

**FOR SALE**

**4196 FM 75 | Princeton, Texas 75407**



**BRAD MASTERS**  
**469-216-4886**

**kw** LONESTAR DFW  
KELLERWILLIAMS. REALTY

  
**MASTERS**  
real estate group

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Located along the rapidly expanding FM 75 corridor in Princeton, this property sits in one of the fastest-growing trade areas in North Texas. The site benefits from substantial residential growth, strong household income trends, and increasing traffic counts driven by new master-planned communities and the future US-380 bypass expansion.

### Key Commercial Drivers

- Positioned across from thousands of existing and planned residential homes
- Near future US-380 bypass corridor
- Strong commuter traffic connecting Princeton, McKinney, Allen, Frisco, and Plano
- Located within rapidly developing Collin County growth corridor
- McKinney ISD supports strong family-oriented demographics
- Ideal for retail, medical, childcare, restaurant, office, self-storage, convenience, automotive, senior living, and service-based commercial uses

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### Housing Growth & Development Activity

- Princeton has become one of the fastest-growing cities in the United States
- Population growth has exceeded 160% since 2020
- Growth rates continue exceeding 10% annually
- Thousands of new homes are under development near FM 75
- Major residential projects directly surrounding the property continue driving daily traffic increases

### Nearby New Communities Include

**Acorn:** A master-planned community by Lennar offering single-family homes and neighborhood amenities. **Whitewing Trails:** Built by Pulte Homes and Trophy Signature Homes, featuring a beach-entry pool, sports fields, and an onsite elementary school. **Tillage Farms:** A large-scale development by Lennar offering multiple home collections with competitive pricing. **Windmore:** A massive new 427-acre Green Brick Partners development featuring nearly 2,000 homes. **Cypress Creek:** Master-planned single-family homes by Lennar on larger homesites. **Bridgewater:** A Lennar community offering diverse floor plans starting in the mid-\$200s

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### Property Highlights

- Approximately 415 feet of road frontage on FM 75, a high-traffic corridor
- Rectangular-shaped parcel with road access
- Approximately 1.8 miles from the future Highway 380 Bypass (*construction ETA: 2027*)
- Adjacent to rapidly expanding commercial and residential developments
- Within 30 minutes of Frisco, Allen, McKinney, and Plano

### Airports

- New McKinney Domestic Airport services (opening 2026) less than 15 minutes away
- DFW Airport and Downtown Dallas are approximately 45 minutes

### School District

- McKinney ISD

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The area is heavily driven by young families and working professionals, creating strong demand for:

- Grocery & convenience retail
- Medical & dental offices
- Childcare & education services
- Restaurants & quick-service concepts
- Fitness & wellness operators
- Home services & automotive uses

4196 FM 75 offers investors and users the opportunity to position within one of the strongest emerging suburban growth corridors in North Texas. The combination of explosive population growth, increasing household incomes, substantial nearby residential density, and expanding infrastructure creates strong long-term potential for commercial development.

Ideal Uses Include:

- Retail Strip Center
- Medical Office
- Quick-Service Restaurant
- Childcare / Education
- Convenience Store
- Self-Storage
- Office Warehouse
- Senior Living
- Automotive Services
- Fitness / Wellness
- Mixed-Use Development

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## Property Facts

<b>Size</b>	13.2 acres
<b>Utilities</b>	available on site or adjacent to property ( <i>buyer to verify all utilities</i> ) <i>Electric - Public</i> <i>Gas - Public</i> <i>Water - Public</i> <i>Sewer - Aerobic Septic (connections available)</i>
<b>Topo</b>	Moderately level with adequate slope for drainage
<b>Drainage</b>	Adequate / No Flood Plain

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### Zoning

- ETJ - Princeton
- No zoning restrictions
- Contact Planning and Development to confirm use at 972-736-2416

### Property Exclusions

mobile home, mobile home contents, and carport will be removed by seller

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WARREN GILBERT AS RECORDED IN INSTRUMENT NO. 201400210002630000 AND OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR CORNER AT A FENCE CORNER AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT;

