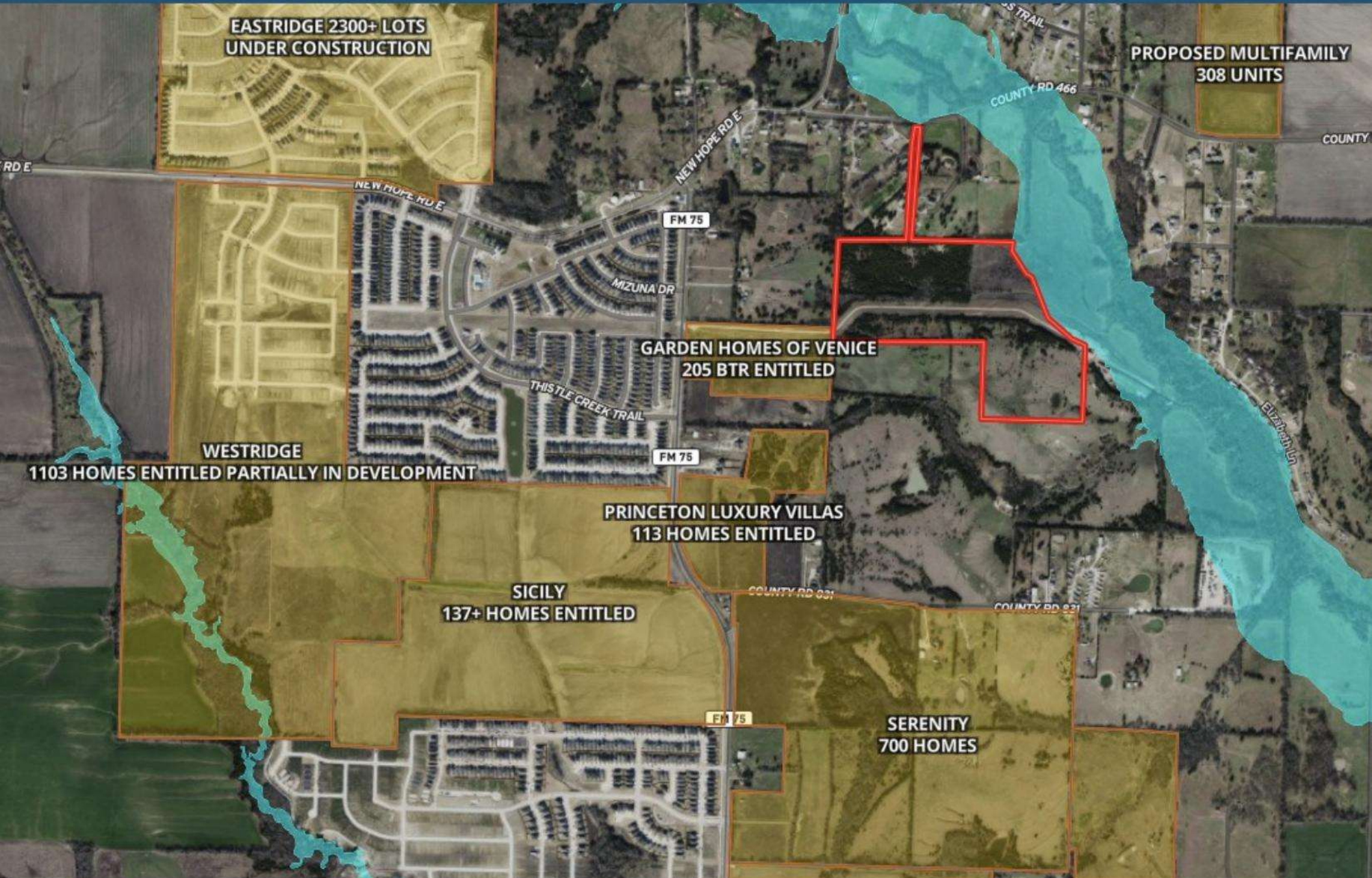
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Location	<u>SEQ FM 75 and FM New Hope Rd, Princeton, TX 75407</u>
Size	±61.12 acres (Tract B of PD-38; total PD covers ±104.613 acres)
Zoning	PD-38 (Ordinance No. 2022-10-24-05), Entitled for 315 SF lots — 200 Type A lots (5,000 SF min) and 115 Type B lots (4,000 SF min). Grandfathered from current citywide moratorium.
Utilities	Princeton CCN for water and wastewater (CCN No. 13195 water / CCN No. 21057 sewer)
Parcel	R-6162-004-1100-1
Tax Rate	1.88% (PISD portion) / 1.77% (MISD portion)
Schools	McKinney ISD (16 acres) — Webb Elementary, Scott Morgan Johnson Middle, McKinney North High School; Princeton ISD (45 acres) — Green Elementary, Southard Middle, Princeton High School
Legal	ABS A0162 CARTER T CLIFT SURVEY, SHEET 4, TRACT 110, 83.875 ACRES; (SPLIT BY ISD)
Adjacent Development	Whitewing Trails (2,406 lots + 400 MF units), Eastridge (2,400 lots), Serenity (700 lots), Monticello Park (287 lots), Sicily North, Sicily Lagoon, Westridge, Future BTR Community (205 units on adjacent Tract A of same PD), +/-240 acres under contract to Green Brick Partners
Price	Call for Pricing



