

# CENTURY 21<sup>®</sup>

Judge Fite Company



11193 CR-496

PRINCETON, TX 75407



\$1,023,750



1 acres

## DESCRIPTION

Prime 13+ acre investment opportunity in rapidly growing NE Princeton located near the planned and proposed Hwy 380 bypass corridor in one of Collin County's fastest expanding development areas. This offering consists of two contiguous properties totaling over 13 acres that will be sold together only and will not be subdivided or split. Princeton continues to experience exceptional residential growth and increasing commercial demand as development expands east along the Hwy 380 corridor, creating strong opportunities for investors, entrepreneurs, and developers seeking land in the path of North Texas growth. The property provides a versatile layout with open space and natural surroundings suitable for a variety of potential concepts including a wedding or event venue, event barn, agritourism destination, seasonal festival property, boutique campground or RV retreat, outdoor recreation venue, contractor yard, landscape nursery, garden center, private retreat, or service based business location. With population growth accelerating throughout Princeton and eastern Collin County, demand continues to increase for local entertainment venues, gathering spaces, recreation destinations, and service businesses supporting the expanding residential population. Electric service is already available onsite. Property will require a private water well as public water is not currently available in this location. Larger acreage tracts in this portion of Princeton are becoming increasingly limited as development pressure moves outward from the Hwy 380 corridor and surrounding communities including McKinney, Farmersville, and the greater North Collin County region. This property offers investors the opportunity to secure a strategic land position in a high growth corridor with strong long term upside potential. Buyer to verify utilities, zoning, development requirements, and all potential uses.

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21204371  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVISION:** Dakota Trail  
**LIST DATE:** 03/10/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 13.65  
**LOT SIZE (SQFT):** 594,594

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:


- Acreage
- Agricultural

## UTILITIES

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- Electricity Available

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Bruce Carr 

**BROKERED BY:** Lone Star Land Brokers