



FOR SALE
4555 Hwy 380 East, Princeton, TX 75407

Contact :
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 Champton@kwcommercial.com

PROPERTY PROFILE		
	Lot Size:	4.77 AC (207,585 SF)
	Type:	AG Exempt
	Zoning:	County Land, NOT in ETJ. No Restrictions
	Traffic:	44,432 VPD in 2023 * Per TXDOT website
	Access:	• US Hwy 380 Frontage • CR 464'
	Environment:	NOT in a flood zone
	Address:	4555 Hwy 380 East Princeton, TX 75407

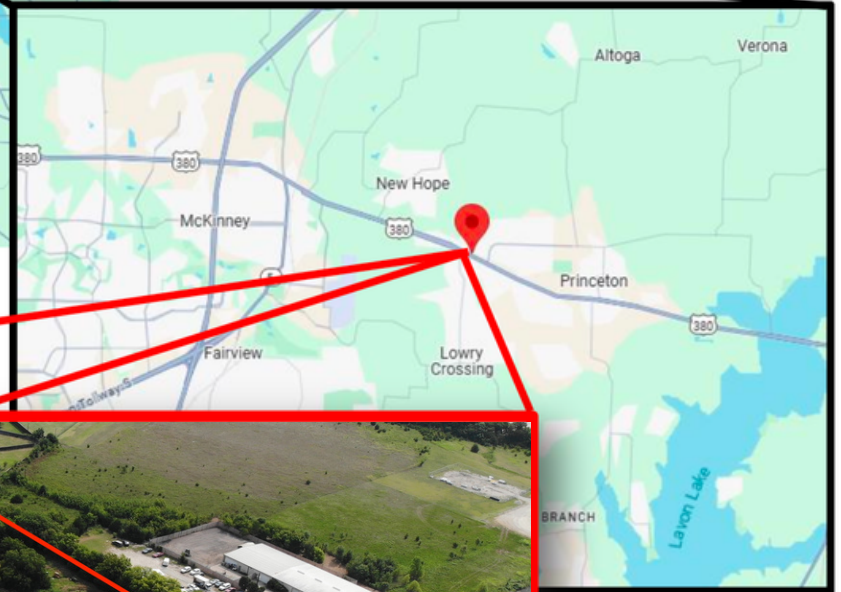
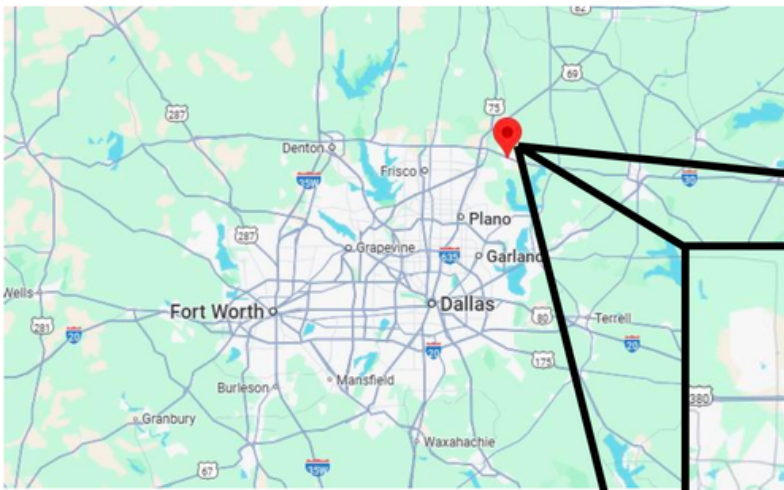


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Prime 4.795-acre development opportunity in Princeton, Texas, offering approximately 464 linear feet of frontage along the rapidly growing US Highway 380 corridor. The property benefits from excellent visibility, convenient access, and a versatile configuration that may accommodate multiple building sites. A potential conceptual plan could incorporate a mixed-use development with retail, restaurant, office, service, commercial, or other compatible uses. The site may also offer flexibility for subdivision and the future sale or development of individual pad sites, subject to governmental approvals and applicable development requirements. Located within the McKinney ETJ and McKinney ISD, the property is well positioned to benefit from continued residential and commercial growth in the surrounding area. Water, septic, and electricity are reportedly available onsite, and scattered mature trees add natural character to the property. An exceptional opportunity for an owner-user, investor, or developer seeking valuable US Highway 380 frontage and flexible long-term development potential.