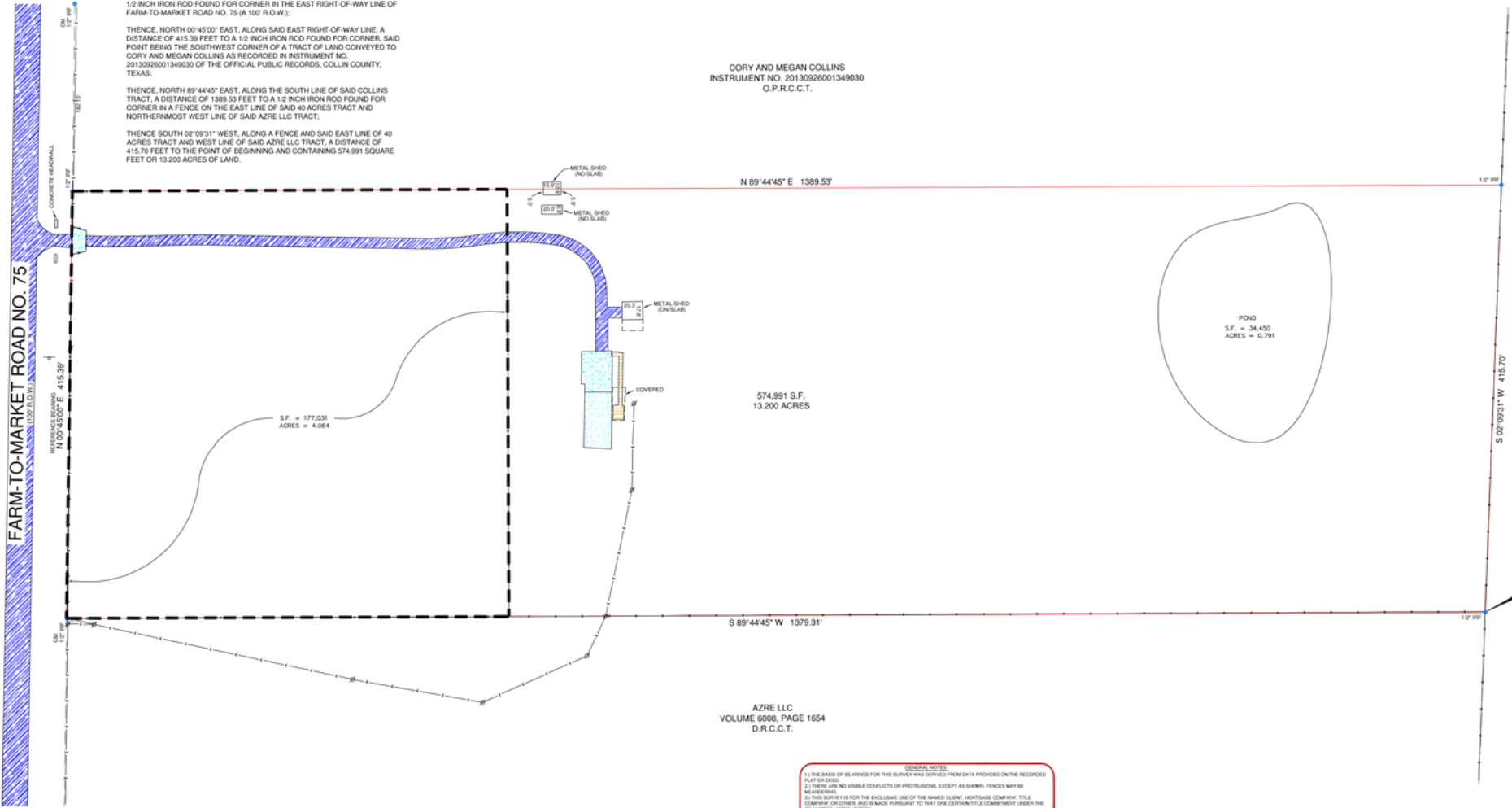
THENCE SOUTH 89°44'45" WEST, WITH THE SOUTH LINE OF SAID 40 ACRES AND THE WESTERMOST NORTH LINE OF A TRACT OF LAND CONVEYED TO AZRE LLC AS RECORDED IN VOLUME 6008, PAGE 1654 OF THE DEED RECORDS, COLLIN COUNTY, TEXAS, AT 849.31 FEET PASSING A FENCE CORNER AND CONTINUING ALONG A FENCE FOR A TOTAL DISTANCE OF 1379.31 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF FARM-TO-MARKET ROAD NO. 75 (A 100' R.O.W.);

