

PRICE REDUCED



ENTITLED "SHOVEL READY" MULTIFAMILY DEVELOPMENT SITE

23.34 +/- Acres | 378 +/- Units | 1300 N Beauchamp Boulevard | Princeton, Texas 75407

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer developers and investors the opportunity to purchase a 23.34 +/- acre entitled shoveling ready multifamily development Site located at 1300 North Beauchamp Blvd in Princeton, TX (the "Site"). The Site currently has plans in place for a 378 unit, 3-story, garden-style build out. The Seller will convey existing architectural plans, engineering plans, and select third party reports at closing. The Site has frontage along North Beauchamp Boulevard and Longneck Road, it is also one mile north of US 380 which is the major east-west thoroughfare of the city. Also, in immediate proximity are both Southard Middle School and JM Caldwell Sr. Community Park. This well-located Site is a great opportunity to acquire a development parcel at an attractive and recently reduced price of only \$19,500 per developable unit, down from \$24,470 per unit.

A 1% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity.

INVESTMENT OVERVIEW ⁽¹⁾		TAX INFORMATION	
Property	23.339 +/- Acres	Taxing Entity	Tax Rate
Location	1300 N Beauchamp Boulevard, Princeton, TX 75407 (33.188024, -96.512298)	Collin County	0.149343
Access	Available via North Beauchamp Boulevard	Collin College	0.081220
Utilities	Water and Sewer to the Site	Princeton ISD	1.257500
Zoning	Zoned through Ordinance 2022-755	City of Princeton	0.440226
Appraisal District Property ID	2879373 (Collin County)	Total Tax Rate	1.928329
School District	Princeton ISD (A- Rating per Niche.com)		
Due Diligence Vault	Princeton MF Site Due Diligence Vault		

(1) Purchaser to confirm all information during due diligence.

PRICING	
Asking Price	\$7,371,000
Asking Price per Unit ⁽²⁾	\$19,500
Asking Price per SF	\$7.25

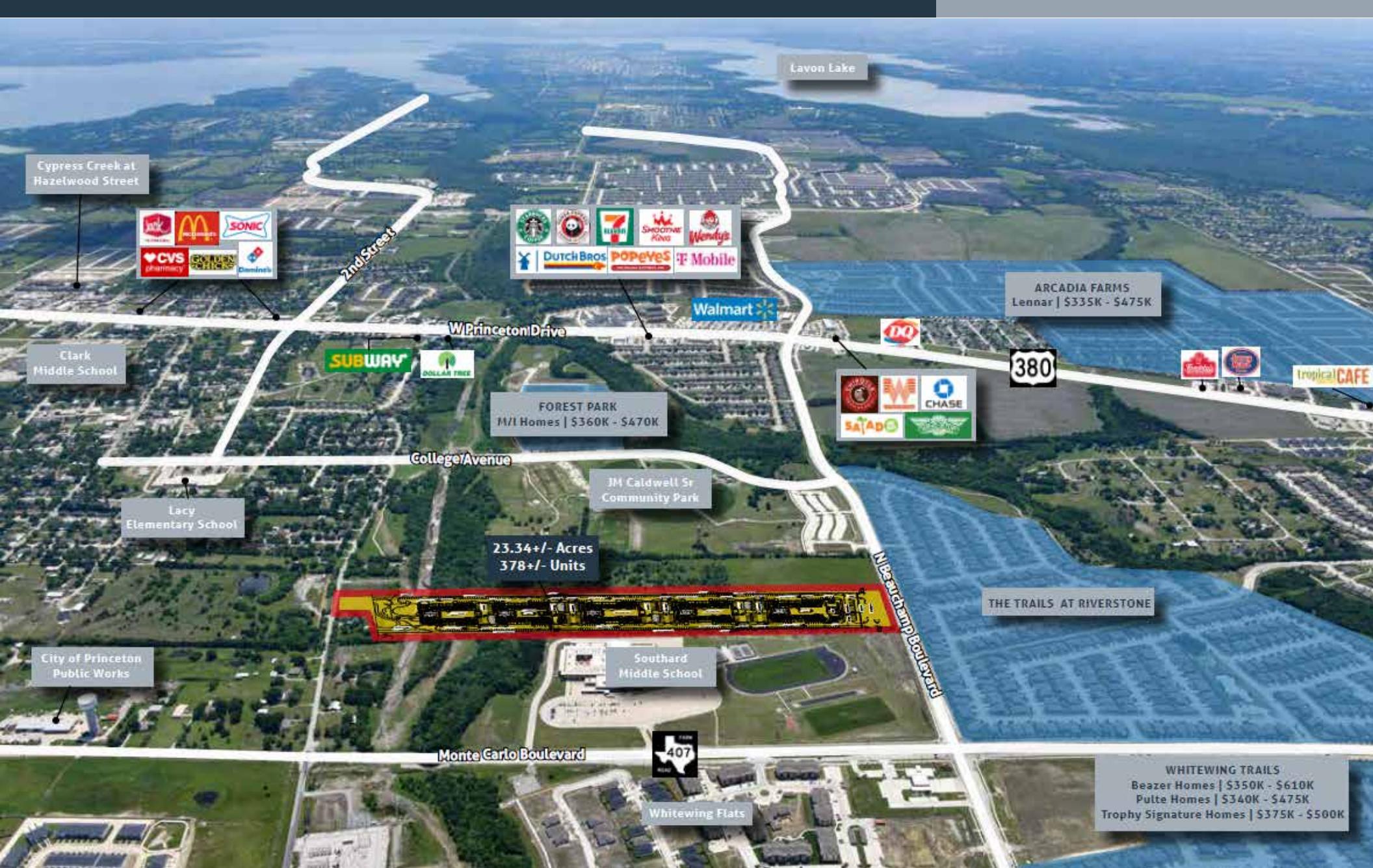
(2) Price per Unit is based on 378 developable units.

