

CONFIDENTIAL OFFERING MEMORANDUM



Meridian Grove

2213 COUNTY ROAD 447 | PRINCETON, TX 75407

A 20-Acre Development Site in Princeton, Texas (Dallas MSA)





MERIDIAN GROVE PROJECT LEADS

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EXECUTIVE SUMMARY

Meridian Grove

Northmarq is pleased to present Meridian Grove, a ±20-acre residential development site in Princeton, Texas. With approximately 16 usable acres in Collin County, the site sits on the US 380 corridor at the leading edge of Dallas Fort Worth’s northeastern expansion, in the fastest growing city in the United States.

Princeton has grown from roughly 17,500 residents in 2020 to an estimated 46,000 to 48,000 today, reaching its own 2050 forecast a 25 years earlier. Through a 14-month residential permit moratorium, since lifted by state law, the city continued absorbing roughly 300 homes per month from previously approved projects. The numbers are clear: the demand never paused. What did pause was the ability to bring new residential land to the table, and that constraint has now been removed.

Princeton is absorbing roughly 300 homes a month, and more than 10 national builders are competing to feed it. The development opportunity that Meridian Grove provides gives homebuilders a chance to step directly into that demand, in the path of all of it, before the rest of the corridor catches up.



±20 AC
(16 acres usable)

TOTAL ACREAGE



Residential Housing

PROJECTED SITE USE



Residential -
Up to 184 Units

ZONING



Collin
COUNTY



◆ INVESTMENT HIGHLIGHTS

Meridian Grove

Site Description

PROPERTY SUMMARY	
ADDRESS	2213 County Road 447 Princeton, TX 75407
ACREAGE	±20 Acres (16 acres usable)
PARCEL ID NUMBER	R689000204601
TAX RATE	1.877989
COUNTY	Collin
SUBMARKET	Princeton
CURRENT USE	Raw Land
PROJECTED SITE USE	Residential Housing
ZONING	Approved for up to 184 residential units

UTILITIES	PROVIDER	LOCATION
WATER	Culleoka Water Supply Corporation	Near site. See utility exhibit
WASTEWATER	City of Princeton	Near site. See utility exhibit
ELECTRIC	TNMP	Near site. See utility exhibit
TAX GRID		
COLLIN COUNTY		0.149343
PRINCETON CITY		0.440226
COLLIN COLLEGE		0.081220
PRINCETON ISD		1.207200
TOTAL		1.877989





PRINCETON, TX



DALLAS, TX

Princeton ±40 miles NE of downtown Dallas

Princeton, TX Demographics



POPULATION
65,000 Residents
(5-mile radius)



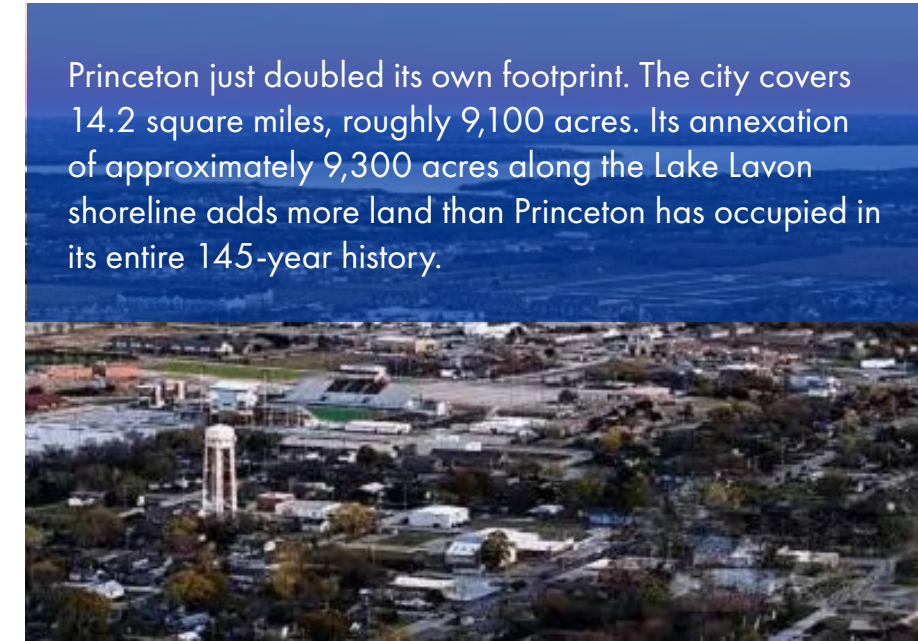
AVERAGE INCOME
\$125,000
(5-mile radius)



