



8592 CR 392 • Princeton, TX • 75407

78.819 Acres

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Kay Clifton

Cell: (972)562-8282

email: kay@resmckinney.com



www.resmckinney.com

972-562-9090

McKissick & Associates



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Property Photographs

Property Information

Brokerage – Consulting – Development

Price:

\$2,758,665/\$35,000 per ac

Property Description:

Great investment opportunity near fast growing Princeton, just south of Princeton's ETJ. Planned developments to the south indicate further expansion of Princeton. Currently an airstrip with 50'x50' hangar with concrete floor remaining. House on property is not valuable. Paved roads on three sides of property. No flood plain. Although divided into 7 parcels, is being sold as one 78.819 AC property. Culleoka Water. Agricultural exemption. Comprehensive plan shows single family housing. Parcels include: 1189298, 1189305, 2673298, 2122187, 1189270, 1189289, 1189243.

Location:

Collin County
8592 CR 392
Princeton, TX 75407

Size:

78.819 +/- Acres

School District:

Princeton ISD

Utilities:

Culleoka Water,

City Information – Princeton

Princeton, a town of approx. 6,800 according to the 2010 US Census report, is located on the north shore of Lake Lavon, an approximately 22,000-acre reservoir formed by a dam on the east fork of the Trinity River. There are 4 major park areas located along the lake shore in the Princeton Area. They provide camping, picnic areas, and swimming facilities. The lake is used for fishing and all types of water recreations activities. A few of the City's yearly events are: April Beautification Month, Easter Egg Hunt, July Spectacular-Arts & Craft Vendors, Fireworks, Live Music; Fall Festival, Christmas Tree Lighting, Movie in The Park.



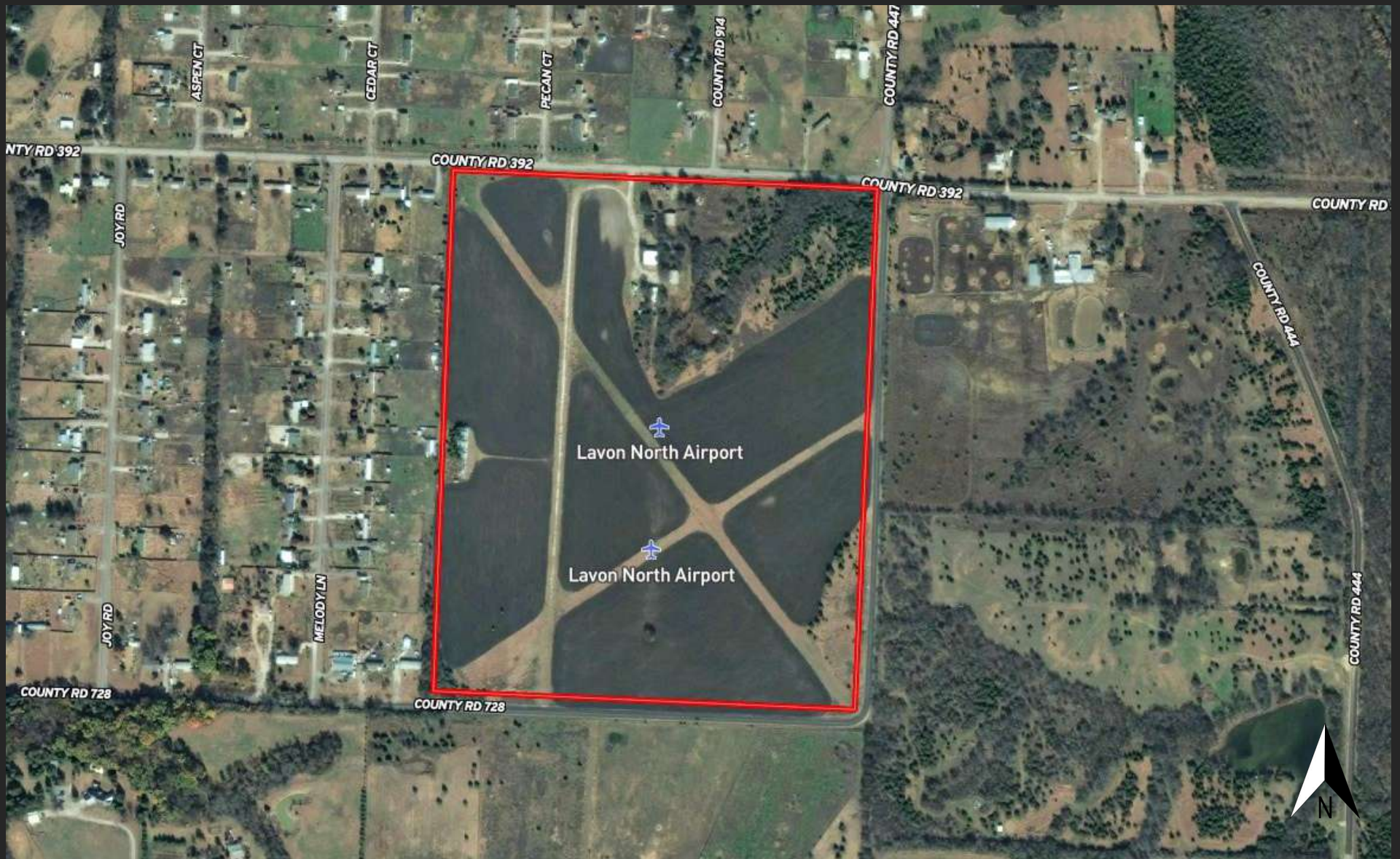
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Property Information



