

FOR LEASE

S PRESTON RD & TX-289 BUS

CELINA, TX 75009



PROPERTY INFO

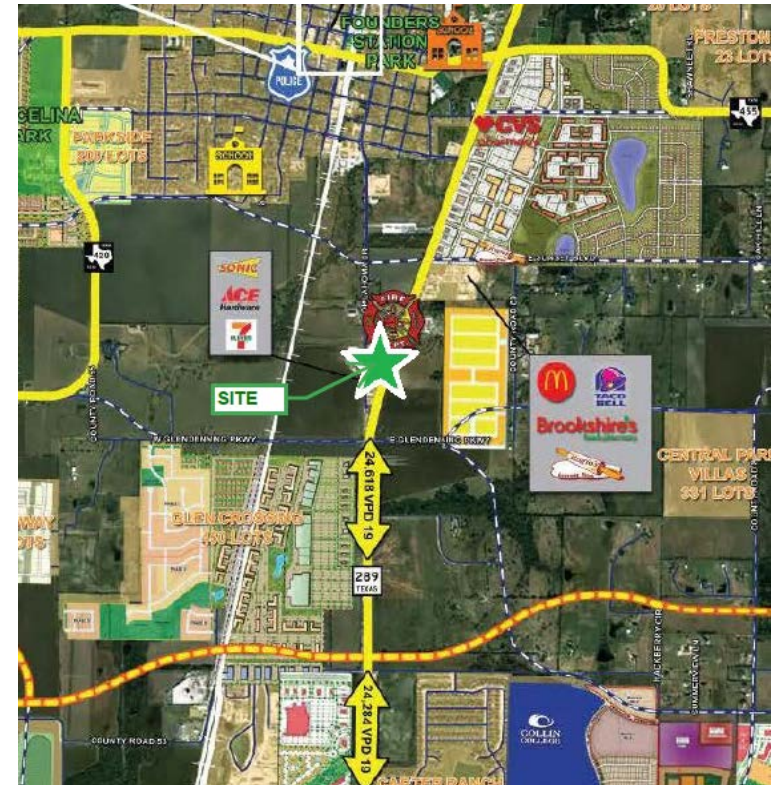
- + ± 1.225 acres available for Ground Lease
- + 40 miles N of Downtown Dallas
- + ± 221' frontage on Preston Road
- + Area retailers include: Ace Hardware, Tractor Supply Co., Brookshires, CVS, 7-Eleven, O'Reilly Auto Parts, McDonalds, Sonic, Taco Bell, Subway, Dollar General, Dominos, Dickey's BBQ, Sherwin Williams, and more
- + Celina residents spend more than \$92MM annually outside of the city limits
- + Celina is experiencing tremendous population growth - the city is currently gaining approximately 300 residents/month

