



409 E PRINCETON DRIVE

PRINCETON, TX 75407



\$1,999,999



5,732 sqft

DESCRIPTION

Prime Commercial Real Estate Opportunity in Booming Princeton, Texas, right off the highly-trafficked US 380-E. Princeton Drive corridor in prestigious Collin County. The location is unbeatable: superb visibility along E. Princeton Dr.-US 380 with 2 parcels for consideration totaling 265.34 linear feet approx. of frontage and 1.090 acres. The two parcels are surrounded by major retailers and services, including Walmart Supercenter, CVS, Ace Hardware, USPS, FedEx, Sonic, Taco Bell, AutoZone, McDonald's, 7-Eleven, U-Haul, Princeton City Hall, and Princeton High School, just to name a few. TxDOT traffic count maps show VPD between 30,324 to 33,450. Two well-positioned buildings await: one at 2,112 SF and another at 3,520 SF, with ample graveled parking and easy access via Highway 5, Sam Rayburn Tollway (Hwy 121), I-75, and US 380 east to west. Future expansions-including the US 380 Bypass-will reroute heavy traffic, reduce congestion, and unlock even more development potential. The two parcels are for sale or for lease. The asking price for the two parcels is \$1,999,999. For a lease consideration, the base rental amount starts at \$10-\$15 Per SF Per YR plus NNN fee \$3 per SF Per YR. Terms negotiable. Single or multiple buyer or tenant opportunity. Just 48 miles from DFW Airport, 43 miles to Dallas Love Field, 41 miles to downtown Dallas, and only 9.2 miles to McKinney National Airport (TKI). Buyer-Tenant and or Representative are responsible for all due diligence. Owner will require a tenant application, background and credit check with fees, first month's rent, security deposit, and commercial general liability insurance coverage over the term of the lease, depending on the terms specified in the lease agreement. All measurements and square feet are approximate. Information derived from sources deemed reliable but Astra Realty, LLC and Chris Jones do not warrant or guarantee any details herein.

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 21208119

YEAR BUILT: 1985

COUNTY: Collin

TRACT OR SUBDIVIION: See Records

LIST DATE: 03/16/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 5,732

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.09

LOT SIZE (SQFT): 47,480

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- Other

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Concrete
- Gravel
- Other

LOT DESCRIPTION:

- Acreage
- FewTrees

ROOF TYPE:

- Composition
- Metal
- Other

SIDING:

- Other

FOUNDATION:

- Other
- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Chris Jones 

PHONE: 214.744.3990

BROKERED BY: Astra Realty LLC