

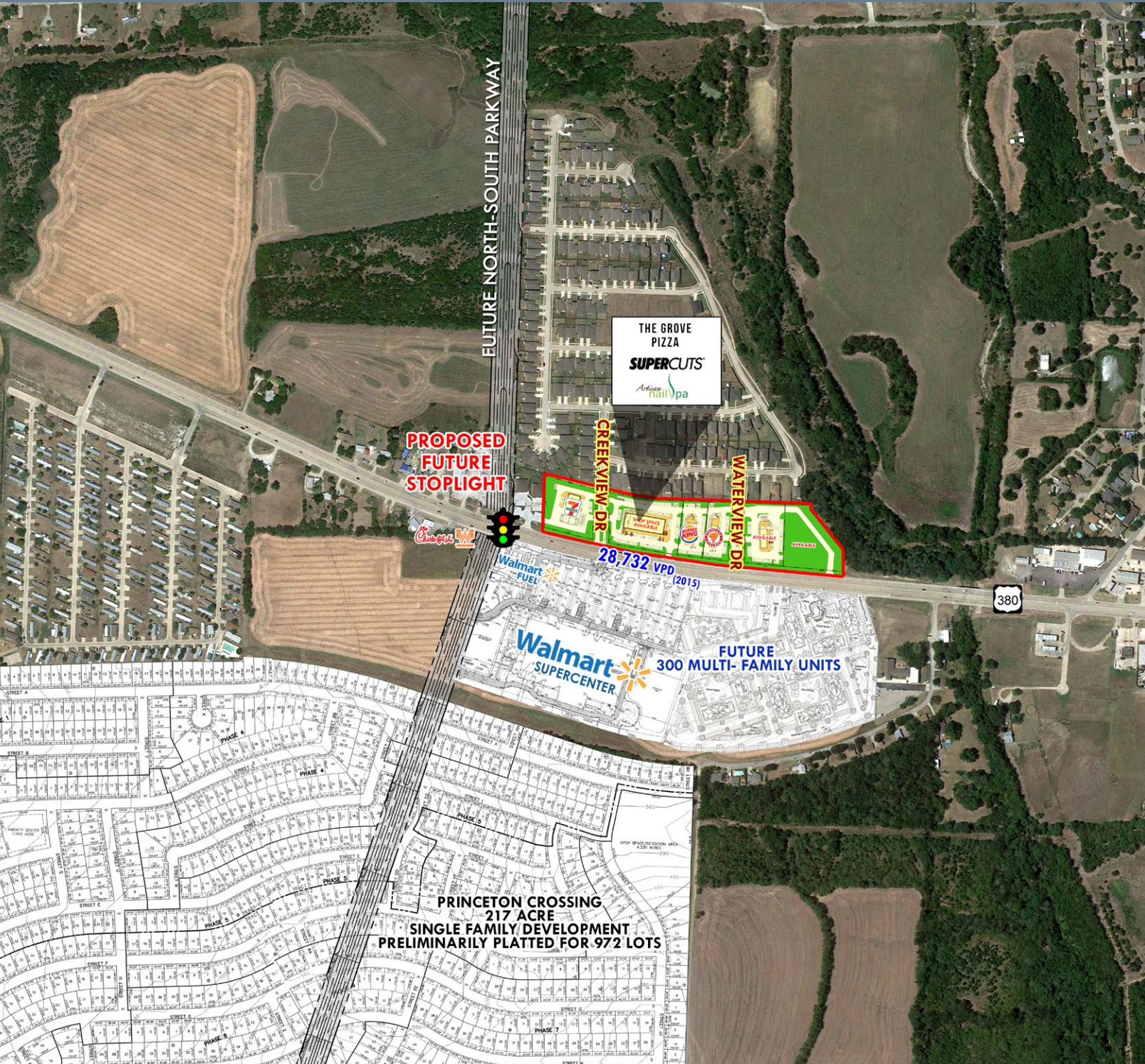
# NEC US 380 & CREEKVIEW DR

MULTI-TENANT RETAIL BUILDING  
AND PADS AVAILABLE - COMING SOON

## PRINCETON, TEXAS

AMY PJETROVIC

KEN REIMER

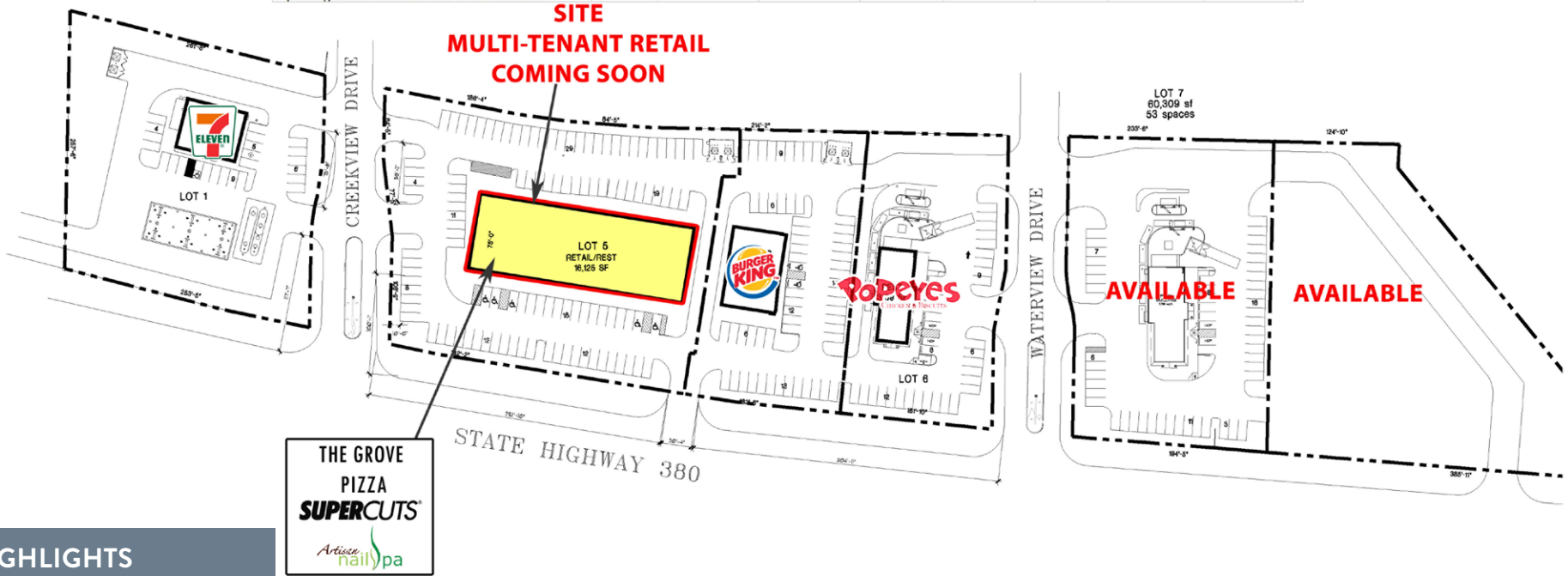


LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

# NEC US 380 & CREEKVIEW DR

	ACRE	SF	SF	RETAIL (1/200)	RESTAURANT (1/100)	MED OFFICE (1/175)	BANK (1/200)	OFFICES (1/300 GEN)	TOTAL	PROVIDED	RATIO (SP/1000 SF)
1	1.46	63755	2958	15					15	24	8.11
3	0.90	39105	4200		42				42	60	14.29
4	0.00				0				0		
5	1.88	81776	16125	48	65				113	113	7.01
6	0.96	41749	3109		31				31	35	11.26
7	1.02	44298	2600		26				26	38	14.62
8	0.95	41382	2600		26				26	47	18.08
9	1.18	51538	3652	18					18	20	5.48
<b>total</b>	<b>8.35</b>	<b>363603</b>	<b>35244</b>	<b>81.425</b>	<b>189.59</b>			<b>0</b>	<b>271</b>	<b>337</b>	<b>9.56</b>

\*\*parking at lot 5 calculated at 40% restaurant



01 SITE PLAN

1" = 100'-0"