MEDIAN AGE
35 Years Old
(5-mile radius)

Princeton, TX Market Statistics

Princeton just doubled its own footprint. The city covers 14.2 square miles, roughly 9,100 acres. Its annexation of approximately 9,300 acres along the Lake Lavon shoreline adds more land than Princeton has occupied in its entire 145-year history.



City of Princeton reached its own 2050 population forecast of 40,000 residents a quarter century early.



3 MAIN INDUSTRIES



Education & Public Sector



Retail



Healthcare

TRAFFIC COUNTS



FM 982
16,500 VPD



Highway 380
37,000 VPD

◆
LOCATION OVERVIEW

Princeton, TX | Dallas MSA

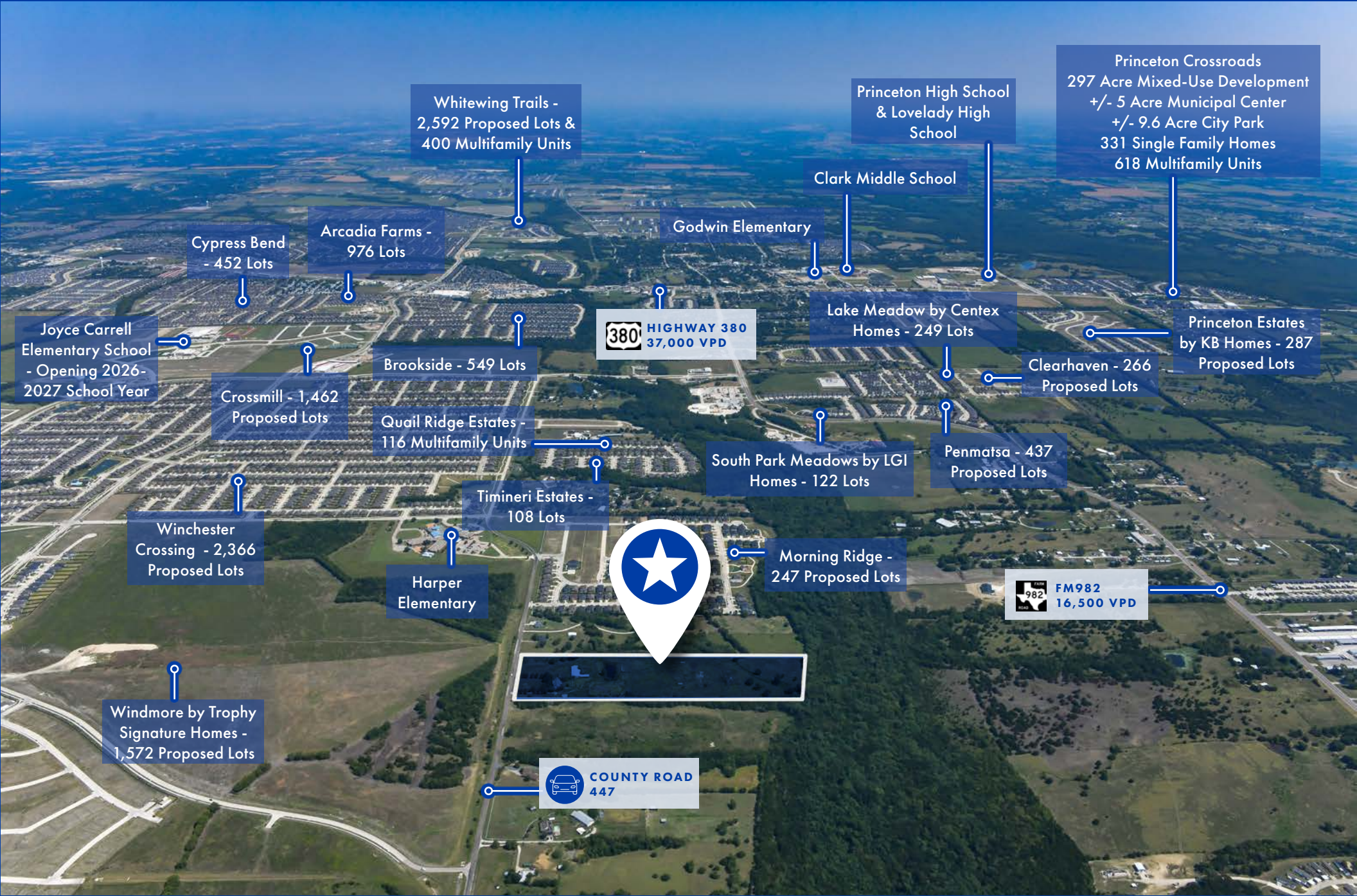
Princeton is one of the fastest growing communities in the United States, situated on the US 380 corridor in eastern Collin County, roughly 40 miles northeast of downtown Dallas and east of McKinney. Collin County has absorbed the bulk of Dallas Fort Worth’s expansion, pushing north and east along US 75 and US 380 through Plano, Frisco, and McKinney, and each of those markets repriced as it filled. Princeton is on the current edge of that wave. Its residents draw on one of the deepest employment bases in the country, with the Collin County corporate corridor and the broader Metroplex economy of corporate headquarters, financial services, logistics, healthcare, and advanced manufacturing all within commuting distance.