DEMOGRAPHICS

ESTIMATED POPULATION (2020)	ANNUAL GROWTH RATE (2020-2025)	MEDIAN HOUSEHOLD INCOME	MEDIAN HOME VALUE
			
1-MILE 7,325	1-MILE 8.60%	1-MILE \$82,507	1-MILE \$260,265
3-MILE 30,543	3-MILE 6.29%	3-MILE \$83,026	3-MILE \$296,468
5-MILE 40,270	5-MILE 5.91%	5-MILE \$83,043	5-MILE \$320,531



23.34+/- ACRES
PRINCETON, TEXAS



23.34+/- ACRES
PRINCETON, TEXAS



MULTIFAMILY DEVELOPMENT OPPORTUNITY | PRINCETON, TEXAS | 4

EXTERIOR ELEVATION

For illustrative purposes only.

23.34 +/- ACRES
PRINCETON, TEXAS





ARCHITECT:
CROSS ARCHITECTS, PLLC
879 JUNIPER DRIVE
ALLEN, TX 75013
P: 972.398.6644
WWW.CROSSARCHITECTS.COM

ARDEN BY KAL TERRA
PRINCETON, TEXAS

A diagram showing the outlines of two buildings, labeled 'BUILDING OUTLINES' at the top. The buildings are represented by thick black lines forming a complex polygonal shape.

The diagram illustrates the layout of the Clubhouse and Amenity Building. The Clubhouse is a long, low-profile building with a flat roof, situated on the right side of the Club. The Amenity Building is a smaller, single-story structure with a gabled roof, located directly below the Clubhouse. A dashed line connects the Amenity Building to the Clubhouse, indicating their proximity. The entire complex is enclosed within a dashed rectangular boundary.

This legend block contains a list of symbols and their meanings, each accompanied by a small icon. The symbols are:

- PROPERTY LINE: A horizontal line with two vertical end caps.
- ROW (RIGHT OF WAY): A horizontal line with two vertical end caps.
- ACCESSIBLE ROUTE: A horizontal line with two vertical end caps.
- TARGET MARK: A small circle with a crosshair inside.
- HANDICAP PARKING: A parking space icon with a wheelchair symbol inside.
- HANDICAP VAN PARKING: A parking space icon with a van and a wheelchair symbol inside.
- HANDICAP UNIT DESIGNATION: A small circle with a crosshair inside.
- TRAFFIC DIRECTIONAL ARROWS: A horizontal line with two vertical end caps and a small arrowhead pointing right.
- AV CONDENSING UNIT: A small circle with a crosshair inside.
- FIRE SPRINKLER RISER ROOM: A small circle with a crosshair inside.

SITE NOTES

1. CONTRACTOR TO INSTALL ALL EXTERIOR LIGHTING. MAINTAIN EXISTING EXTERIOR JOCKEY REQUIREMENTS ALL EXTERIOR LIGHTING.
2. TO BE DEDICATED ANY PRE-AGREED RESIDENTIAL (PER, TO MAP PLANS FOR DESIGN)
3. SEE CIVIL ENGINEERING AND LANDSCAPE PLANS FOR UTILITY LOCATIONS. CONTRACTOR TO PROVIDE AND PRESENT, PREMISES, SPACES, HCS, HAMPS AND ROOF DERRICKS.
4. CONTRACTOR TO PROVIDE AND INSTALL ALL BORROW MATERIALS FOR THE PROJECT REQUIREMENTS.
5. REFER TO BMP PLANS FOR LIGHTING SPECIFICATIONS, HAZARDOUS AREAS, AND ELECTRICAL, AIR, LOCATIONS.
6. ASTERISK INDICATES FIRE SPRINKLER REFER TO CDR.

