



Princeton Office Condos

Portfolio of 4 Properties for Sale



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Princeton Office Condos

\$5,433,497

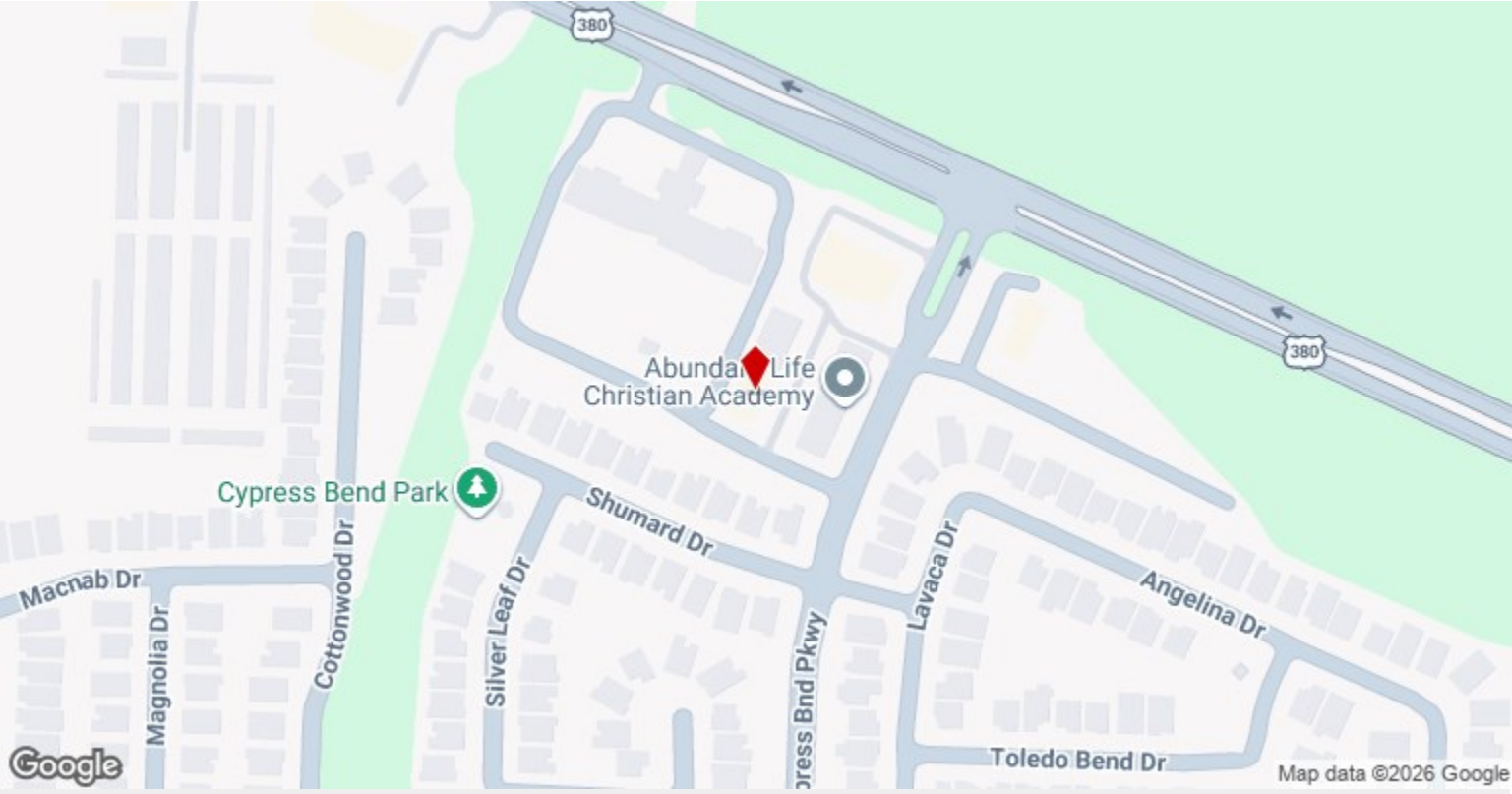
Rare opportunity to acquire a portfolio of 12 office condominiums located at 200 Cypress Bend Pkwy in Princeton, Texas. All 12 units are currently occupied and cash flowing, providing an investor with immediate income from a stabilized commercial asset. The office condos are situated in a rapidly growing North Texas market with convenient access to US Highway 380 and major regional employment centers, and McKinney National Airport. The property offers a diversified tenant base across multiple individually leased office units, providing an attractive combination of current cash flow and long-term appreciation potential. This is an ideal opportunity for an investor seeking a turnkey commercial real estate asset with established occupancy and income in one of the fastest-growing areas of Collin County. Financial information, leases, and additional property details are available upon request. All information is deemed reliable but not guaranteed and should be independently verified by the buyer. *Please Note- 12 Condo Units, 1125 sq ft each, are offered together in this portfolio, across 4 buildings. 4 condo units across 2 of buildings are NOT a part of this...

