

LAVON GROVES

RANGE

COLLIN COUNTY

PRINCETON, TX

LAVON GROVES

RANGE REALTY ADVISORS
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LAVON GROVES

Located at the South East Quadrant of US-380 and Calm Water Cove, Lavon Groves consists of approximately ±86.6 AC of AG land in Princeton, TX.

Lavon Groves lies near multiple ongoing, proposed, and recently-completed residential developments. These include Whitewing Trails (2,866 units), Park Trails (608 units), Villas of Monte Carlo (474 units), and more. The property's location in a rapidly-growing submarket makes it an ideal site for future single-family residential development.

LOCATION

SEQ US380 & Calm Water Cove
Princeton, TX 75407

COUNTY

Collin

LAND AREA

± 101.67

SUBMARKET

Princeton / McKinney

ZONING

"AG" - Agricultural District

PROPOSED USES

Single Family

SCHOOL DISTRICT

Princeton ISD

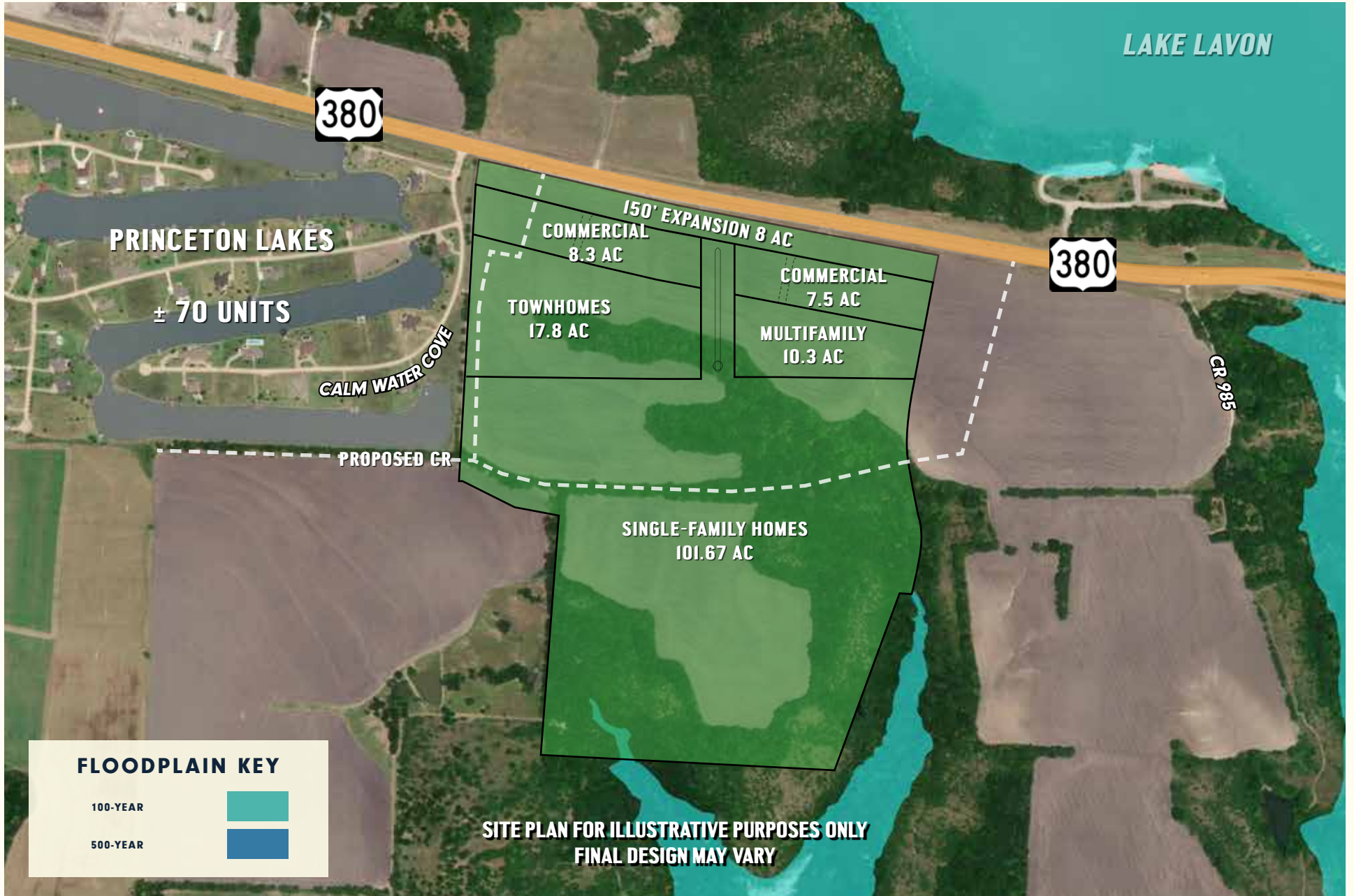
UTILITIES

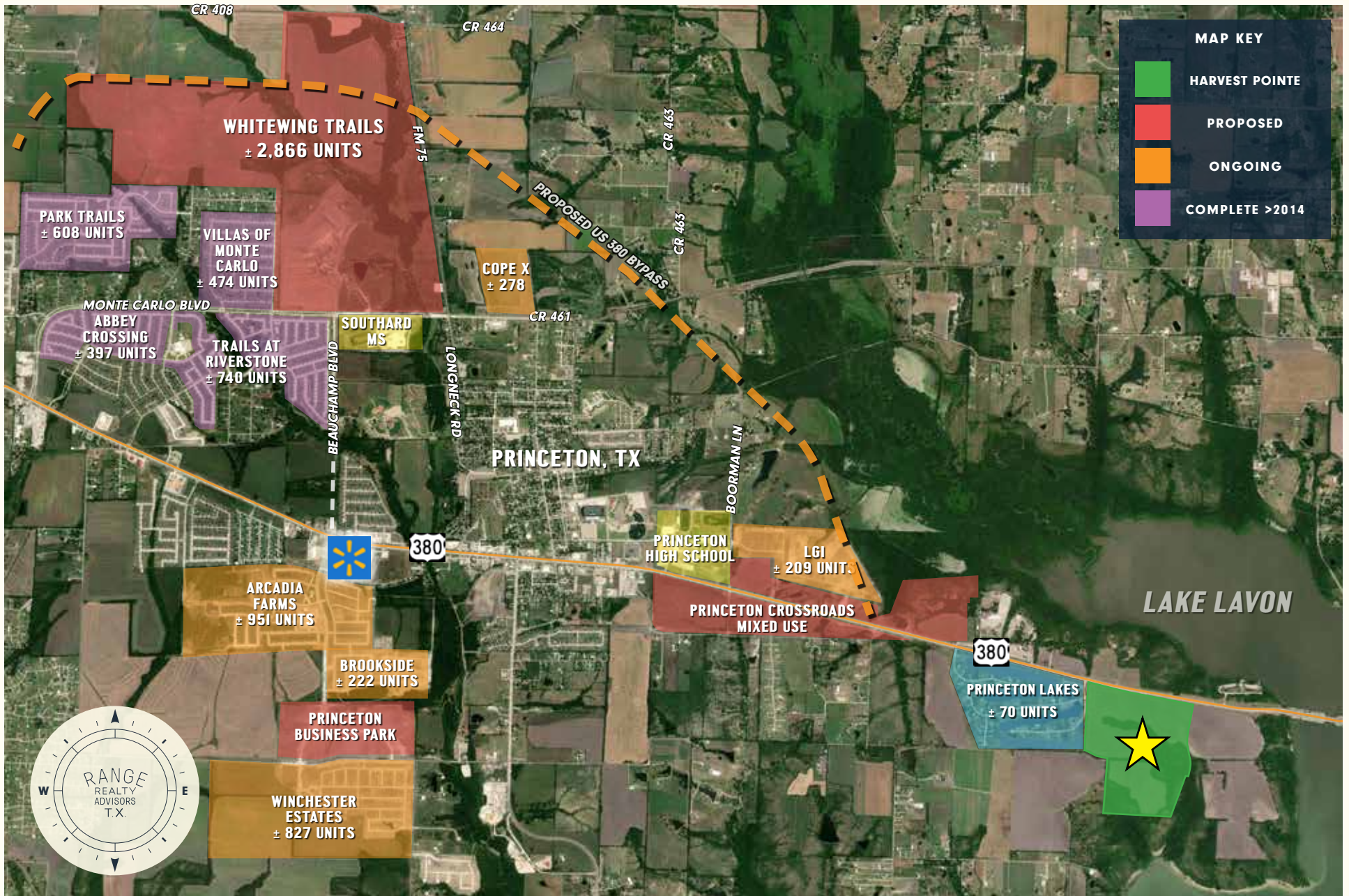
Water:

Sewer:

Off site

Off site









INVESTMENT MERITS

GROWING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- DFW has added more than 1 million residents over the past 8 years. In 2018 alone, the metroplex added 132,000 residents, the largest population gain in the country for that year.
- Corporate relocations help fuel in-migration and job creation. Most notable: Toyota North America, Liberty Mutual, State Farm, FedEx, JP Morgan Chase, Charles Schwab, and TD Ameritrade.
- DFW recorded a \$613.4 billion GDP in 2019, making it the 10th largest metropolitan area economy in the world

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas
- No corporate income tax in Texas
- Low corporate franchise tax

QUALITY OF LIFE IN PRINCETON, TX

- Current estimated population of 12,822 compared to 6,807 in 2010 – 88% increase.
- Existing and proposed residential developments with houses starting at \$220,000.
- Princeton is Located adjacent to McKinney, which is often ranked as one of Texas’s best cities to live in
- Collin County is one of the fastest growing counties in the state

PREMIER RESIDENTIAL DEVELOPMENT SITE

- Located near multiple ongoing residential developments
- Location on US-380 allows for swift travel to other parts of the DFW metroplex
- Local government committed to the City’s development and growth

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets.

To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Acquisitions and Dispositions
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

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