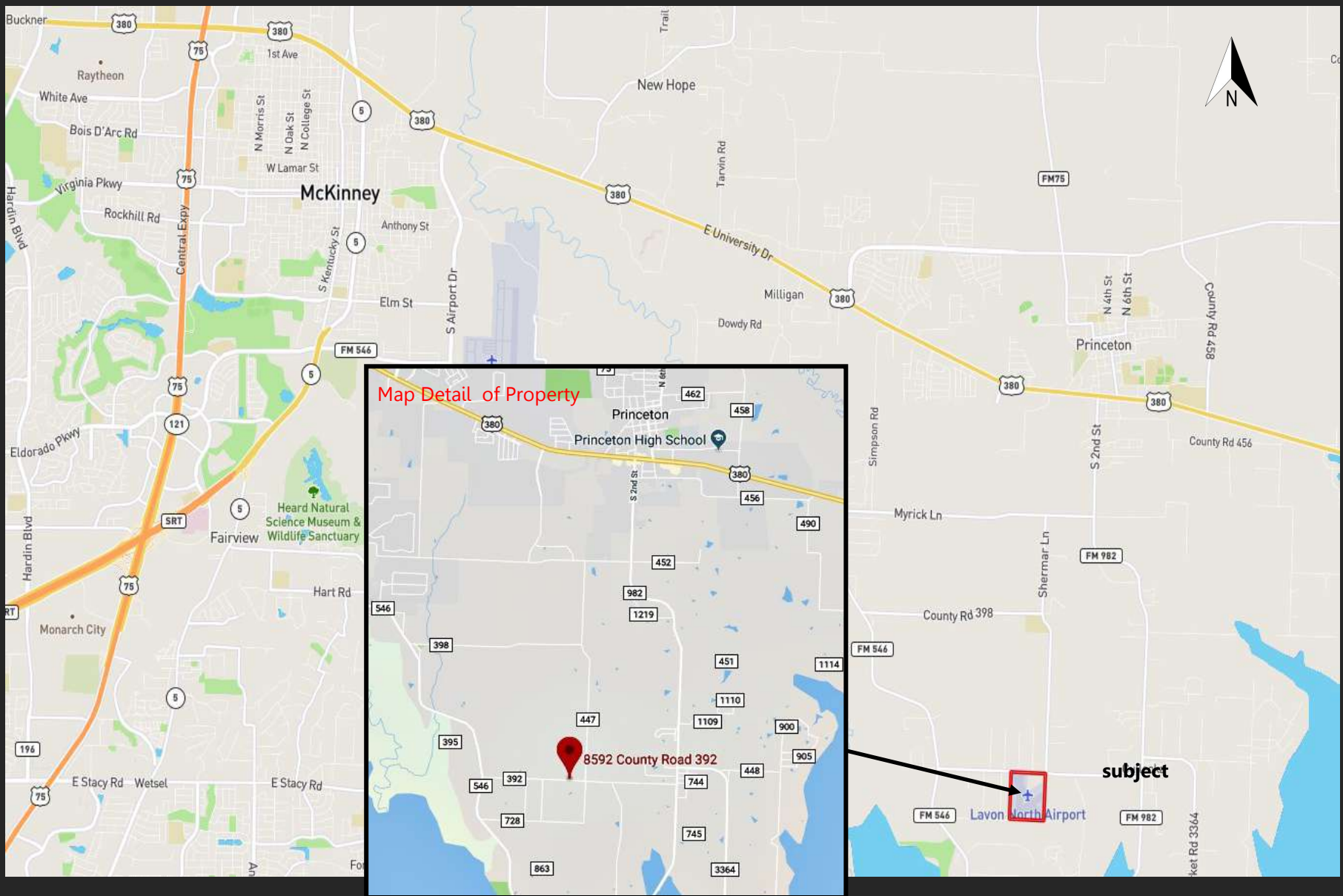
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