The local employment base is expanding quickly behind that. Princeton ISD is the city’s largest employer and has 8 campuses planned against projected 2034 enrollment of 19,574 students, with two opening in Fall 2026. Texas Health Resources is delivering a 60-bed hospital and medical campus on 51 acres, expanding to 120 beds, opening in early 2029 and serving Princeton alongside Anna, Melissa, and north McKinney. Princeton Town Center will bring a Kroger Marketplace anchoring roughly \$40 million of investment and 200 jobs in late 2027, joined by Home Depot, Hobby Lobby, T.J. Maxx, HomeGoods, PetSmart, and Aldi. The city’s 108-acre EDC business park is broadening the base into industrial and office employment, and McKinney National Airport sits minutes to the west. While most residents in Princeton commute into McKinney, Dallas, or nearby cities in Collin County, there is a growing presence of employment opportunities here in Princeton.

Princeton spent most of its history as an agricultural town on the eastern edge of Collin County and has completely rebranded all in the span of 5 years. Population has grown more than 156% since the 2020 census, from roughly 17,500 to an estimated 46,000 to 48,000, reaching the city’s own 2050 forecast a quarter century early. What has not

changed is why families choose it. The Texas Demographic Center provided single family home data showing median home value in Princeton sits near \$310,000 against roughly \$440,000 in McKinney, \$595,000 in Frisco, and \$695,000 in Prosper, while median household income of \$96,000 to \$105,000 runs about 27% above the state average. Buyers get Collin County schools and job access at a price point that no longer exists one exit west, in a city building for them. There is a \$65 million recreation and aquatics center, a skate park, expanded parks, and roughly 9,300 acres annexed along the Lake Lavon shoreline. With a median age of 35, this is a young, family-forming community absorbing roughly 300 homes a month.