SITE DATA	
SITE ADDRESS:	23.27
UNIT COUNT:	378
DENSITY:	16.26 UNIT/ACRE
BUILDING KEY	
	BUILDING NUMBER BUILDING TYPE
ADDRESS KEY	
	UNIT NUMBER FLOOR NUMBER BUILDING NUMBER

The diagram shows a parking tabulation form with two main sections. The top section, titled 'PARKING TABULATION', contains a grid for 'STANDARD PARKING' with columns for 'UNITS', 'CLUBHOUSE', 'TICKET/NUMBER/TANDEM', 'PROVIDED', and 'AVAILABLE'. The bottom section, titled 'PARKING SPACES', contains a grid for 'HANDICAPPED PARKING' with columns for 'PARKING SPACE', 'HANDICAP SPACE AVAIL', and 'VAN HANDICAP SPACE AVAIL'. Each grid has a legend to its right indicating symbols for 'NOT PROVIDED', 'PROVIDED', and 'AVAILABLE'.

PARKING NOTES

88 10A ACCESSIBLE PARKING SPACES:
(A) A PARKING ACCESSIBLE PARKING SPACE MUST INCLUDE:
1. A PARKING ACCESSIBLE SPOT THAT IS PAINTED WITH ACCESSIBILITY PAINTED IN THE SURFACE IN COLOR THAT CONTRASTS THE SURFACE OF THE SPOT.
2. A PARKING ACCESSIBLE SPOT THAT IS PAINTED WITH ACCESSIBILITY PAINT ON ANY ACCESSIBLE ADJACENT SPANNING SURFACE.

THE SPOTS PAINTED:
(A) IN ALL CAPITAL LETTERS
(B) WITH A HEIGHT OF AT LEAST 12 INCHES, AND A
WIDTH OF AT LEAST TWO INCHES, AND
(C) CONTRAST WITH EACH ACCESSIBLE SPOT ADJACENT TO IT
SPACES IN:

(A) IDENTIFYING THE CONSEQUENCES OF PARKING ANYTHING IN THE SPOTS PAINTED.

THE SIGN MUST:
(A) BE A CALIFORNIA STATE PARKERS SUBJECT TO FIRE ARM
HEIGHT OF AT LEAST ONE INCH
(B) BE MOUNTED ON A POLE, POST, WALL, OR OTHER
STRUCTURE THAT IS AT LEAST ONE INCH IN DIAMETER
ACCESSIBILITY STANDARDS, 806.6, AND
(C) BE AT LEAST 60 INCHES IN HEIGHT AND NO HIGHER THAN 88 INCHES
AT THE ACCESSIBILITY LEVEL.

(A) PARKING ACCESSIBLE SPOT IDENTIFICATION THAT IS PAINTED WITH
ACCESSIBILITY STANDARDS, 806.6, THAT INCLUDES THE LETTERS
"P" AND "A" IN THE SPOT.

This architectural site plan illustrates the layout of the H. Beaupreau Apartments. The plan shows a series of buildings arranged along a property line, with setbacks of 20' and 30' indicated. Key features include a central swimming pool, multiple courtyards, and a parking garage. Arrows indicate the direction of fire lanes. A legend in the top right corner defines symbols for property lines, building numbers, and fire lanes. A scale bar and north arrow are also present.

A graphic scale and a compass rose are positioned at the top left of the page. The scale is a horizontal line with markings for 0, 110, and 220. Below the scale, the text 'GRAPHIC SCALE' and '1 INCH = 110 FEET' is printed. To the left of the scale is a compass rose with a vertical North arrow and a horizontal North arrow.

UNIT MIX

Unit Mix below correlates to the Site Plan shown on the previous page. The Unit Mix was provided by Ownership for illustrative purposes.

23.34+/- ACRES
PRINCETON, TEXAS

UNIT TABULATION

INVESTMENT HIGHLIGHTS



Strategic Location

- The 23.34 +/- acre Site is well located along North Beauchamp Boulevard just a mile north of US 380, 7 miles east of US 75, and 8 miles east of SH 121.
- Retailers in the immediate vicinity include Walmart, Ace Hardware, Starbucks, and 7-Eleven.
- Just south of the Site is JM Caldwell Sr. Community Park, a facility which includes a dog park, baseball fields, and walking trails.
- The Site is located within Princeton ISD directly south of Southard Middle School, less than a mile east of Smith Elementary School, and less than two miles northeast of Princeton High School.



Zoning

- The Site is zoned through PD-29 allowing for 378 multifamily units.
- Seller will convey existing set of engineering and architectural plans to a Purchaser at Closing.
- Per the Seller, the Site will have impact fees of approximately \$1.57MM remaining to be paid along with permit fees. See Due Diligence Vault for estimated remaining fees to be paid.
- Purchaser to do their own due diligence related to the zoning and unit count.



Population and Demographics

- Per the US Census Bureau, the population of Princeton grew to 22,900 by the July of 2022, a 34.5% increase from 2020.
- According to Texas Realtors, the median price for homes in Princeton as of March 2024 was \$364,950, a 4.3% increase year-over-year.
- Per CoStar, the average unit in the Allen/McKinney multifamily submarket \$1,624 per month.
- Existing Class A multifamily deals in Princeton are achieving market rents up to \$1.78 psf.