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- Located at a major signaled intersection, 380 & Cypress Bend Pkwy
- Multi-tenant neighborhood commercial property located along Cypress Bend Parkway in Princeton, one of the fastest-growing communities in Collin County
- Established mix of service-oriented tenants at the property includes healthcare, dental, therapy, education, wellness, and driving school users
- Positioned within a growing residential trade area that continues to experience new housing development and population growth throughout Princeton

Price:	\$5,433,497
Price / SF:	\$271.67 / SF
Cap Rate:	6.70%
Sale Type:	Investment or Owner User
Status:	Active
Number of Properties:	4
Total Building Size:	20,000 SF





Princeton Office Condos

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 200 Cypress Bend Bldg A, suite 1, Princeton, TX	Office	5,000		
 200 Cypress Bend Pky Bldg 5, Princeton, TX	Office	5,000		
 200 Cypress Bend Pky Bldg 4, Princeton, TX	Office	5,000		
 200 Cypress Bend Pky Bldg 3, Princeton, TX	Office	5,000		

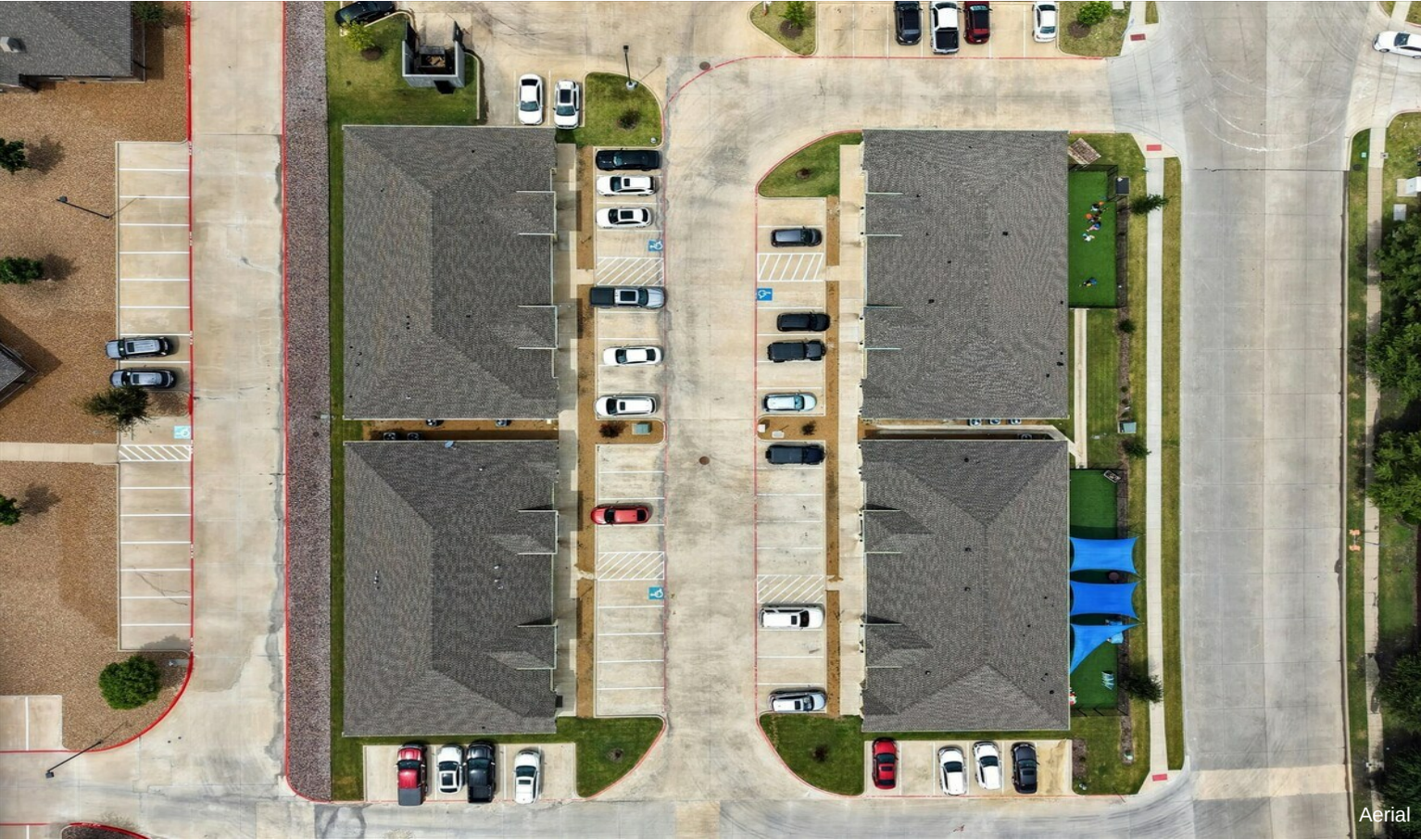
Property Photos



Property Photos



Exterior 2



Aerial

Property Photos



Property Photos



Exterior 5



07-Exterior 6

Property Photos



Property Photos



Property Photos