Our subject property is located on County Road 447, where the trade area around it is defined by rooftops, led by Whitewing Trails, Centurion American’s 850 acre master planned community just north of Hwy 380, which is programmed for roughly 2,500 single family homes, with Bridgewater, Arcadia Farms, Princeton Estates, Windmore, and Cypress Creek filling out one of the deepest active pipelines in North Texas and D.R. Horton, Lennar, Pulte, Meritage, Centex, KB Home, Ashton Woods, and Megatel all currently delivering product. The corridor is being rebuilt around it. TxDOT is widening US 380 to 6 lanes through Princeton, with a planned 8 lane bypass that will move through traffic north and open the existing alignment for development. The McKillop, FM 546, Myrick, and Boorman thoroughfare will connect McKinney National Airport to points east of Princeton beginning in 2026, and Collin County Outer Loop Segment 5 will run 21 miles from SH 121 near Anna to US 380 near Farmersville. DFW International and Dallas Love Field are both within regional reach. Few sites in North Texas offer this combination of proven absorption, a builder roster already delivering next door, and highway and thoroughfare improvements funded and under construction, and Meridian Grove sits directly in the path of the young families driving all of it.



Major Employers

PRINCETON

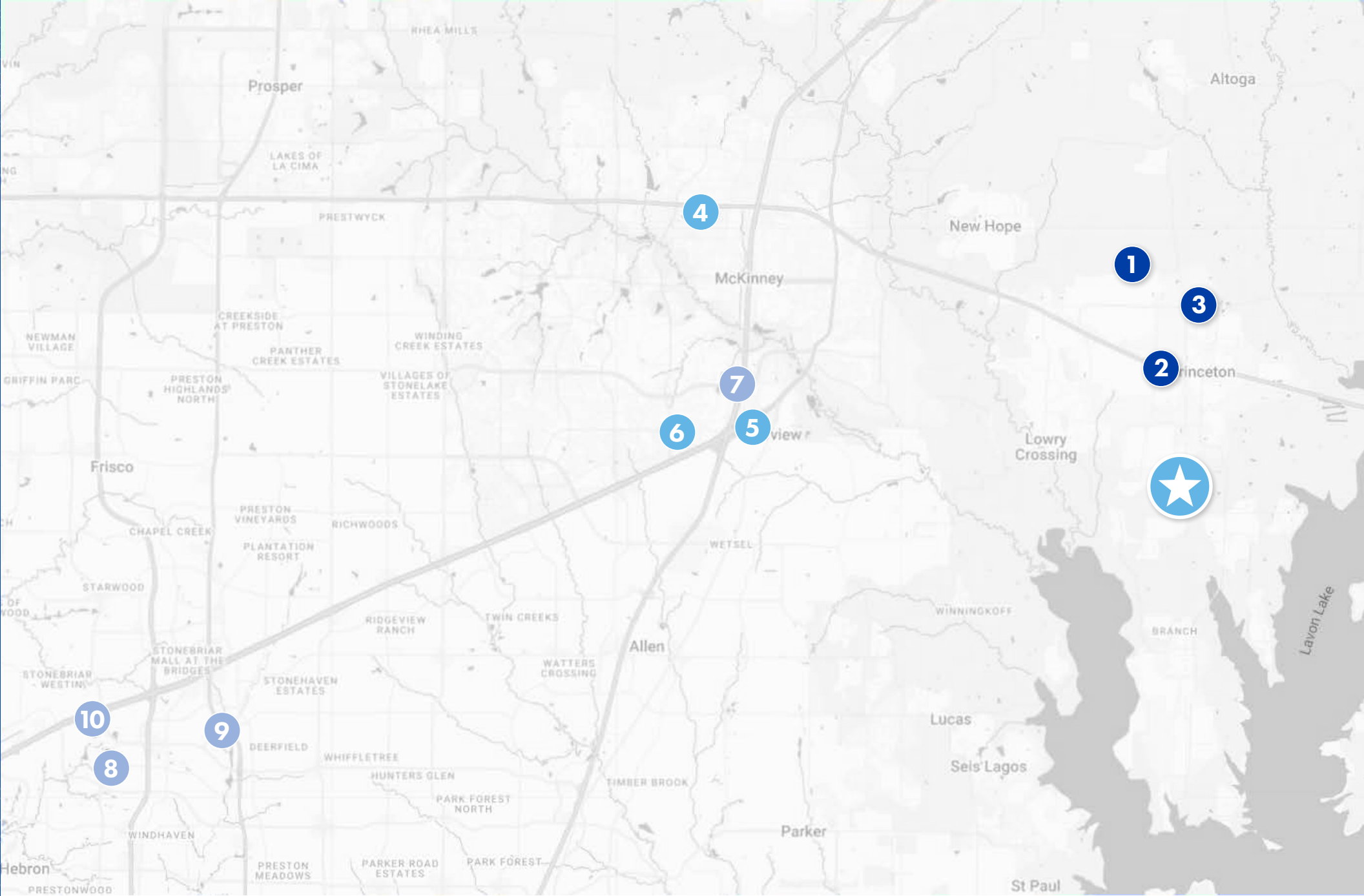
	Top Employers	# of Employees	Drive Time	Source / Notes
1	Princeton ISD	25,000+	Various	NCES Common Core of Data, 2024-25 (local district staff)
2	Walmart Supercenter	11,532	7 min	
3	City of Princeton	6,200	Various	