Princeton Municipal Complex



Princeton Trails

MARKET & EFFECTIVE RENT COMPARISON									
Property	Year Built	No. of Units	Avg SF	Market Rent		Rent	Effective Rent		Occupancy
				Rent	Rent/SF		Rent/SF		
Southgate Apartments	2021	156	856	\$1,415	\$1.65	\$1,407	\$1.64		90%
The Starling	2022	300	905	\$1,609	\$1.78	\$1,593	\$1.76		87%
Cypress Creek at Hazelwood Street	2020	188	1,039	\$1,729	\$1.66	\$1,719	\$1.65		93%
Whitewing Flats	2024	192	1,129	\$1,493	\$1.32	\$1,404	\$1.24		N/A
Total/Average:	2022	209	978	\$1,573	\$1.61	\$1,543	\$1.58		90%

SOUTHGATE APARTMENTS



200 Cole St
Princeton, TX 75407

Year Built: 2021
Number of Units: 156
Rentable Square Feet: 170,000
Average Unit Size: 848 SF
Physical Occupancy: 90%

Unit Mix

Unit Description	No. of Units	SF	Rent	Rent/SF	Rent	Rent/SF
1 BR / 1 BA	70	646	\$1,295	\$2.00	\$1,287	\$1.99
2 BR / 2 BA	71	981	\$1,458	\$1.49	\$1,451	\$1.48
2 BR / 2 BA	2	1,031	\$1,599	\$1.55	\$1,592	\$1.54
3 BR / 2 BA	13	1,275	\$1,799	\$1.41	\$1,788	\$1.40
Total / Averages:	156	856	\$1,415	\$1.65	\$1,407	\$1.64

Concessions

1 month free rent on select units.

THE STARLING



149 Princeton Crossroad
Princeton, TX 75407

Year Built: 2022
Number of Units: 300
Rentable Square Feet: 300,000
Average Unit Size: 905 SF
Physical Occupancy: 87%

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Rent/SF	Effective Rent	Rent/SF
STUDIO	36	622	\$1,123	\$1.81	\$1,113	\$1.79
1 BR / 1 BA	36	655	\$1,345	\$2.05	\$1,332	\$2.03
1 BR / 1 BA	33	731	\$1,383	\$1.89	\$1,370	\$1.87
1 BR / 1 BA	48	798	\$1,481	\$1.86	\$1,467	\$1.84
2 BR / 2 BA	18	956	\$1,706	\$1.78	\$1,690	\$1.77
2 BR / 2 BA	54	1,058	\$1,762	\$1.67	\$1,745	\$1.65
2 BR / 2 BA	18	1,129	\$1,881	\$1.67	\$1,863	\$1.65
2 BR / 2 BA	39	1,339	\$2,010	\$1.76	\$1,991	\$1.75
3 BR / 2 BA	18	1,339	\$2,160	\$1.61	\$2,140	\$1.60
Total / Averages:	300	905	\$1,609	\$1.78	\$1,593	\$1.76

Concessions

1 month free rent on select units.

CYPRESS CREEK AT HAZELWOOD STREET



899 E Hazelwood St
Princeton, TX 75407

Year Built: 2020

Number of Units: 188

Rentable Square Feet: 188,000

Average Unit Size: 1,039 SF

Physical Occupancy: 93%

WHITEWING FLATS



600 W Monte Carlo Blvd
Princeton, TX 75407

Year Built: 2024

Number of Units: 192

Rentable Square Feet: 217,614

Average Unit Size: 1,129 SF

Physical Occupancy: N/A

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF
1 BR / 1 BA	60	731	\$1,419	\$1.94	\$1,411	\$1.93
2 BR / 2 BA	28	1,071	\$1,673	\$1.56	\$1,663	\$1.55
2 BR / 2 BA	36	1,122	\$1,690	\$1.51	\$1,680	\$1.50
3 BR / 2 BA	56	1,247	\$2,023	\$1.62	\$2,012	\$1.61
4 BR / 2 BA	8	1,408	\$2,365	\$1.68	\$2,352	\$1.67
Total / Averages:	188	1,039	\$1,729	\$1.66	\$1,719	\$1.65

Concessions

No concessions being offered.

*Information per CoStar

Unit Mix

Unit Description	No. of Units	SF	Market Rent	Market Rent/SF	Effective Rent	Effective Rent/SF
1 BR / 1 BA	48	931	\$1,257	\$1.35	\$1,182	\$1.27
1 BR / 1 BA	24	1,031	\$1,343	\$1.30	\$1,262	\$1.22
2 BR / 2 BA	64	1,135	\$1,539	\$1.36	\$1,447	\$1.27
2 BR / 2 BA	32	1,216	\$1,628	\$1.34	\$1,530	\$1.26
3 BR / 2 BA	16	1,458	\$1,799	\$1.23	\$1,691	\$1.16
3 BR / 2 BA	8	1,559	\$1,849	\$1.19	\$1,738	\$1.11
Total / Averages:	192	1,129	\$1,493	\$1.32	\$1,404	\$1.24

Concessions

1.5 months free rent on select units.