THENCE NORTH 00°40'00" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 415.39 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO CORY AND MEGAN COLLINS AS RECORDED IN INSTRUMENT NO. 20130526001349030 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE NORTH 89°44'45" EAST, ALONG THE SOUTH LINE OF SAID COLLINS TRACT, A DISTANCE OF 1389.53 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN A FENCE ON THE EAST LINE OF SAID 40 ACRES TRACT AND NORTHERNMOST WEST LINE OF SAID AZRE LLC TRACT;

THENCE SOUTH 02°09'31" WEST, ALONG A FENCE AND SAID EAST LINE OF 40 ACRES TRACT AND WEST LINE OF SAID AZRE LLC TRACT, A DISTANCE OF 415.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 574,991 SQUARE FEET OR 13,200 ACRES OF LAND.

CORY AND MEGAN COLLINS  
INSTRUMENT NO. 20130526001349030  
O.P.R.C.C.T.



## BOUNDARY SURVEY

13.200 ACRES  
R. SEWELL SURVEY,  
ABSTRACT NO. 873  
COLLIN COUNTY, TEXAS

JOB #: DS16-0076  
TECH: AC DATE: 9/18/2016  
BASIS OF BEARINGS:  
BEARINGS BASED UPON  
THE VESTING DEED.

FIELD AC: FIELD DATE: 9/16/2016

**FLUOR INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD-HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A RISK "X" RATING AS SHOWN BY MAP NO. 4806020202A (JUNE 8, 2005).

**GENERAL NOTES:**  
SURVEY CERTIFICATION  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION, THAT THE SURVEY REFLECTS A TRUE AND CORRECT REPRESENTATION AS TO THE DIMENSIONS AND CALCULATED BEARINGS, LOCATION AND TYPE OF BOUNDARIES, THERE ARE NO UNDISCOVERED ENCUMBRANCES, ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY OR OTHER INTERESTS, THAT BEING THE BEST OF MY BELIEF, AND THAT THE CONSTRUCTION PARAPHRASED AND SET FOR THE EXCLUSIVE USE OF THE PERSONS NAMED PURCHASERS, MORTGAGEE, COVENANT AND TITLE COMPANY AND THIS SURVEY IS MADE PURSUANT TO THAT CONTRACT AND COMMITMENT UNDER THE OF NUMBER AND INSTRUMENT PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE THE SURVEYORS REPORT OF THIS SURVEY IS MADE PURSUANT TO THAT CONTRACT AND COMMITMENT. THIS PARAPHRASE OR THIS BEEN ADVISED AND AS SUCH OF RECORDED RECORD.

**GENERAL NOTES:**  
1. THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED ON THE RECORDED PLAT DEEDS.  
2. THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN, FENCES MAY BE MISLEADING.  
3. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT. MORTGAGE COMPANY, TITLE COMPANY OR OTHERS, SHOULD BE MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE OF NUMBER LISTED HEREON.  
4. AS OF THIS DATE, ALL EASEMENTS, RIGHTS OF WAY OR OTHER LOCATABLE MATTERS OF RECORD WERE IDENTIFIED HEREON FROM THE RECORDS TO DATE. THE BEARINGS, ON THE TITLE REPORT AND SUPPORTING DOCUMENTS, ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT. TITLE COMPANY LISTED HEREON, HAS REVIEWED THIS MAP AND HAS NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR CHECK ANY ADDITIONAL, RESTRICTIONS OR DISCREPANCIES.  
5. THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY HAZARDOUS WASTE, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDIANCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
6. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.  
7. THE SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY HAZARDOUS WASTE, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDIANCE OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.  
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KELLER WILLIAMS REALTY