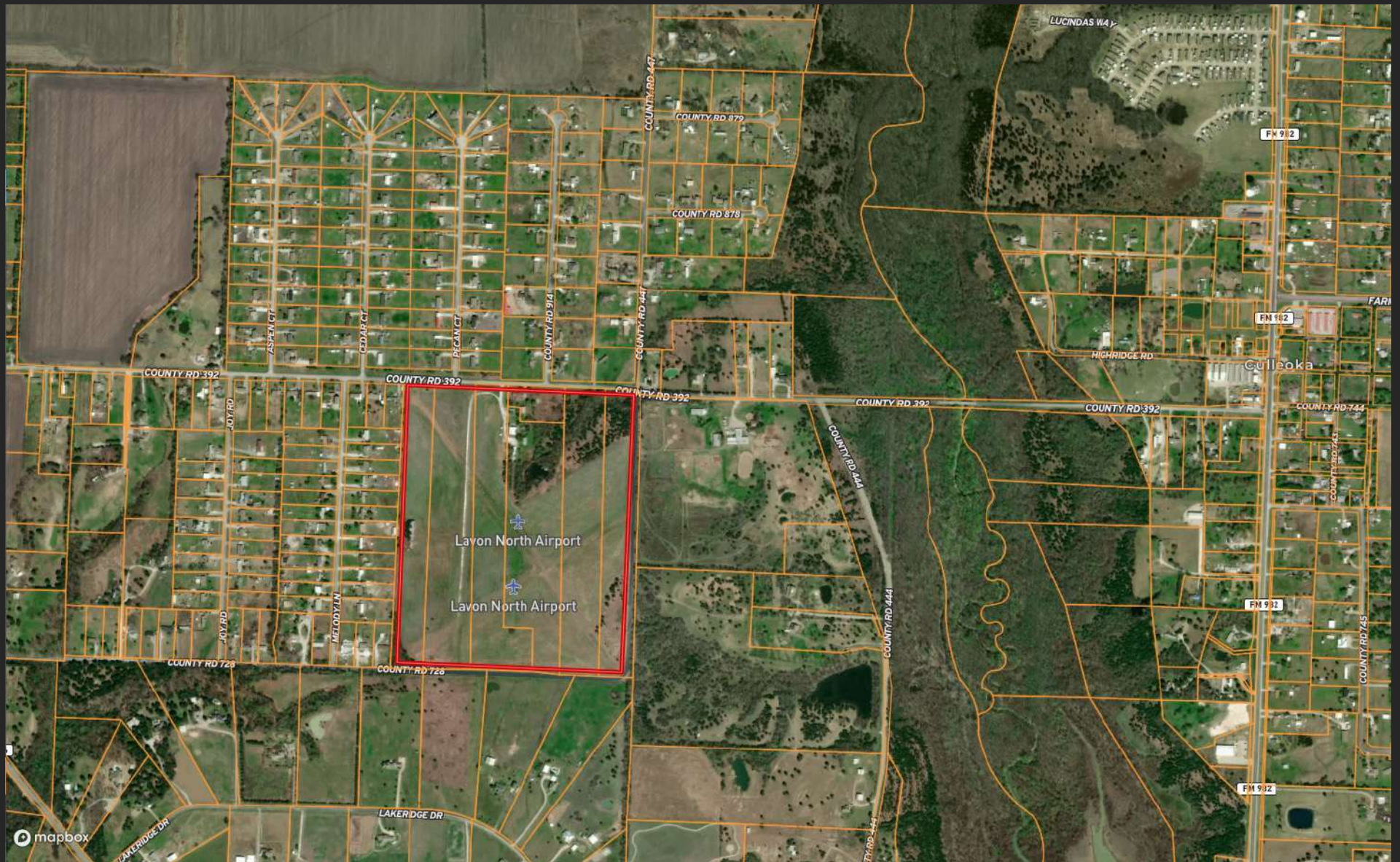
Aerial Map