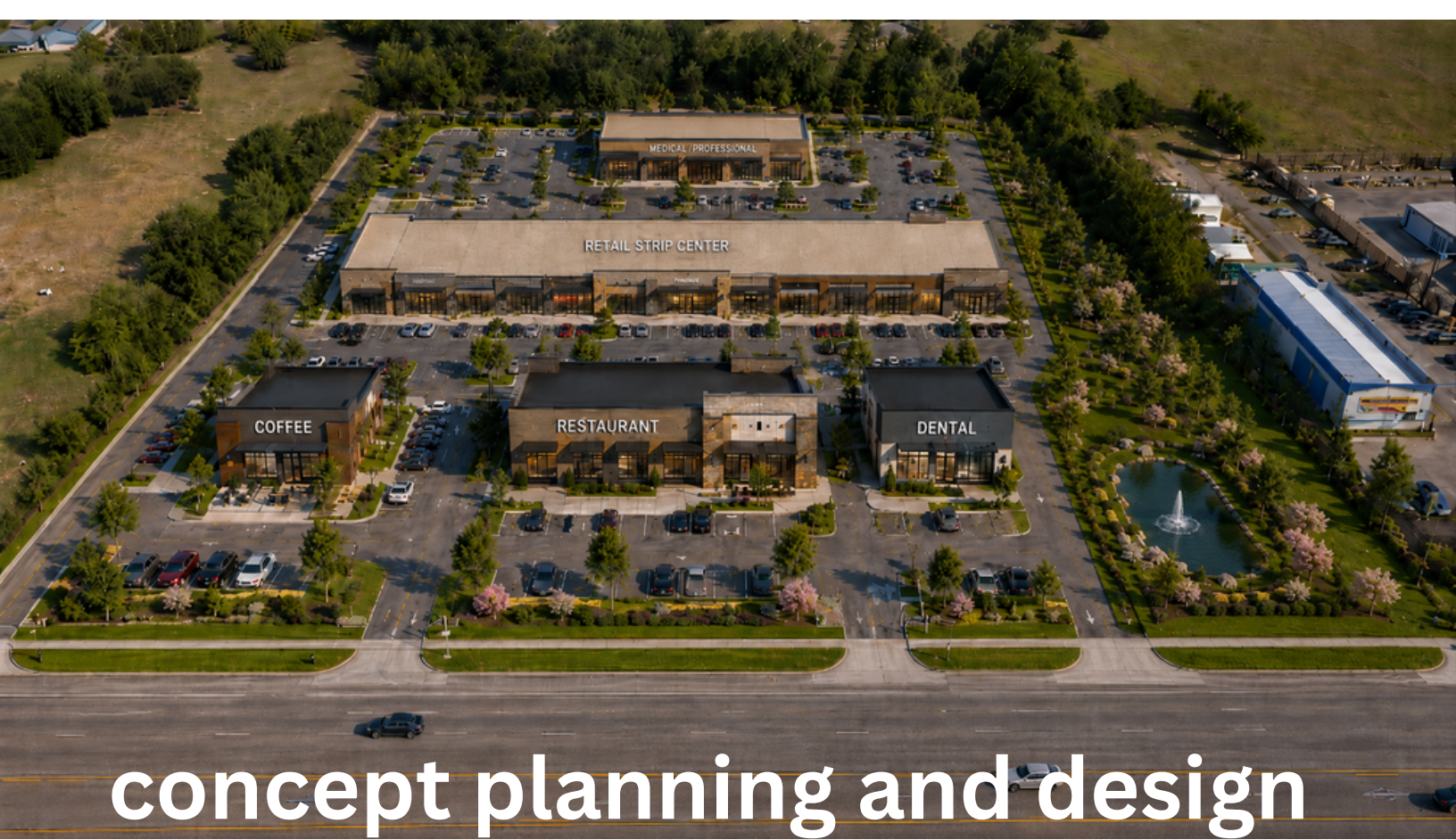
INCREDIBLE INVESTMENT OPPORTUNITY!