*Information per CoStar

DFW HIGHLIGHTS

- The DFW area boasts a resilient and well-diversified economy, securing the fifth spot in the nation for growth, with an impressive Gross Metropolitan Product (GMP) of \$682 billion in 2022. Recent surveys conducted by CBRE have further affirmed its stature, ranking it as the top market for real estate investment in 2023.
- Truist reports reveal the DFW Metro's stellar performance, recording the highest year over-year job growth rate from April 2022-2023. Among the largest U.S. metros, it clinched the second-highest overall job growth, solidifying its position as a powerhouse in employment dynamics.
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- DFW's recent accolades include being ranked #2 in the nation for Most Commercial Projects Underway, attaining the status of the #5 Fastest-Growing Economy in 2022, and securing the position of the #6 Most Innovative City in the World.
- Collin County, where the Site is located, is witnessing demographic shifts, and experienced a population surge of 3.14 percent, and adding over 36,000 new residents from 2021 to 2022 per the US Census Bureau.

Positioned within Collin County, a vital component of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"), the Site contributes to the region's robust demographic landscape. DFW, encompassing 12 counties in North Texas, reigns as the largest population center in Texas, the fourth largest in the U.S., and the seventh largest in the Americas.



GROSS METROPOLITAN
PRODUCT

\$682 Billion



DFW POPULATION
GROWTH

3.14% (2021-2022)



DFW ESTIMATED
POPULATION

8.1 Million



ECONOMIC OVERVIEW

Princeton is located within Collin County, and has experienced tremendous population growth in recent years, nearly doubling between 2000 and 2010, followed by an increase of 150% from 2010 and 2020. The city is a popular target for planned residential development and presents major opportunities for retail and commercial growth. The Site is strategically positioned in the northeastern sector of the Dallas Fort Worth area, the fourth largest metropolitan statistical area in the country. Princeton has experienced sustained growth due to its proximity to DFW, and because of the consistent outflow of urban dwellers from Dallas and Fort Worth. DFW is one of the fastest growing economies in the nation with Collin County having an impressive average weekly wage of over \$1,526 across all industries as of Q4 2023 according to the Bureau of Labor Statistics. The Dallas-Fort Worth MSA economy centers around well-established industries such as manufacturing, logistics, professional/business services, and healthcare. According to the Federal Reserve Bank of Dallas, the Dallas Fort Worth metro experienced continued job growth seeing employment in DFW rise 2.4 percent in December 2023, with the unemployment rate dipping to only 3.7 percent.



COLLIN COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Frito Lay	15,321
JP Morgan Chase	12,000
Conifer Health Solutions	11,000
Liberty Mutual	5,000
Toyota	4,000
Ericsson	4,000
Raytheon	3,000
Encore Wire	1,672
Medical City McKinney	1,149



AREA OVERVIEW

Princeton is located along US 380, the main east-west thoroughfare in Collin County, situated just east of McKinney, which was rated the sixth fastest-growing U.S. city in 2018 and currently has approximately 207,507 residents. Princeton is approximately eight miles east of US 75. Princeton residents benefit from convenient accessibility to major employment hubs including Watters Creek, CityLine, Legacy West, The Star, and the Dallas CBD. Princeton's estimated population in 2024 is 30,152 per the U.S. Census Bureau and is expected to accelerate over the next several decades and reach a population of nearly 80,000 residents by 2050.

EDUCATION

The Site is served by Princeton ISD, one of the top-rated school districts in Texas receiving numerous awards and recognition. Princeton ISD proudly accommodates a student body of nearly 7,000 students and 13 schools. The Site is served by Smith Elementary School (1.1 mile west), Southard Middle School (less than mile north), and Princeton High School (1.5 miles south).



ALLEN/MCKINNEY MARKET PER COSTAR



AVERAGE MULTIFAMILY
ASKING RENT

UP TO \$1.70 PSF



PROJECTED 12-MONTH
ASKING RENT GROWTH

0.7%



TRANSPORTATION



Air: 36.5 miles southeast of the Site is DFW International Airport, which serves public as well as private aviation needs with local and international travel. About 4.5 miles to the east of the Site is McKinney National Airport. Also Love Field is located 30 miles south of the Site, which provides flights across North America.



Highway: One mile separates the Site from US 380, which gives access to the entirety of the MSA. Highway 75, which provides convenient access into the City of Dallas, is located just over seven miles west of the Site. Furthermore, Highway 78 is found eight miles east of the Site.



Public Transit: Dallas Area Rapid Transit (DART) Mobility Service is now the source of power for Collin County Transit. The program offers qualified users from McKinney, Melissa, Celina, Lowry Crossing, Princeton, and Prosper the same on-demand shared rides.