# FOR SALE

# 4196 FM 75 | Princeton, Texas 75407

## Appraisal

RECONCILIATION	Final Reconciliation	The Sales Comparison Approach was the sole approach utilized, given the subject's highest and best use for future commercial, industrial, or residential subdivision development. After adjusting the six comparable sales and placing greater weight on Comparable Sales 1 through 3, a final reconciled value of \$3,900,000 was concluded for the subject property. Bracketing of the comparable sales was also provided.		
	I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF	01/10/2026	TO BE \$	3,900,000
	Appraiser	Connor Lewis Ligon	Supervisory Appraiser (if applicable)	
	Date of Signature and Report	02/05/2026	Date of Signature	
	Title	Certified General Real Estate Appraiser	Title	
	State Certification #	TX-1381050	ST	TX
	Or State License #		ST	
	Expiration Date of State Certification or License	11/30/2026	Expiration Date of State Certification or License	
Date of Inspection (if applicable)	01/10/2026	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property	Date of Inspection	

*complete appraisal report available*

*contact Broker for sales price*

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5

SILVERLINE TRAILERS

The Rose Mary

AVAIL ON LEGACY RANCH  
weddings & events

BEST OF BLOOMNATION

Stone Crest Venue

Pat Fowler Park

NEW EARTH ACADEMY

NEW HOPE

SICILY  
~890 SF Units

SOUTHRIDGE  
~890 SF Units

MARCELLA GREEN ELEMENTARY

FUTURE 380 BYPASS ROAD

MONTE CARLO BLVD  
~1630 SF/MF Units

~2100 SF/MF Units

THE HIDDEN PLACE PARTY VENUE



QuikTrip  
Trompitoz Taqueria

TRACTOR SUPPLY CO

Valvoline

SouthState  
Freddy's  
ups

LA VICTORIA CARNICERIA  
Jockey Mikes

tropical CAFE  
SCOOTERS COFFEE

Fairview Soccer Park

BACKYARD VENUE

LOWE ELEMENTARY SCHOOL

Charlie's Pet Park

Walmart  
WORKOUT ANYTIME  
GameStop  
CHASE  
DUTCH BROS  
WHATABURGER  
DQ  
Starbucks

T-Mobile  
POPEYES

Cathy's Critters

GARDEN HOMES OF VENICE  
~1050 SF/MF Units

PRINCETON LUXURY VILLAS  
~113 SF Units

EASTRIDGE

SICILY  
MEGATEL HOMES  
~5250 SF/MF Units

WHITEWING TRAILS  
~2600 SF Units

NORTHGATE APARTMENTS AT MONTICELLO  
~400 MF Units

MONTICELLO PARK  
~298 SF Units



4196 FM 75  
PRINCETON, TX

CRESCENT MOON

WES ARENA

MAGNOLIA CREEK RANCH  
weddings - events

ACE Hardware  
DOLLAR GENERAL  
UNITED STATES POSTAL SERVICE  
SONIC  
Little Caesars  
TACO BELL

GODWIN ELEMENTARY SCHOOL

CLARK MIDDLE SCHOOL

LOVELADY HIGH SCHOOL

PRINCETON HIGH SCHOOL

7-ELEVEN

PRINCETON

CVS  
FedEx  
Casey's PAPA JOHN'S  
CHASE  
DUTCH BROS  
REALLY AUTO PARTS  
Health Mart  
Jack in the box  
FIREHOUSE SUBS  
DOLLAR TREE