- ✓ Massively growing area of the metroplex
- ✓ City of McKinney **recently approved a \$72M project** to enhance the airport (less than 3 miles away)
- ✓ **No zoning restrictions!**
- ✓ Build Retail, flex, mixed use, outside storage, self storage and more!
- ✓ **464' frontage on the US 380 Hwy with over 44,000 VPD**
- ✓ NOT in a Flood Zone!
- ✓ **Available:** Immediately!

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PRINCETON, TEXAS
HIGHWAY 380 COMMERCIAL DEVELOPMENT
OPTION 1 - RECOMMENDED CONCEPT



SITE SUMMARY

TOTAL SITE AREA	4.77 AC (207,858)
ZONING	COMMERCIAL
FRONTAGE ON HWY 380	464'
DEPTH	438 - 457 FT
PROPOSED USES	RETAIL, RESTAURANT, COFFEE SHOP, MEDICAL OFFICE, BANK / DENTAL
ACCESS	2 FULL ACCESS DRIVEWAYS (SUBJECT TO TxDOT APPROVAL)

DEVELOPMENT PROGRAM (OPTION 1)

BUILDING / USE	SIZE (SF)
RETAIL STRIP CENTER	28,000
MEDICAL / PROFESSIONAL OFFICE	8,000
PAD 1 - COFFEE SHOP (DRIVE-THRU)	1,800
PAD 2 - RESTAURANT	5,000
PAD 3 - BANK / DENTAL	4,000
TOTAL BUILDING AREA	46,800 SF

PARKING SUMMARY (CITY OF PRINCETON REQ.)

USE	REQUIREMENT	SPACES
Retail (28,000 SF)	Per City Schedule	112
Medical Office (8,000 SF)	1 / 200 SF over 500 SF	42
Restaurant (5,000 SF)	Per City Schedule	45
Coffee Shop (1,800 SF)	Per City Schedule	25
Bank / Dental (4,000 SF)	1 / 200 SF	20
TOTAL REQUIRED SPACES		242
ADA SPACES (INCLUDED)		18
TOTAL PROVIDED SPACES		260

KEY PLAN BENEFITS

- 6.37 AC OF HIGH VISIBILITY FRONTAGE ON HWY 380
- MULTIPLE PAD SITES FOR RESTAURANT, COFFEE, BANK, OR MEDICAL USES
- STRONG MIX OF RETAIL AND PROFESSIONAL USES
- EFFICIENT PARKING LAYOUT MEETS CITY REQUIREMENTS
- LANDSCAPING, SCREENING AND DETENTION PROVIDED



DISCLAIMER: THIS CONCEPTUAL PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS, USES, PARKING COUNTS, ACCESS POINTS AND IMPROVEMENTS ARE SUBJECT TO FINAL ENGINEERING, CITY REVIEW AND TxDOT APPROVAL.



NOTE: ALL BUILDING DIMENSIONS ARE APPROXIMATE. FINAL DESIGN AND SITE LAYOUT TO BE DETERMINED.

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Realty Allen	490032-BB	klrw246@kw.com	972-747-5100
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Sharon Cummings	464373-SA	sharoncummings@kw.com	972-747-5100
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cecilia Hampton	0628336-SA	Ceciliahampton@kw.com	214-326-5903
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date