

16.638 Ac to 49.914 Ac
County Road 494, Princeton Tx 75407



3 Tracts, high elevation with scenic views , Road Frontage, “two ponds; the 49 ac is fenced plus Agriculture Evaluation in place and no time limit on building requirements. The property is County and out of Princeton ETJ. Will sell one or all three tracts. (Possible Owner Financing)

\$15,000 Per Ac

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SRE

**SUDDERTH
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Aerial



Elevation Map



Elevation Map

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ETJ

Parks



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

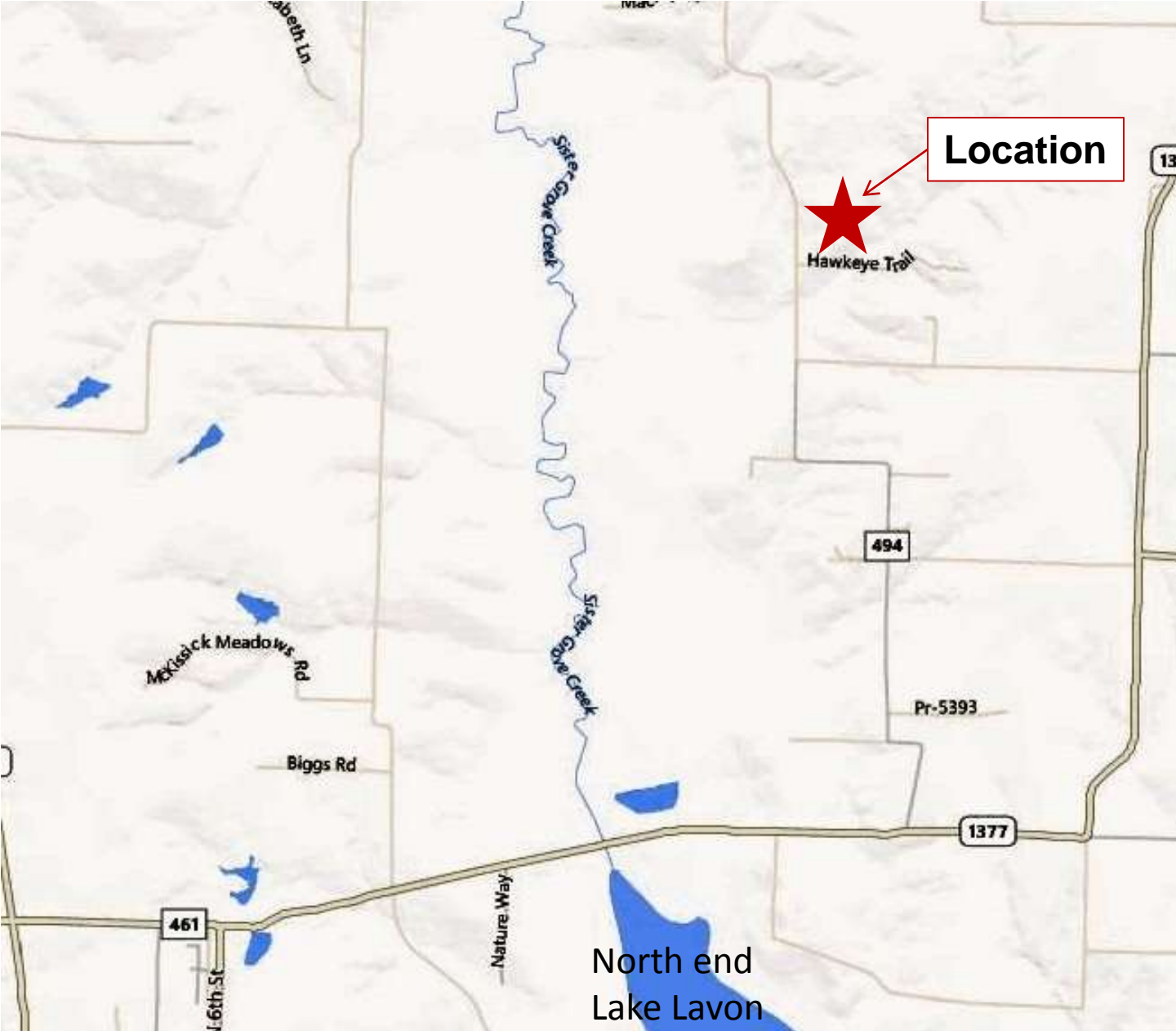
Area Attractions/Events

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