MCKINNEY

	Top Employers	# of Employees	Drive Time	Source / Notes
4	Raytheon / RTX - McKinney campus	4,000	23 min	Est. local: 3,000+ per company (2019) + ~500-job factory + 2025 expansion; UNT study: 3,622 in Collin Co.
5	McKinney ISD	2,497	Various	NCES Common Core of Data, 2025-26 (local district staff)
6	Medical City McKinney	1,500	21 min	Est. local: 311-bed hospital; LinkedIn 1,001-5,000 band (site-level)

PLANO

	Top Employers	# of Employees	Drive Time	Source / Notes
7	JP Morgan Chase	11,133	30 min	Plano Economic Development leading-employers table, Q2 2026 (local Plano employment)
8	Bank of America	7,266	32 min	Plano Economic Development leading-employers table, Q2 2026 (local Plano employment)
9	Capital One	6,218	31 min	Plano Economic Development leading-employers table, Q2 2026 (local Plano employment)
10	Toyota North America	5,143	31 min	Plano Economic Development leading-employers table, Q2 2026 (local Plano employment)



◆ NOTABLE DEVELOPMENT PROJECTS

US-380 NEW-LOCATION FREEWAY

- Environmentally cleared. Approved and moving.
- ±8 miles, six lanes divided, ±364 acres of new right-of-way.
- New highway frontage south of the city.

US-380 CORRIDOR EXPANSION

- Proposed — McKinney to Farmersville.
- ±12 miles widened to eight–ten lanes.
- Cuts the drive to Collin County’s job centers.

COLLIN COUNTY OUTER LOOP — SEGMENT 5

- Right-of-way study active; public meeting held mid-2026.
- Highway 121 to US-380, within a 55-mile regional loop.
- Makes Farmersville an interchange, not a waypoint.

FM-547 REHABILITATION

- Under construction — ±55% complete.
- ±\$16.4M, finishing late 2026.
- Rebuilds the road serving the FM-547 housing corridor.

FARMERSVILLE PARKWAY

- ±1.0 mile from subject.
- Right-of-way acquisition underway.
- Two-lane county road becoming a four-lane divided arterial.
- Carries the city’s new 48-inch water main.





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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Meridian Grove**.

OFFERING STRUCTURE

Meridian Grove is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted.

The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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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.



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials			Date