March 2024 Market Statistics - Princeton

Median Price

\$364,950

▲ 4.3% YoY

Closed Sales

28

▼ -17.7% YoY

Active Listings

93

▲ 93.8% YoY

Months Inventory

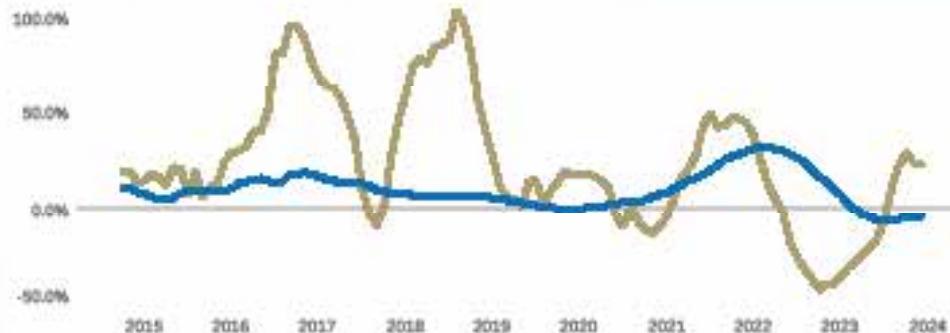
3.0

▲ 1.3 YoY

PRICE DISTRIBUTION

< \$100k	3.6%
\$100-199k	0.0%
\$200-299k	14.3%
\$300-399k	64.3%
\$400-499k	17.9%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