SP18

## HIGHLIGHTS

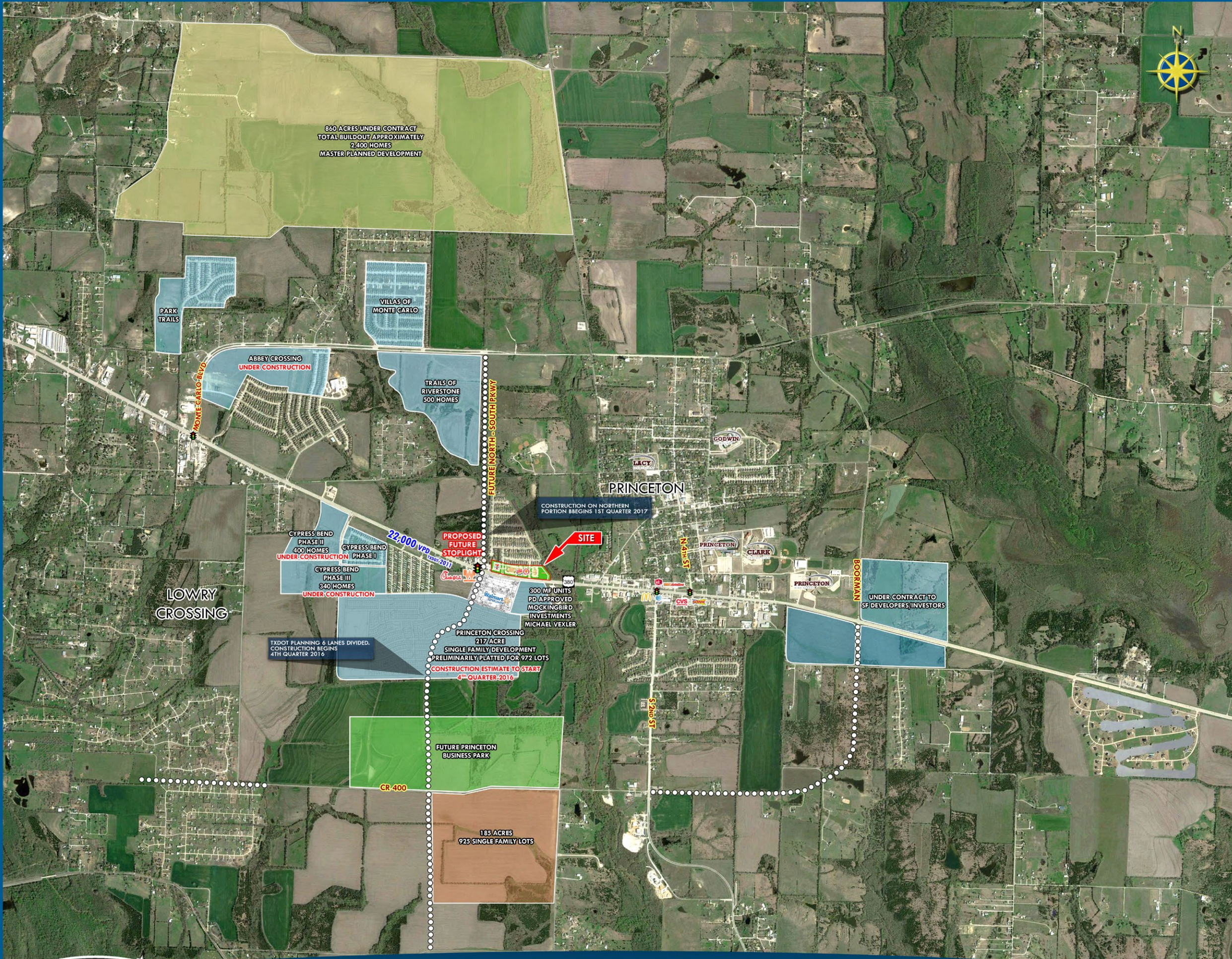
- Across from new Super Wal-Mart
- Highly visible on Highway 380
- 75' Building depth

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 EST POPULATION	3,488	13,614	19,772
2017 EST AVG HH INCOME	\$72,236	\$75,490	\$79,377

## TRAFFIC COUNTS

US 380 28,732 VPD (ACCURATE COUNTS 2015)



860 ACRES UNDER CONTRACT  
TOTAL BUILDOUT APPROXIMATELY  
2,400 HOMES  
MASTER PLANNED DEVELOPMENT

PARK TRAILS

VILLAS OF MONTE CARLO

ABBEY CROSSING  
UNDER CONSTRUCTION

TRAILS OF RIVERSTONE  
500 HOMES

CYPRESS BEND PHASE II  
400 HOMES  
UNDER CONSTRUCTION

CYPRESS BEND PHASE I  
200+ HOMES  
UNDER CONSTRUCTION

CYPRESS BEND PHASE III  
340 HOMES  
UNDER CONSTRUCTION

LOWRY CROSSING

TXDOT PLANNING & LANES DIVIDED.  
CONSTRUCTION BEGINS  
4TH QUARTER 2016

PRINCETON CROSSING  
217 ACRE  
SINGLE FAMILY DEVELOPMENT  
PRELIMINARILY PLATTED FOR 972 LOTS  
CONSTRUCTION ESTIMATE TO START  
4TH QUARTER 2016

FUTURE PRINCETON  
BUSINESS PARK

185 ACRES  
925 SINGLE FAMILY LOTS

CONSTRUCTION ON NORTHERN  
PORTION BEGINS 1ST QUARTER 2017

PROPOSED  
FUTURE  
STOPLIGHT

300 MP UNITS  
PD APPROVED  
MOCKINGBIRD  
INVESTMENTS  
MICHAEL VEXLER

UNDER CONTRACT TO  
SF DEVELOPERS/INVESTORS



# 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.

**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.

Venture Commercial  
Real Estate, LLC

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License No.	Email	Phone

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Designated Broker’s Name	License No.	Email	Phone

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<u>Amy Pjetrovic</u>	<u>550374</u>	<u>apjetrovic@venturedfw.com</u>	<u>214.378.1212</u>
Agent’s Supervisor’s Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date