

**57.336 +/- Ac FM 1377 & CR463  
Princeton Tx 75407**



**57.336 +/- Acres, 3 Ponds  
lots of Road Frontage on  
two sides FM 1377 and  
CR 463, East of Princeton  
becoming a major  
intersection around  
Princeton on CR 458**

**\$13,500 Per Ac**

**Rodger Alexander 972/658-2084**

**Office: 903/587-3301**

**rodger@sretexas.com**

**www.sretexas.com**



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Aerial View





CR 463

FM 1377

CR 458

Elevation Map



# Future Land Use and Thorough Plan

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**Site Location**

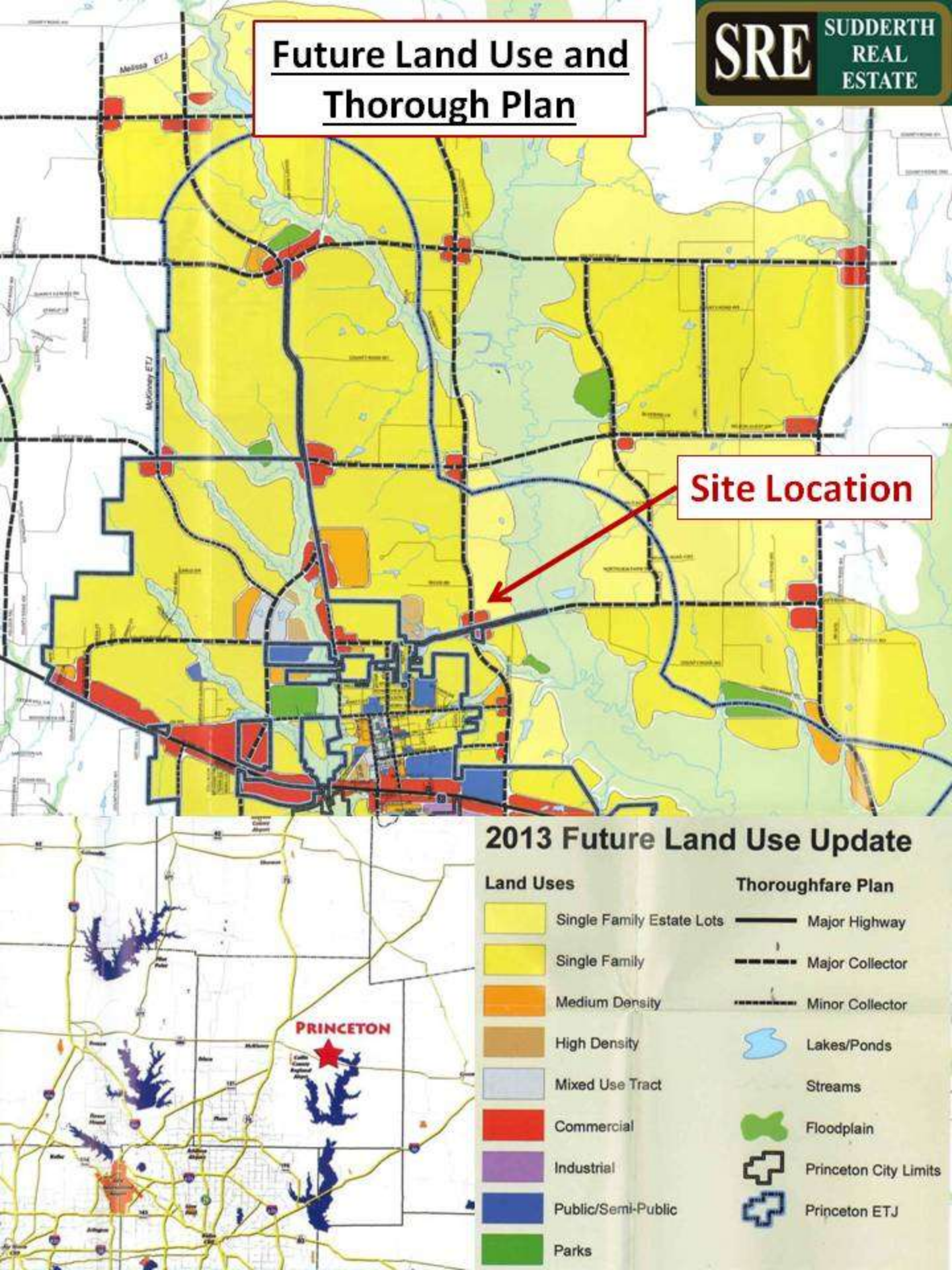
## 2013 Future Land Use Update

### Land Uses

-  Single Family Estate Lots
-  Single Family
-  Medium Density
-  High Density
-  Mixed Use Tract
-  Commercial
-  Industrial
-  Public/Semi-Public
-  Parks

### Thoroughfare Plan

-  Major Highway
-  Major Collector
-  Minor Collector
-  Lakes/Ponds
-  Streams
-  Floodplain
-  Princeton City Limits
-  Princeton ETJ







**PRINCETON**  
Naturally Home



## Location

Princeton is located in Collin County, six miles east of McKinney, 42 miles north of downtown Dallas, 44 miles from DFW International Airport, and 41 miles from Dallas Love Field. Collin County is the fastest growing large county in Texas and the McKinney/Princeton area is one of the fastest growing parts of Collin County.



Collin County Regional Airport is less than four miles from the center of Princeton. This airport is one the largest corporate flight centers in the Dallas-Fort Worth area.



## Education

Princeton public schools are among the best in the region. Four of the five Princeton public schools received the prestigious Recognized designation for the 2006-07 school year. Current enrollment in grades K - 12 is 3,500 students.

The central campus of Collin County Community College is less than 15 minutes away in McKinney.

Major colleges and universities located within a 50 mile radius of Princeton include:

- University of North Texas, Denton
- Texas Women's University, Denton
- Texas A&M University, Commerce
- Southern Methodist University, Dallas
- University of Texas at Dallas, Richardson

## Hospitals/Medical Facilities

The following major hospitals are located within a 15 mile radius of Princeton:

- North Central Medical Center, McKinney (hospital)
- Presbyterian Hospital of Allen
- Several major specialty clinics in McKinney and Allen
- Baylor Hospital of McKinney

## Area Attractions/Events

### Lake Lavon

Princeton is located on the north shore of Lake Lavon, an approximately 21,400 acre reservoir formed by a dam on the East Fork of the Trinity River. Four major park areas are located along the lake shore in the Princeton area. These parks provide camping, picnic areas, and swimming facilities. The lake is used extensively for fishing and all types of water recreation activities.

### Princeton Spring Onion Festival

Until the mid-twentieth century Princeton was a major onion producing area in the United States. The Onion Festival is a springtime pageant that commemorates the early years of the community's history.

Map

Location

Site

FM 1377

North End  
Lake Lavon

LandsofTexas.com  
#1 in Rural Real Estate Online

CountryHomesofAmerica.com  
#1 in Rural Real Estate Online

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