U-HAUL

Twin Groves Park

MASTERS real estate group

**FOR SALE**

**4196 FM 75 | Princeton, Texas 75407**



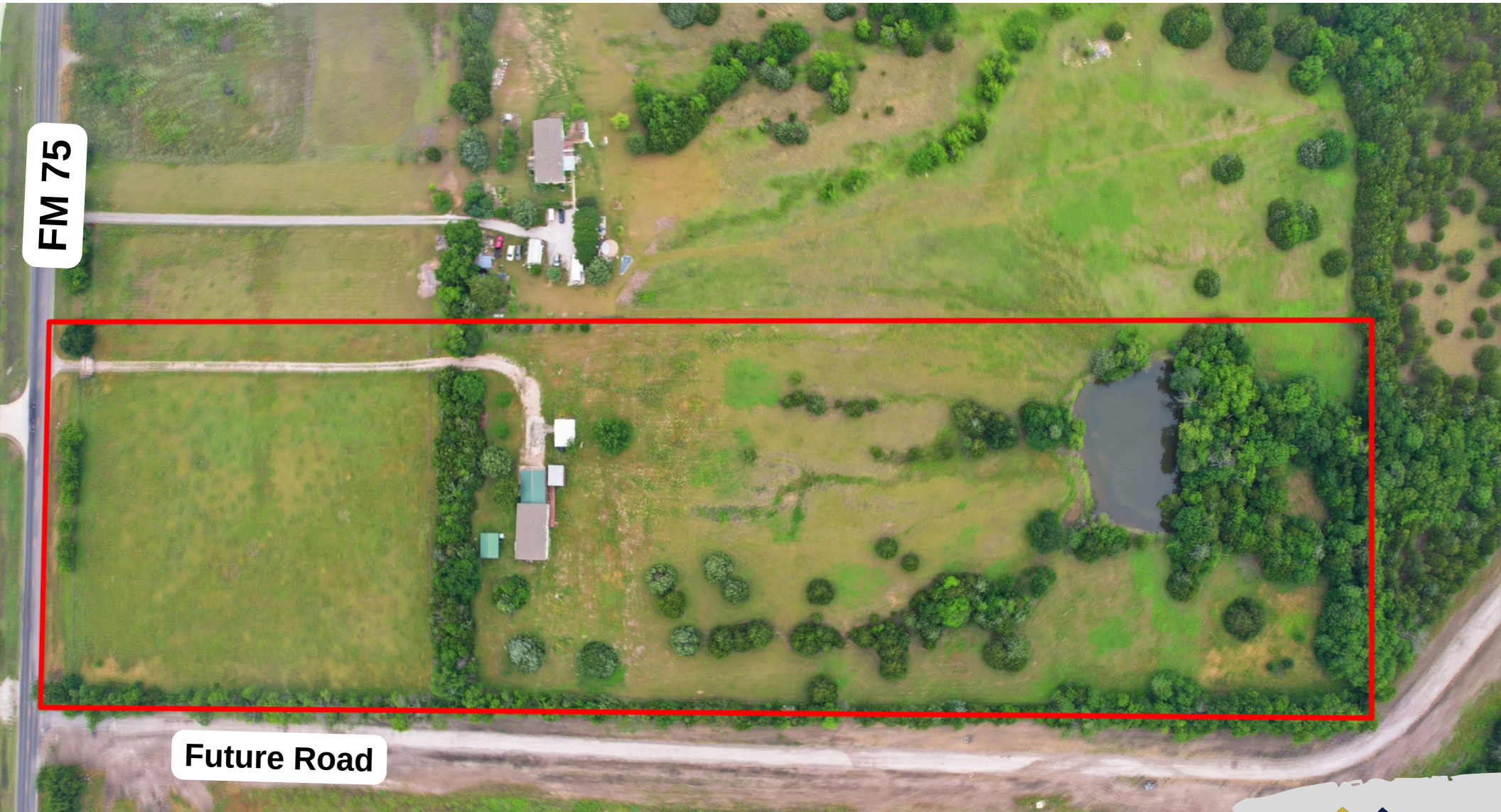
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**4196 FM 75 | Princeton, Texas 75407**