TRANSACTION TIME STATS

Days on Market

77

10 days less than March 2023

Days to Close

29

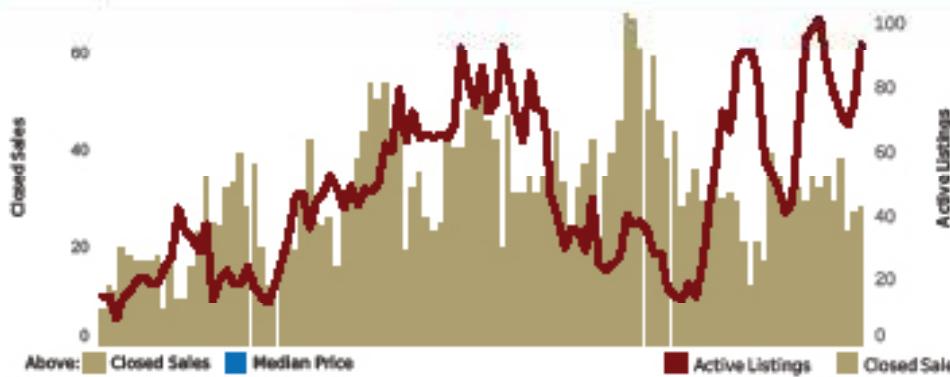
7 days less than March 2023

Total Days

106

17 days less than March 2023

CLOSED SALES AND ACTIVE LISTINGS



HOME VALUATION STATS

Median Price/Sq Ft

\$180.99

▲ 3.0% YoY

Median Home Size

2,014 sq ft

Median Year Built

2019

Close/Original List

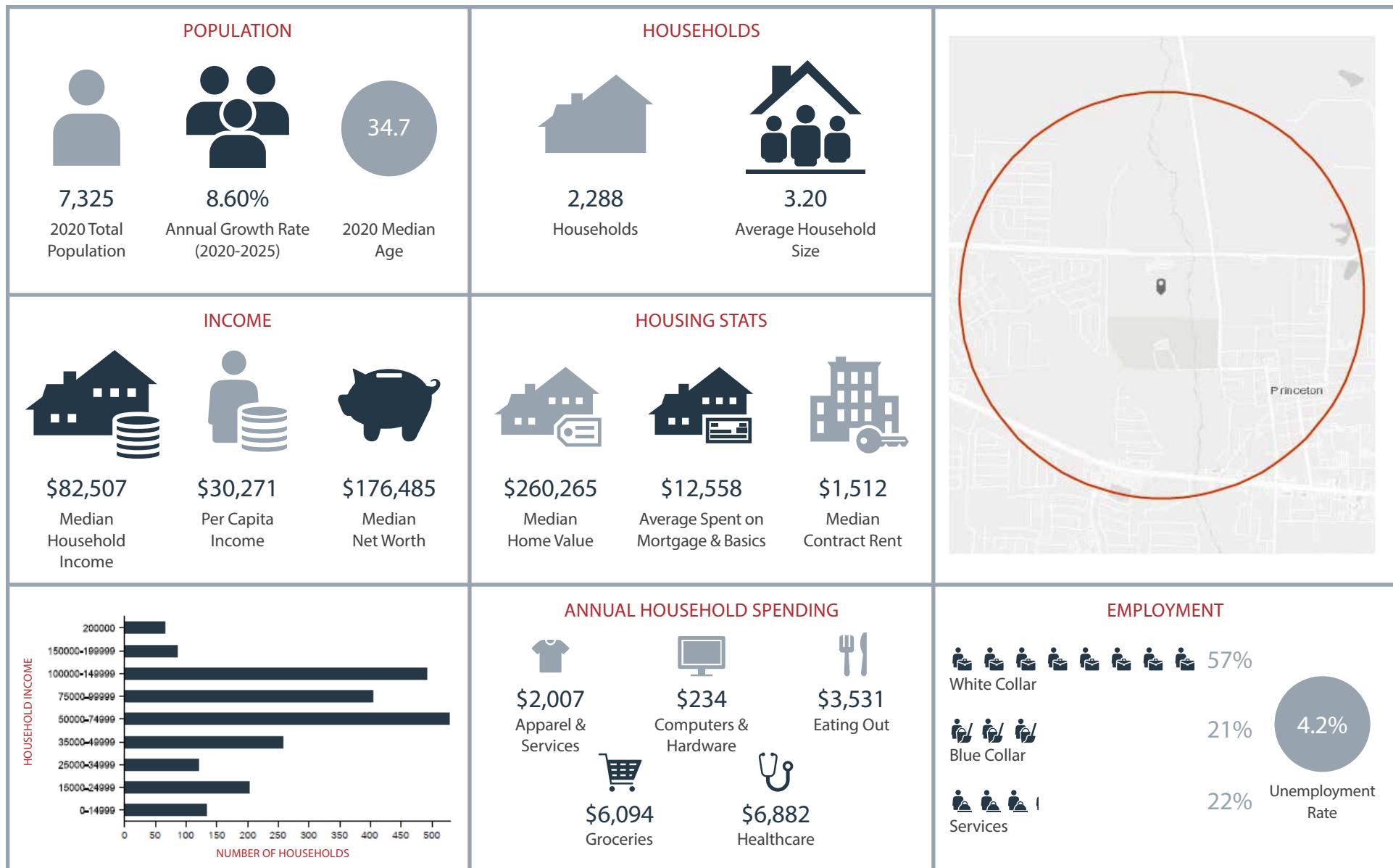
96.2%



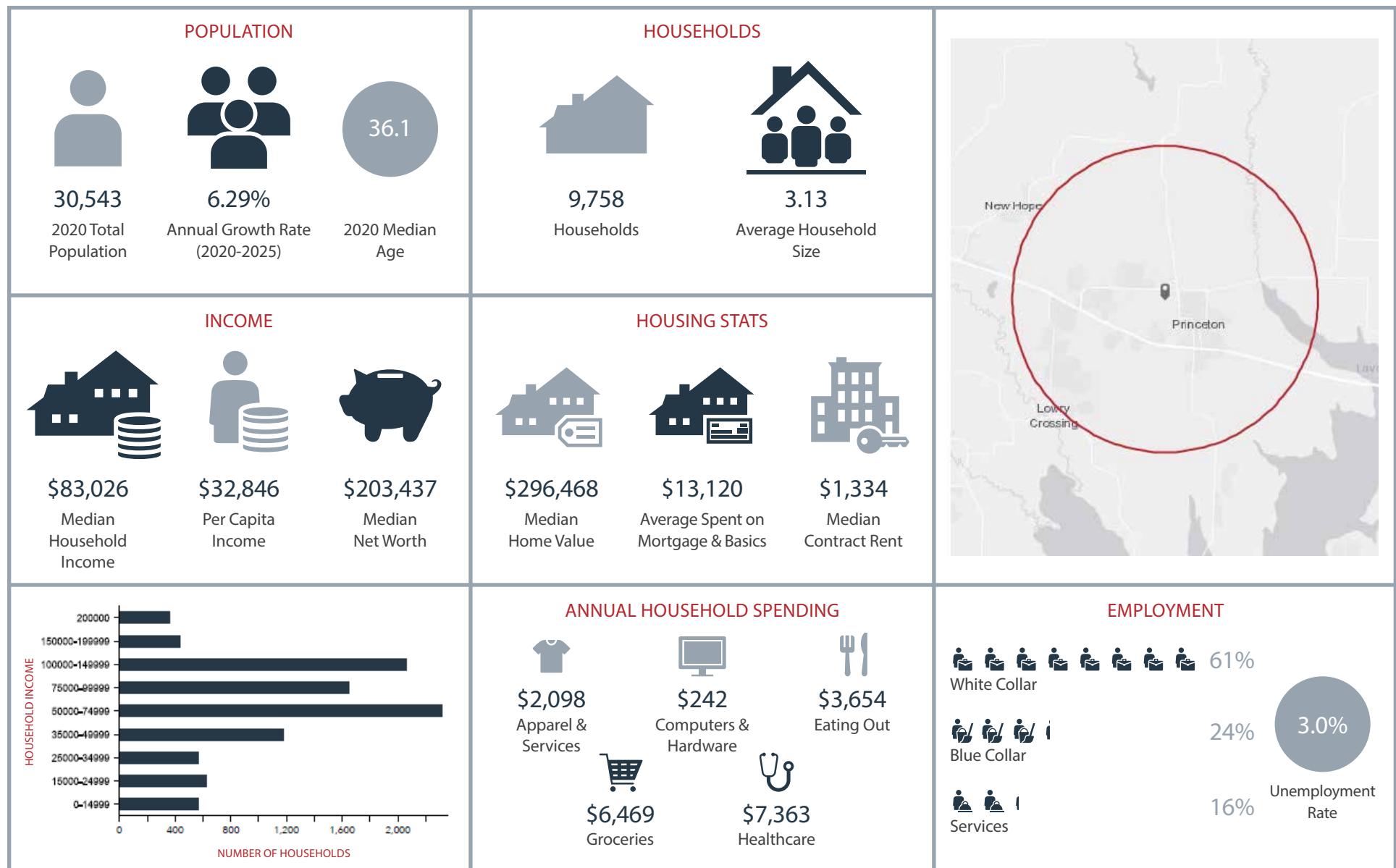
Texas Real Estate Research Center

