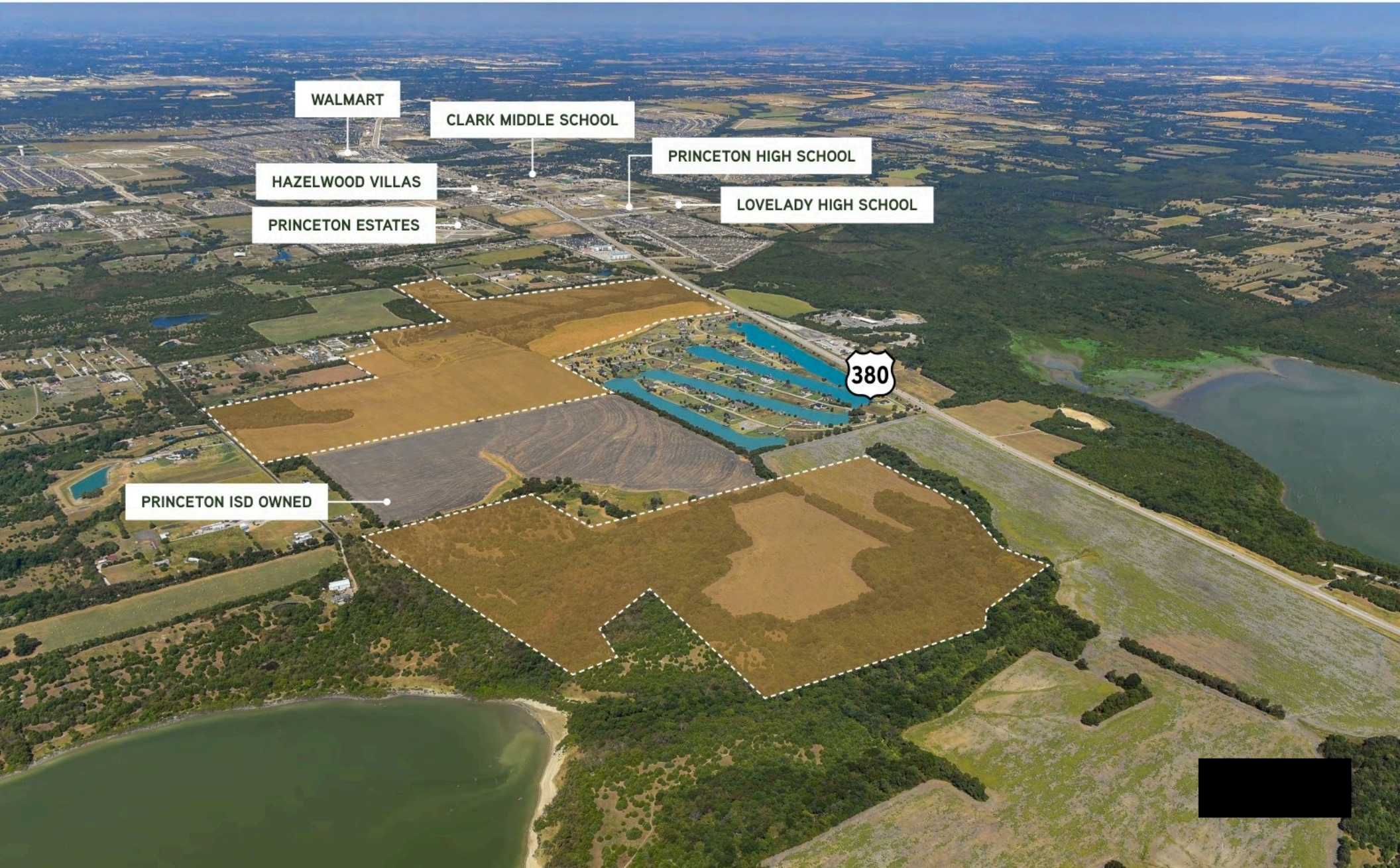
±378 ACRES FOR SALE

PRINCETON, TEXAS

OFFERING MEMORANDUM



PROPERTY OVERVIEW



[redacted]



PROPERTY SUMMARY

Size
378 Gross Acres

Jurisdiction
City of Princeton and ETJ (See Exhibit)