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Location Map

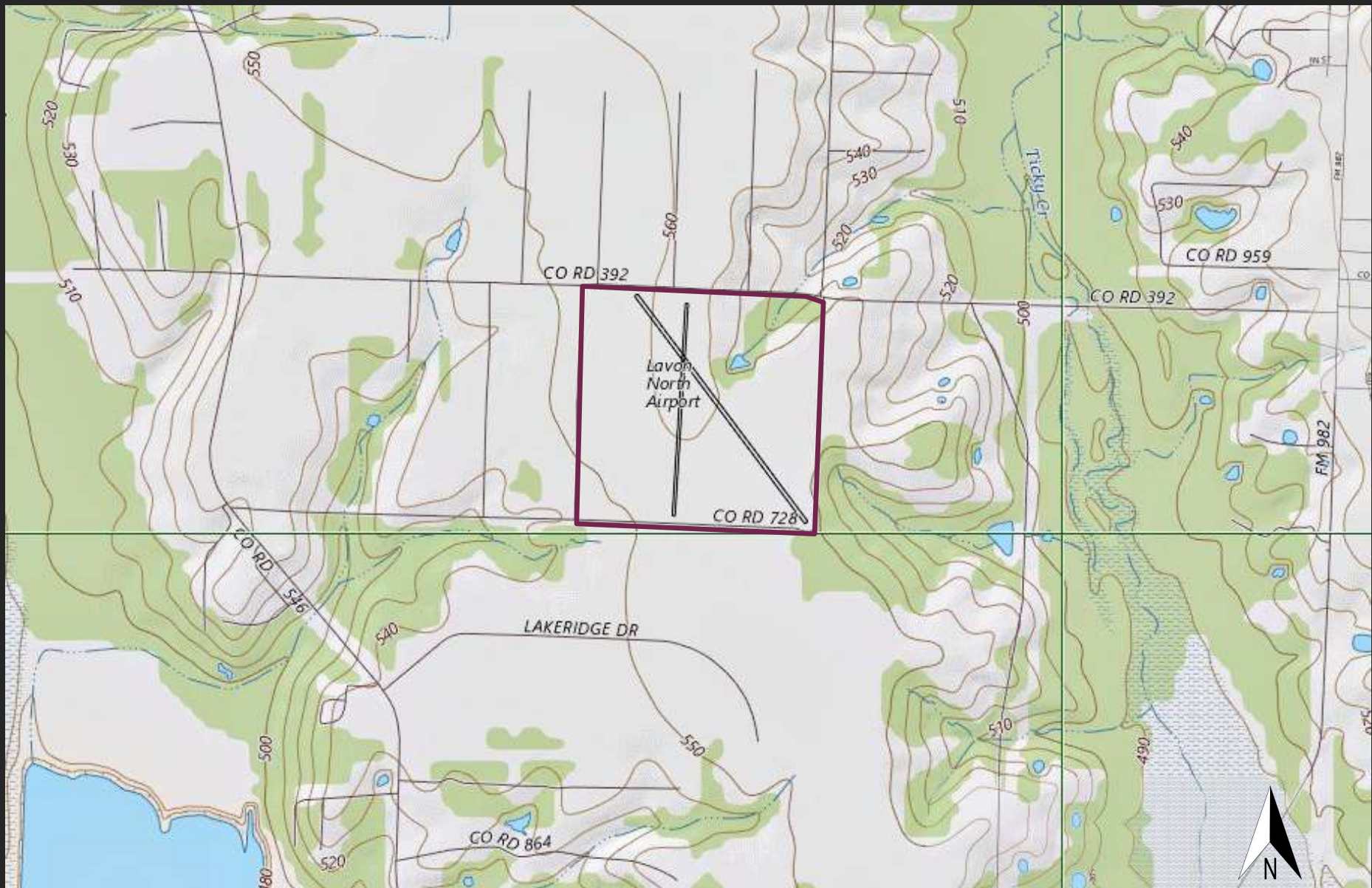


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Plat Map



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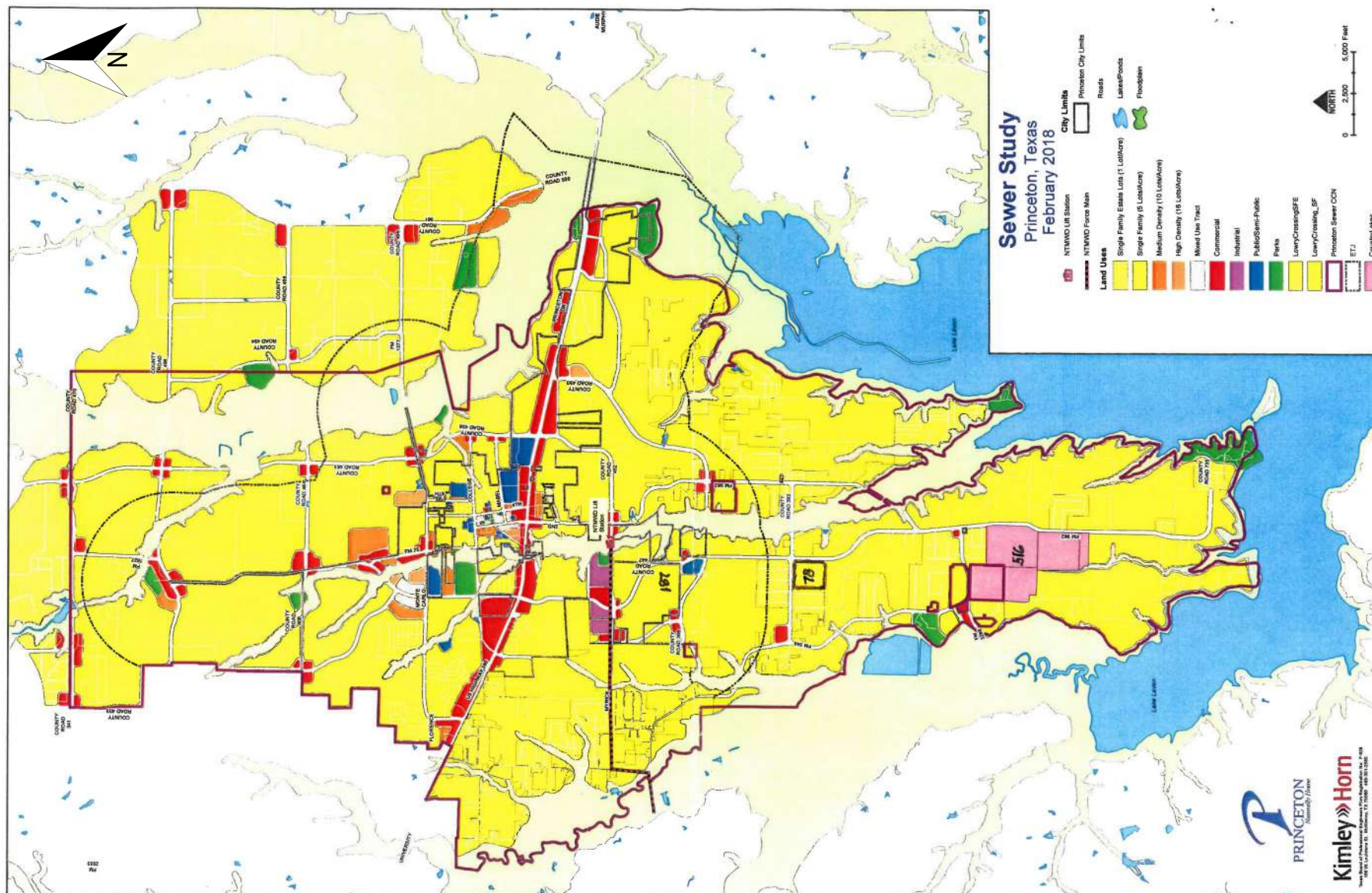
Topography Map



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Sewer Study

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 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.

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 to sell 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 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090