Traffic Counts

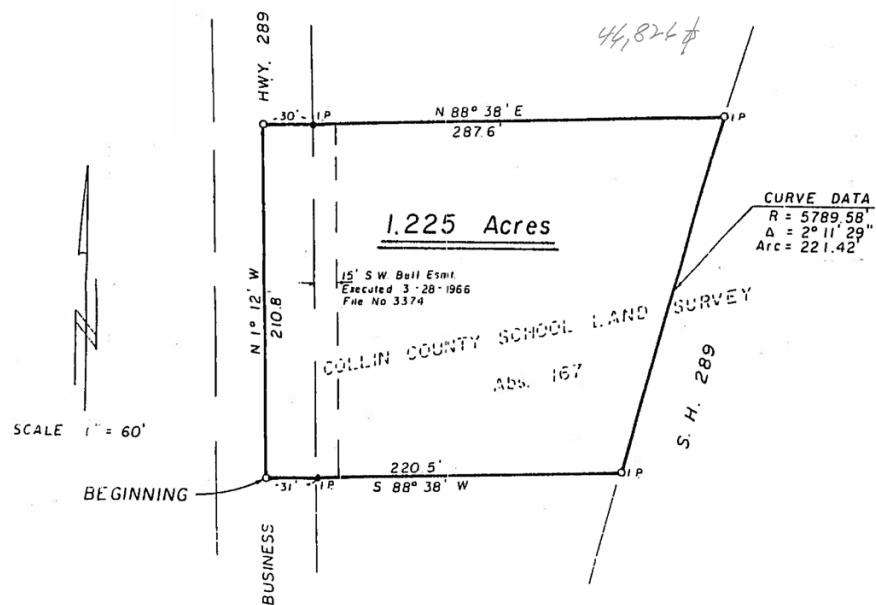
S Preston Rd 24,618 vpd

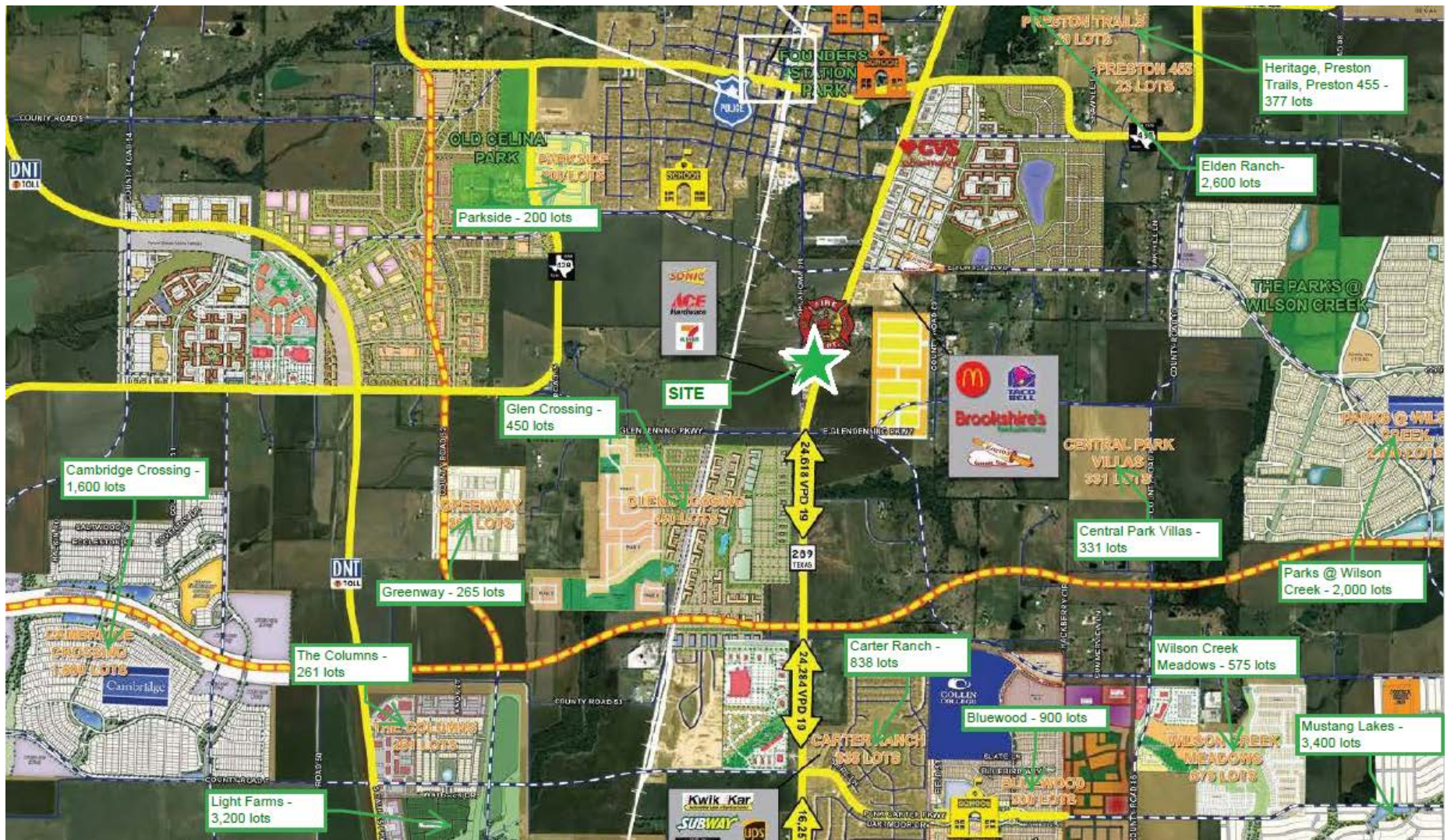
2019 Demographic Summary

	3 Mile	5 Miles	10 Miles
2019 Population	12,010	29,333	194,813
2024 Est Population	16,859	41,131	249,248
Households	3,596	9,154	61,703
Median HH Income	\$103,806	\$118,077	\$111,330



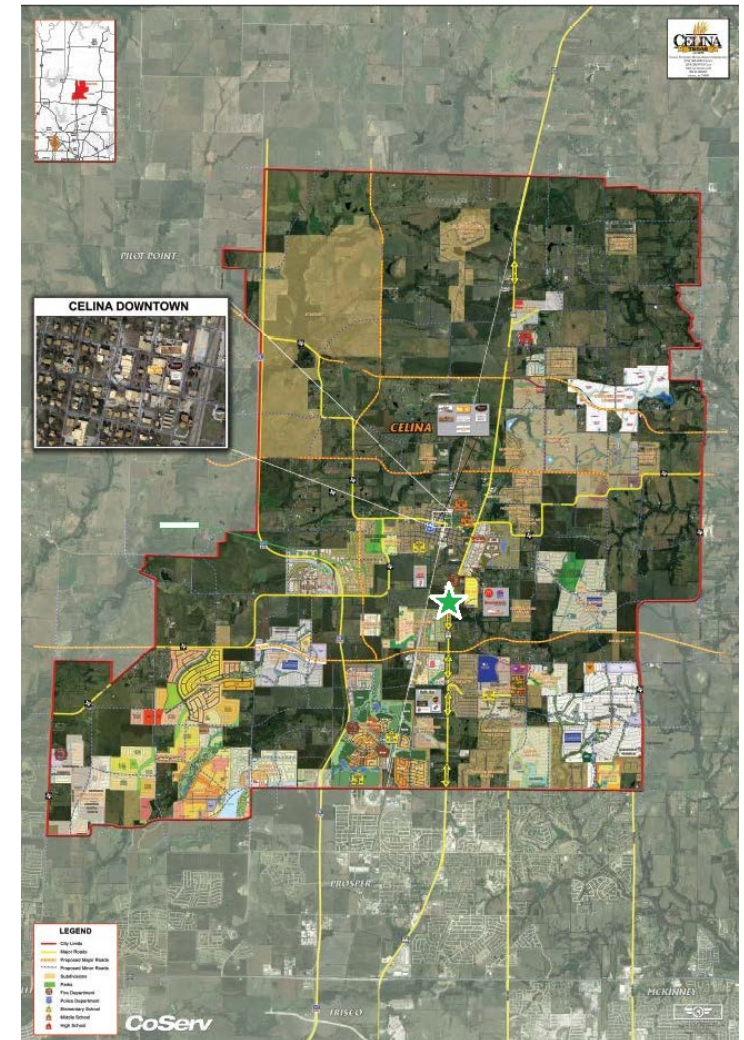
SURVEY PLAT





MARKET INFO

- + Celina is strategically located in high growth Collin County, nestled between the major arteries of Preston Road to the East and the future Dallas North Tollway to the West.
- + New homes in Celina's communities can be almost \$100,000 less than a comparable house to the South in Prosper, and almost \$200,000 less than a comparable house in Frisco
- + Celina boasts top ranked school districts, and is just a short commute away from major large corporate campuses, shopping, dining and entertainment districts
- + With a population of nearing 20,000, the City of Celina's population grew by 117.2% from 2010-2018, making it the fastest growing city in DFW. The city is projected to have 54,000 residents by 2025, and approximately 350,000 residents at full build out
- + Celina is positioned geographically, demographically and economically to quickly become a major player in the North Texas metropolitan community
- + The city of Celina is seeing an average of 143 new home building permits per month



CONTACT US

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