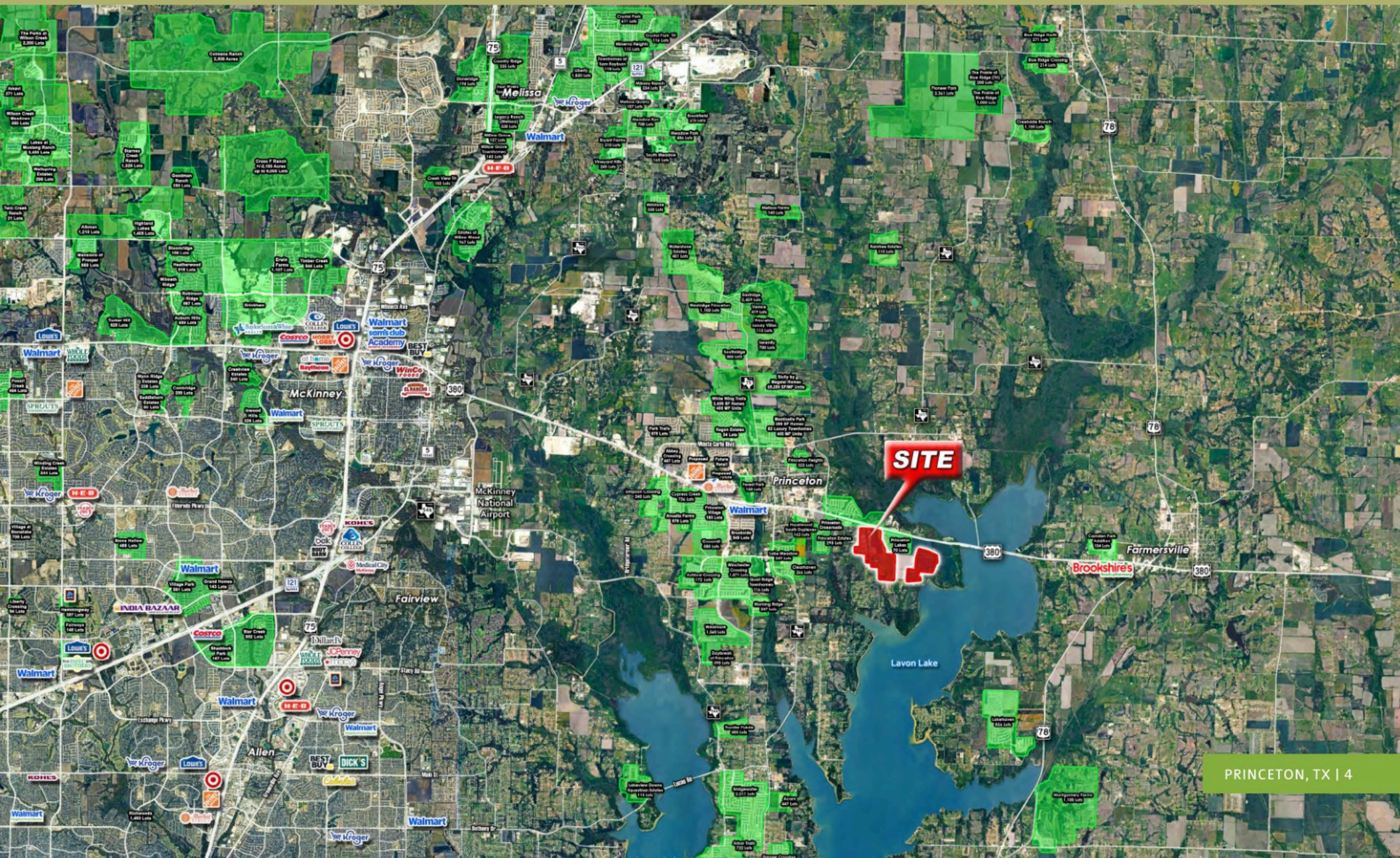
Zoning
AG and ETJ (See Exhibit)