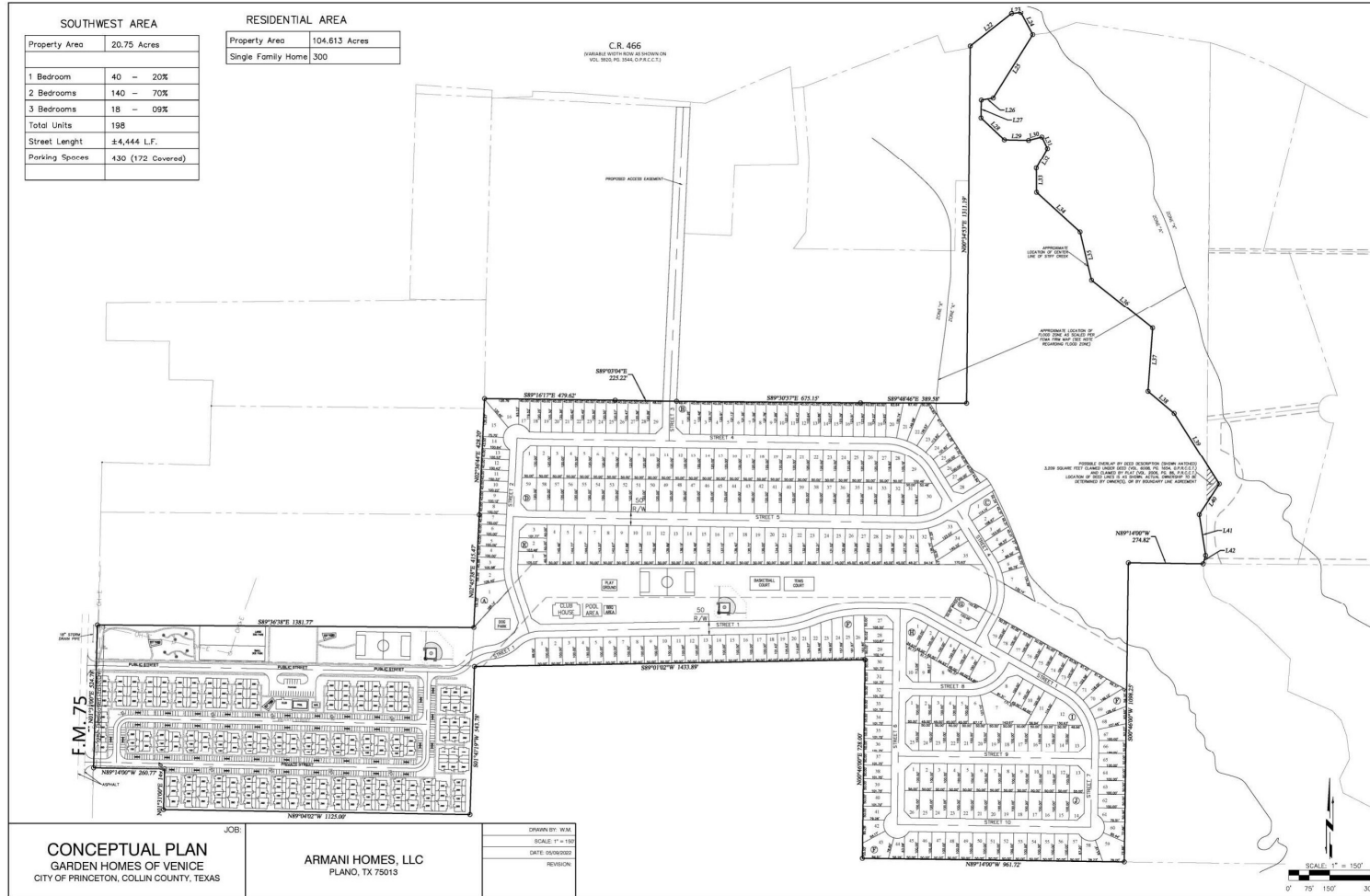
LOCATION INFORMATION | SEQ FM 75 and New Hope Rd, Princeton, TX 75407