**Future Road**

**FM 75**

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# FOR SALE

# 4196 FM 75 | Princeton, Texas 75407

## 1. SELF STORAGE OPTION



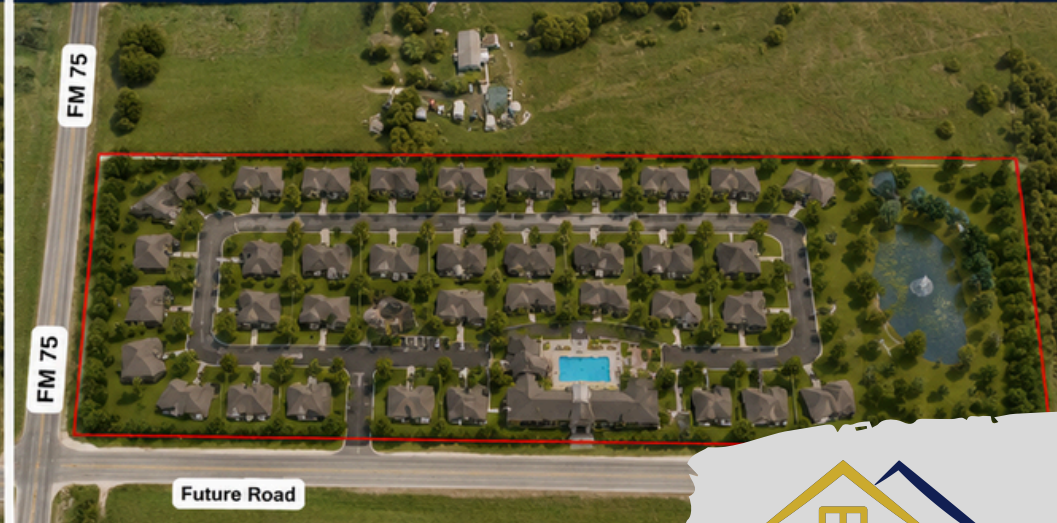
## 2. MULTI-FAMILY APARTMENTS OPTION



## 3. SENIOR HOUSING / ASSISTED LIVING OPTION



## 4. ACTIVE ADULT COMMUNITY OPTION



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# FOR SALE

# 4196 FM 75 | Princeton, Texas 75407

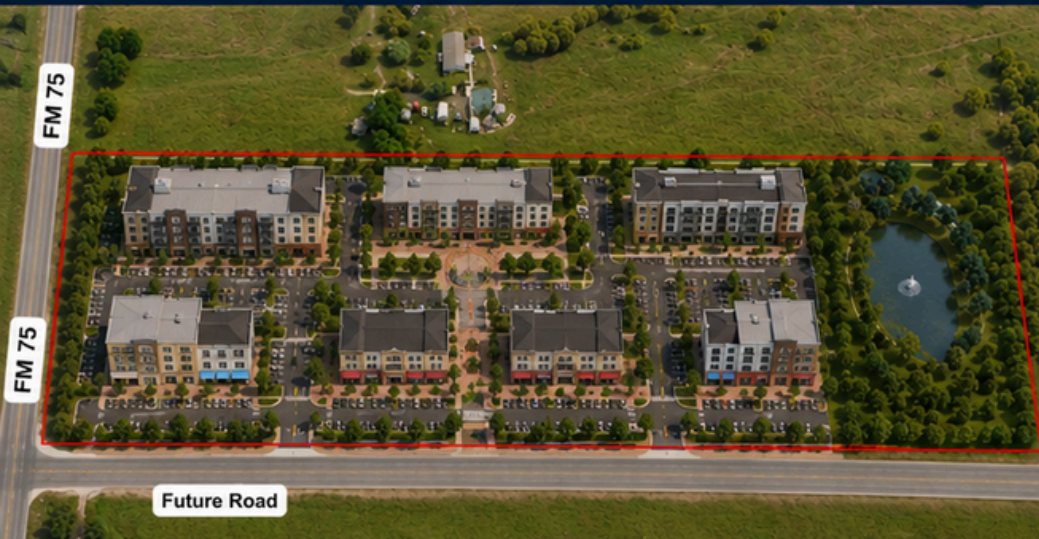
### 5. RETAIL CENTER OPTION



### 6. MEDICAL OFFICE CAMPUS OPTION



### 7. MIXED-USE DEVELOPMENT OPTION



### 8. INDUSTRIAL FLEX / WAREHOUSE OPTION



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**FOR SALE**

**4196 FM 75 | Princeton, Texas 75407**

## **Broker**

Keller Williams Lonestar DFW

## **Listing Agent**

Brad Masters

Masters Real Estate Group

## **Contact Information**

469-216-4886

[bradmasters@kw.com](mailto:bradmasters@kw.com)



**MASTERS**  
real estate group

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**kw** LONESTAR DFW  
KELLERWILLIAMS. REALTY



# 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 ~~Even if a written agreement is not required, to avoid~~ 1101.563 of the Texas Occupations Code.

**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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information on 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 sec on 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.

<u>Keller Williams Lonestar DFW</u>	<u>0574623</u>	<u>thrive@kwarlington.com</u>	<u>(817)795-2500</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Anne Lakusta</u>	<u>0452271</u>	<u>thrive@kwarlington.com</u>	<u>(817)795-2500</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>John M. Serben</u>	<u>0673306</u>	<u>thrive@kwarlington.com</u>	<u>(817)795-2500</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Brad Masters</u>	<u>0830300</u>	<u>bradmasters@kw.com</u>	<u>469-216-4886</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date