Future Land Use
See Exhibit

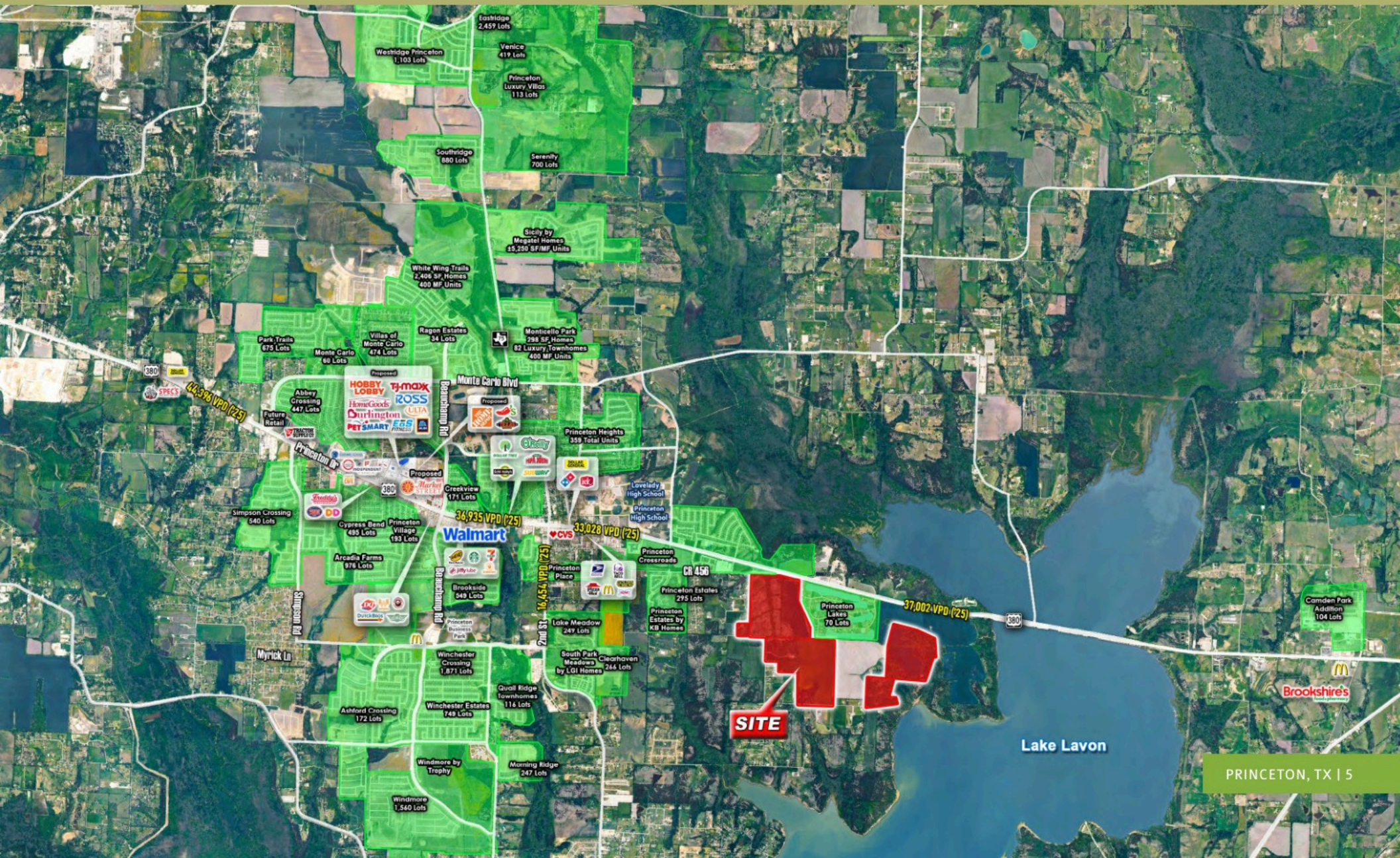
School District
Princeton ISD

Utilities
City of Princeton

REGIONAL AERIAL



SUBMARKET AERIAL



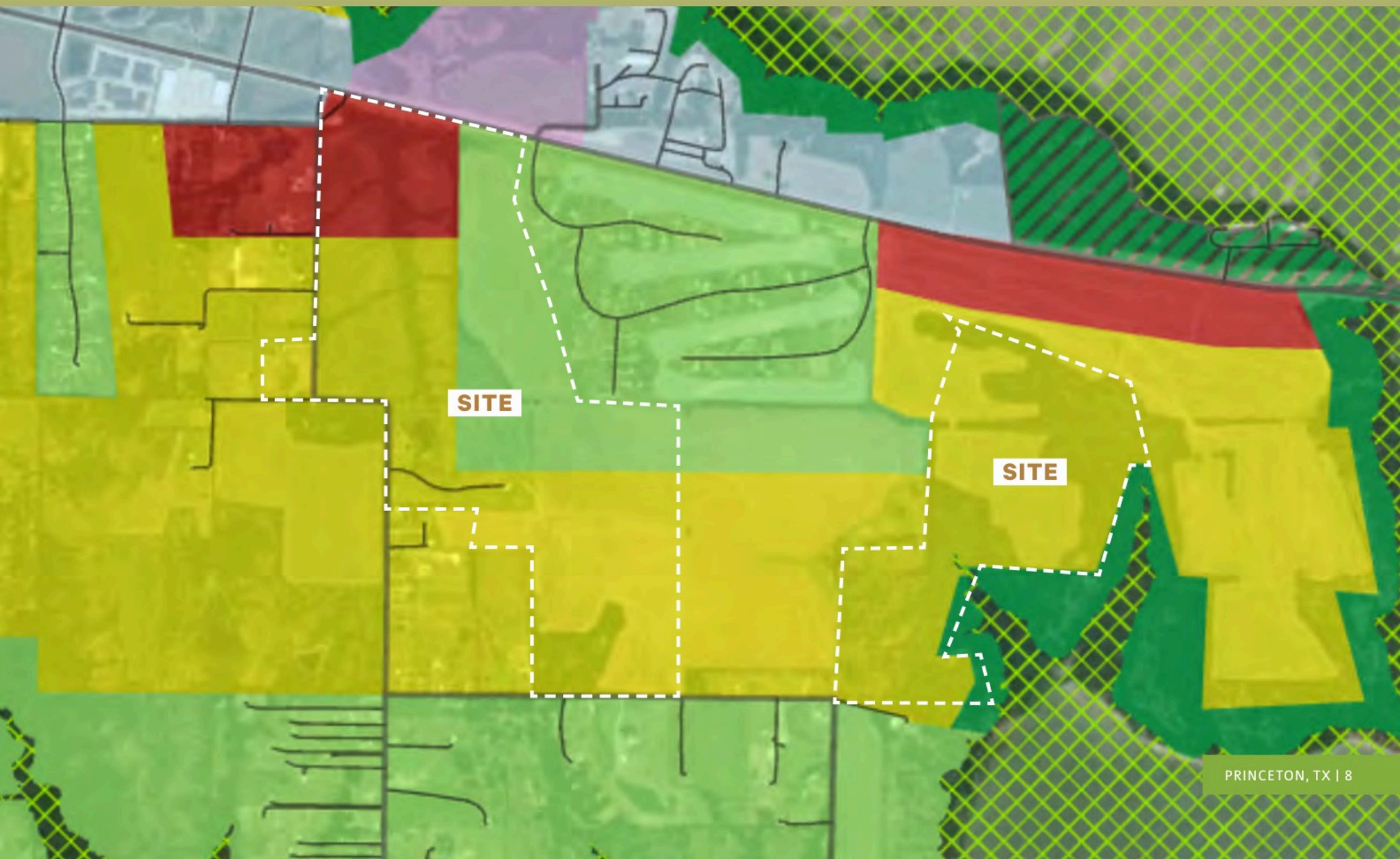
SITE AERIAL


U-HAUL
380
Lake Lavon
Twin Groves Park
37,002 VPD ('25)
Princeton Lakes 70 Lots
SITE

ZONING MAP


Lavon Lake
PD#13A
Dahlia Way
E Highway 380
PD#13A
PD#13A
PD#13A
456
Avalon Dr
SF-E
E Highway 380
County Road 559
Twin Groves Park
SF-E
AG
SITE
SITE
AG
Lavon Lake
County Road 491