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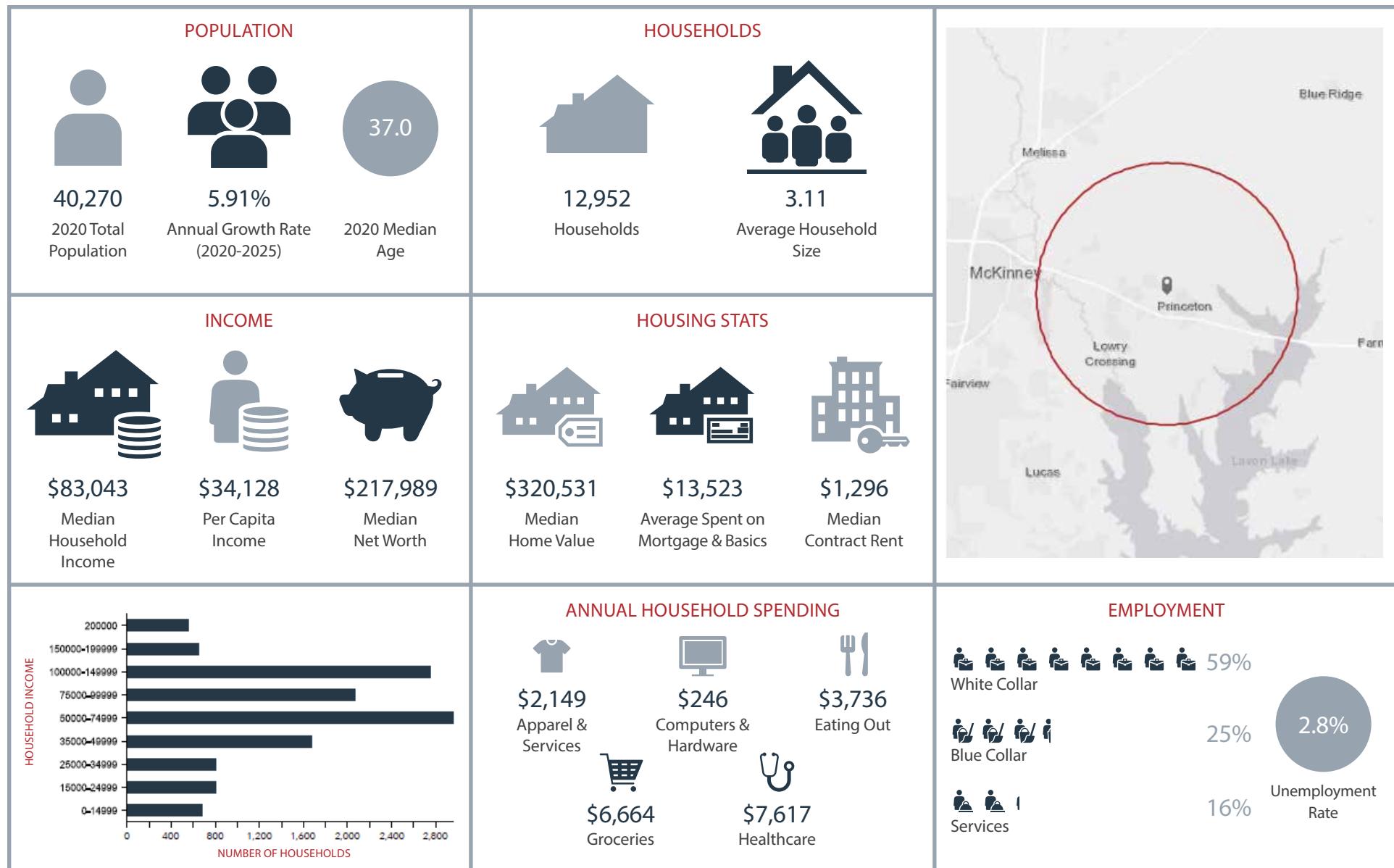
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

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:
 - 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

Sales Agent/Associate: Will Droeze | License No. 770325 | Will@VanguardREA.com | 214-556-1952

Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948

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23.34 +/- Acres | 1300 N Beauchamp Boulevard | Princeton, Texas 75407



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