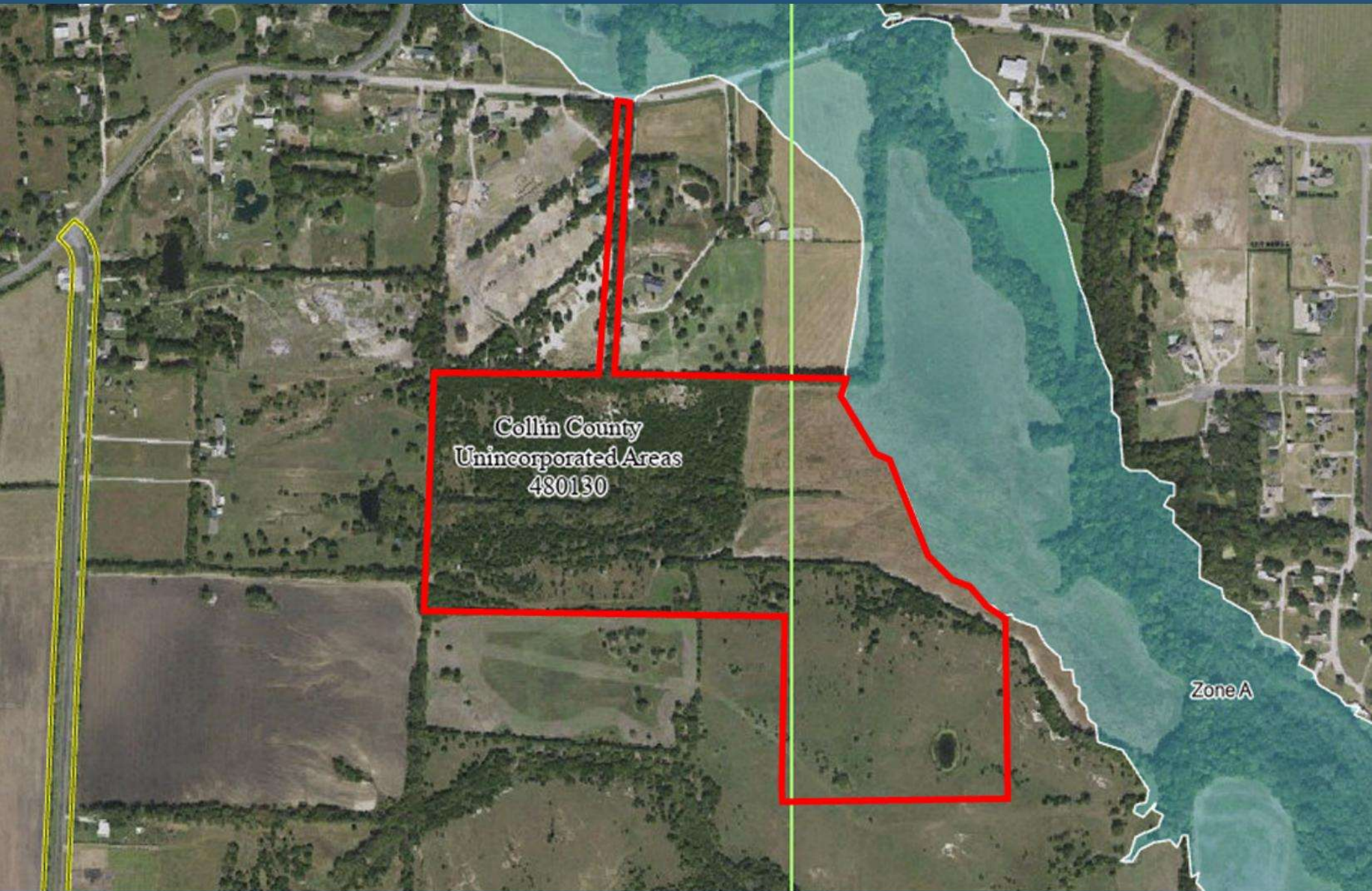


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FRANKLIN LAND COMPANY
1650 W. Virginia Street, Suite 201
McKinney, TX 75069





ENTITLEMENTS

SF-2 (Type A): Detached SF residential | Min 5,000 SF lot | 50' width | Min 200 lots required

SF-Z (Type B): Detached SF residential | Min 4,000 SF lot | 40' width | Max 115 lots

District Regulation	Type A (SF-2) — Modified 50' Lot	Type B (SF-Z) — Modified 40' Lot
Minimum Lot Area (Sq. Ft.)	5,000	4,000
Minimum Lot Width (Feet)	50	40
Minimum Lot Depth (Feet)	100	100
Front Yard Setback (Feet)	20	20
Minimum Garage Setback (Feet)	20	20
Side Yard Setback (Feet)	5; 15-foot side yard when adjacent to street	5; 15-foot side yard when adjacent to street
Rear Yard Setback (Feet)	15	15
Minimum Dwelling Size	1,800 SF Conditioned Space	1,400 SF Conditioned Space
Maximum Height (Feet)	35	35
Minimum Roof Pitch	6:12	6:12
Maximum Density per Acre	4–6 per Gross Acre	4–6 per Gross Acre
Maximum Lot Coverage	55%, not including driveway and additional flat work	55%, not including driveway and additional flat work
Minimum Parking Requirements	2 Enclosed Garage Spaces per Unit	2 Enclosed Garage Spaces per Unit
Entry Type	Front Entry Permitted	Front Entry Permitted

ADDITIONAL PROVISIONS

- Alleys are not required. Front yard setback may be reduced by 5' max for covered front porches, living area, and J-swing garages (front entry garages may not encroach).
- 80% masonry requirement (brick, stone, stucco, concrete, or concrete block) on all exterior walls above grade, excluding doors, windows, balconies, patios, and porches.
- Minimum 4 architectural design features required on facades facing public streets, parking areas, or common areas. HOA required for Tract B.
- Residential repetition rules: min 7 lots skipped same side, 4 lots opposite side before repeating elevation. Side lot lines permitted non-radial to street ROW.
- Min 8.5 acres usable open space required including clubhouse with pool (min 2,200 SF water surface), splash pad, cabana/outdoor kitchen, plus 3 additional amenities.



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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<small>Licensed Supervisor of Sales Agent/Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Logan Call	837107	logan@franklinlandco.com	469-450-6269
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
_____	_____	_____	_____
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	