FUTURE LAND USE MAP



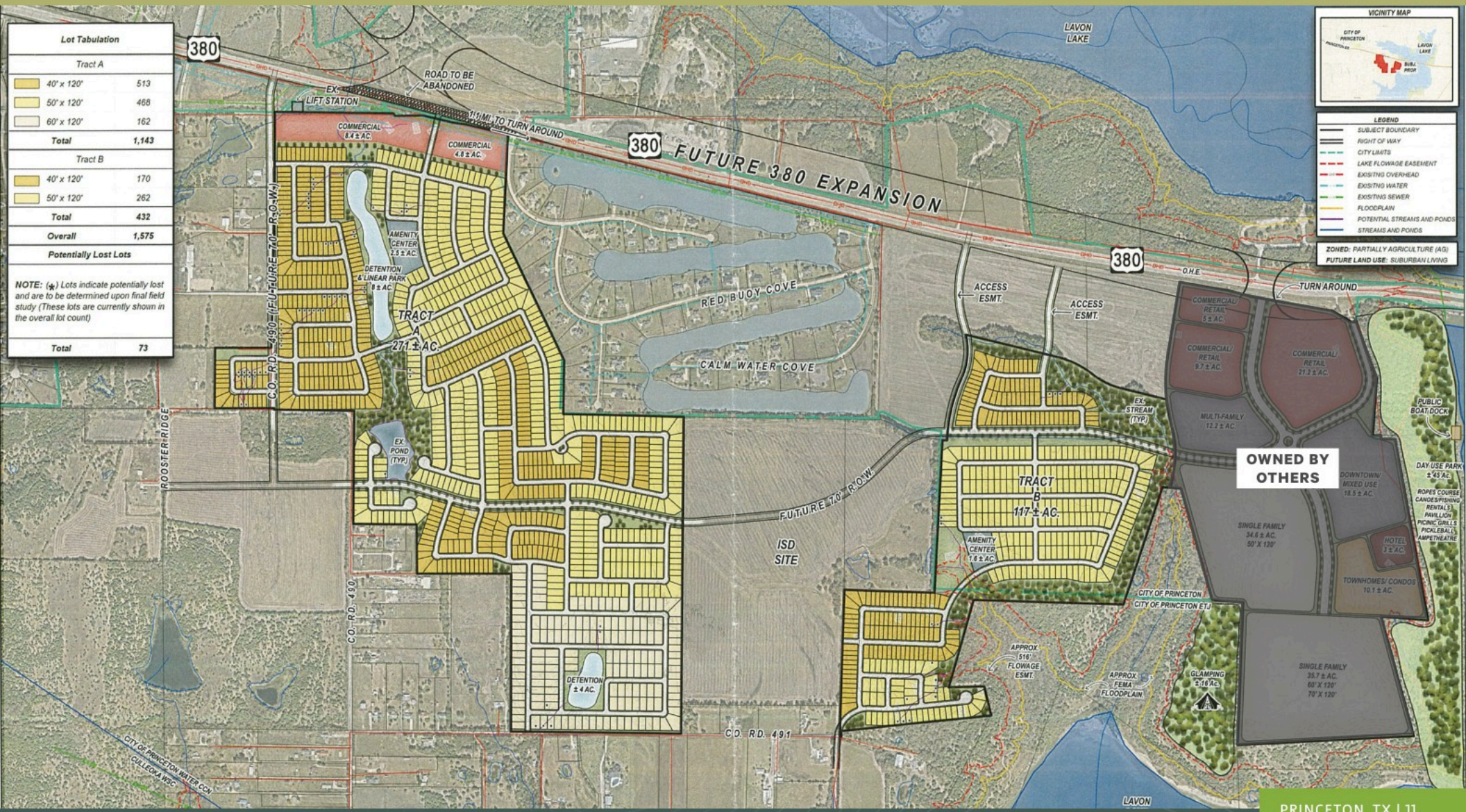
UTILITY EXHIBIT



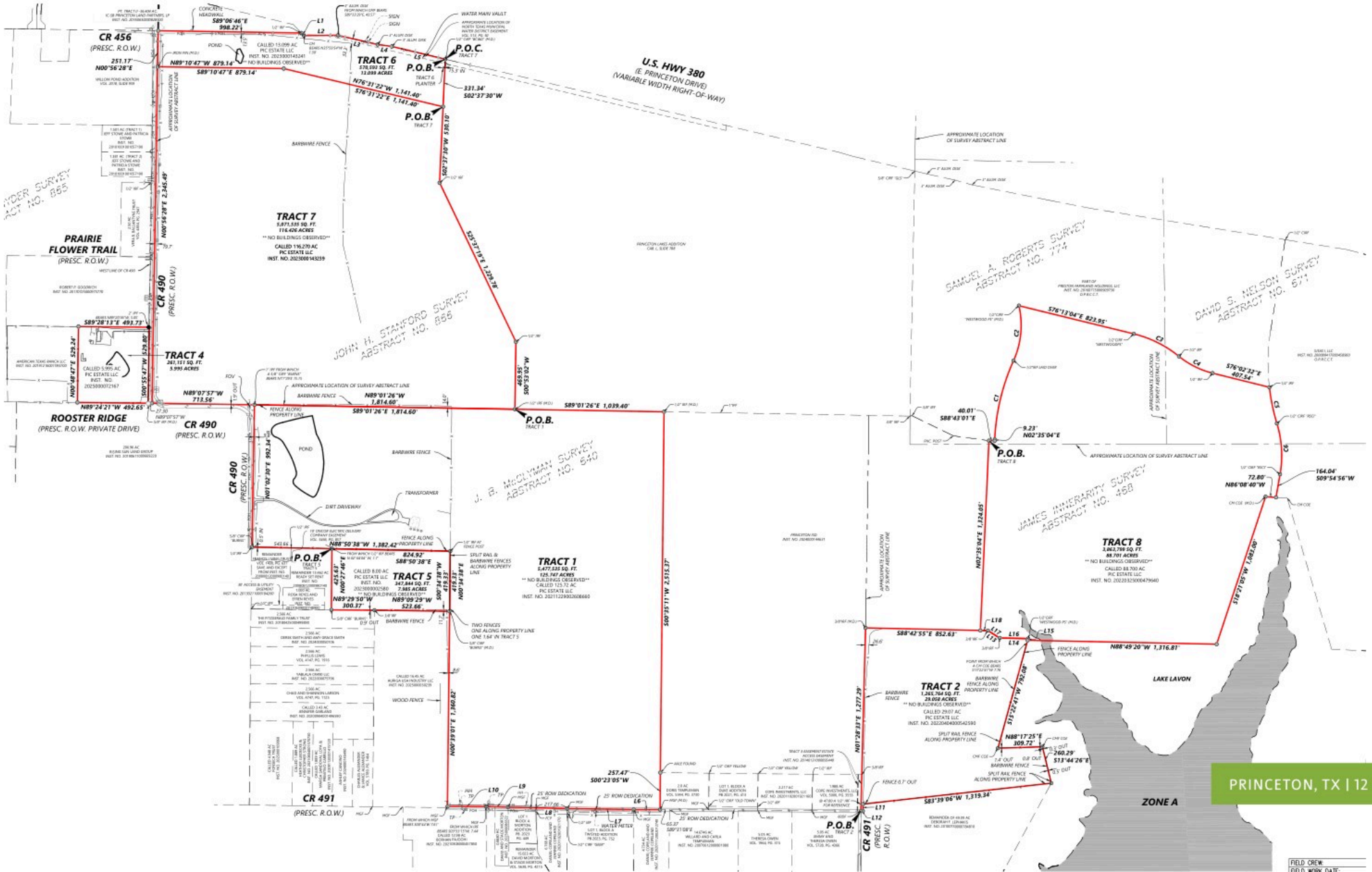
FLOOD/ WETLANDS



CONCEPTUAL SITE PLAN



SURVEY



CR 456
(PRESC. R.O.W.)
TRACT 6
P.O.B.
P.O.C.
U.S. HWY 380
(E. PRINCETON DRIVE)
(VARIABLE WIDTH RIGHT-OF-WAY)
TRACT 7
PRAIRIE
FLOWER TRAIL
(PRESC. R.O.W.)
CR 490
(PRESC. R.O.W.)
TRACT 4
ROOSTER RIDGE
(PRESC. R.O.W. PRIVATE DRIVE)
JOHN H. STANFORD SURVEY
ABSTRACT NO. 855
J. B. McCLYMAN SURVEY
ABSTRACT NO. 540
SAMUEL A. ROBERTS SURVEY
ABSTRACT NO. 774
DAVID S. NELSON SURVEY
ABSTRACT NO. 671
JAMES INNERARITY SURVEY
ABSTRACT NO. 468
TRACT 1
TRACT 5
TRACT 8
TRACT 2
LAKE LAVON
ZONE A
CR 491
(PRESC. R.O.W.)

Affiliated Business Disclosure

[redacted] Inc. [redacted] operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including [redacted] Investment Management, Inc. or [redacted], may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither [redacted] nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, [redacted] and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. [redacted] and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or [redacted] Inc. [redacted] and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or [redacted]

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to [redacted]

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs.
ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither [redacted] Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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PRINCETON, TEXAS

OFFERING MEMORANDUM



[redacted]

[redacted]