



**MARKETPLACE**  
AT MONTICELLO

# Neighborhood-Serving Retail Center

Princeton, TX



**FOR LEASE**  
DIRECT BY OWNER

**COPE** EQUITIES

**COPE** REALTY

## OVERVIEW

Marketplace at Monticello is **12,600 SF retail strip center** located in the Shoppes at Monticello in Princeton, TX. **McDonald's** and **Hit the Road Gas Station & Convenience Store** are located in the same strip.

- Location:** FM-75 (Longneck) & Monticello Drive
- Available Spaces:** 1,200 - 6,000 SF
- Zoning:** Retail / Commercial
- Parking:** Ample Surface Parking
- Delivery (Shell):** Estimated Q1-2027

## TARGETED USES (NON-EXCLUSIVE)

- Fast Casual / QSR**
- Coffee / Café**
- Medical / Dental**
- Salon / Personal Services**
- Boutique Fitness**
- Neighborhood Retail**
- Professional Services**

*Tenant mix is being intentionally curated to protect co-tenancy and long-term sales performance.*



Let's get on a quick call to discuss leasing!  
**CHAD CRUS - (469) 929-3978**



## HIGHLIGHTS

- Surrounded by rapidly expanding residential rooftops
- Limited nearby neighborhood-scale retail
- Strong commuter and local traffic counts (7,487 VPD)
- Positioned to capture daily service and food demand
- Designed for repeat, convenience-driven visits



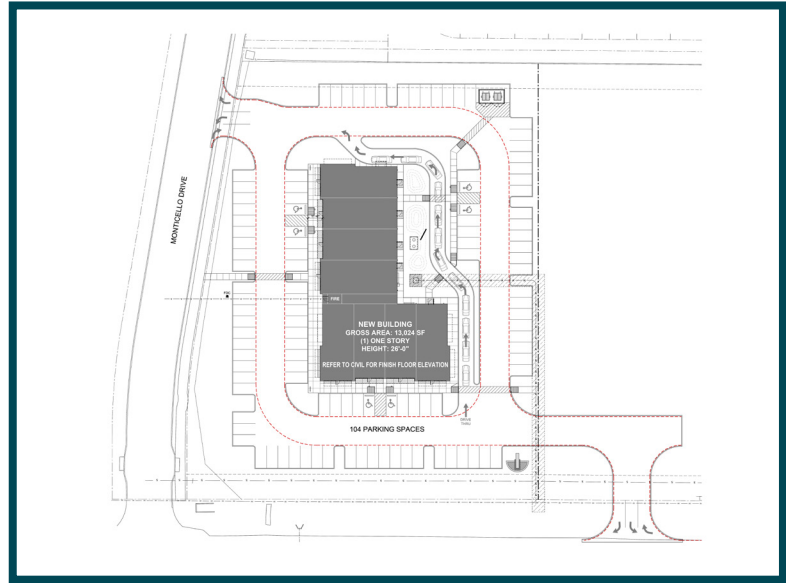
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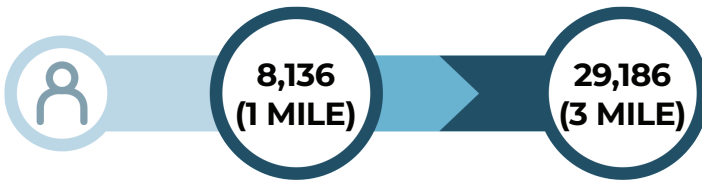
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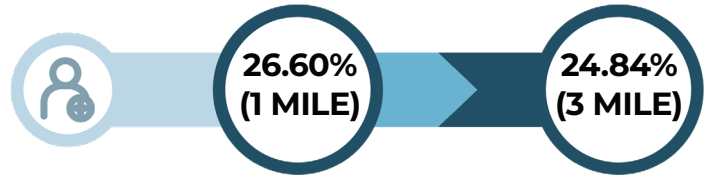
Princeton, TX



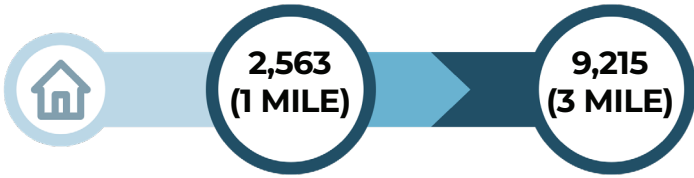
### TRADE AREA METRICS



#### POPULATION



#### POPULATION GROWTH (2024 - 2029)



#### HOUSEHOLDS



#### HOUSEHOLD GROWTH (2024 - 2029)



TRAFFIC COUNT: 7,487 VPD



\$84,658 (1 MILE)

\$94,341 (3 MILE)

\$97,272 (5 MILE)

AVG. HOUSEHOLD INCOME



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