



14.734 AC LAND NEAR CELINA HIGH SCHOOL

MULTIFAMILY OPPORTUNITY

LAND FOR SALE

SEQ Preston Rd & CR 134,
Celina TX 75009

A total of 14.734 acres are for sale at SEQ Preston Rd and CR 134 in Celina, Texas. The Property is located adjacent to Celina High School.

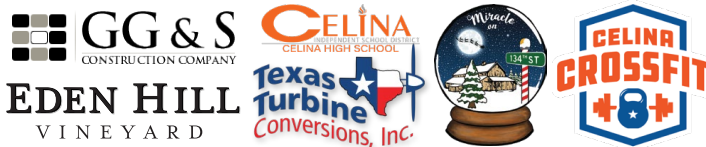
The asset currently has a site plan of Multifamily Opportunity for a maximum allowed by city, comprising a total of 300 units.

The Pond/Greenbelt on the site will be shared common amenity to help pull the nearby sites together and create a sense of community.



LAND PRICE **CALL FOR PRICE**

NEARBY



TRAFFIC COUNTS

Preston Rd N	6,000+ VPD
FM 455	1,110 VPD
Farm-to-Market Road 455	2,008 VPD
TX-289	10,375 VPD

DEMOGRAPHICS

2023 - Source Esri	2-Mile	5-Mile	10-Mile	
	Total Population	2,260	11,010	90,919
	Median Household Income	\$144,341	\$119,396	\$150,553

MUKESH PARNA

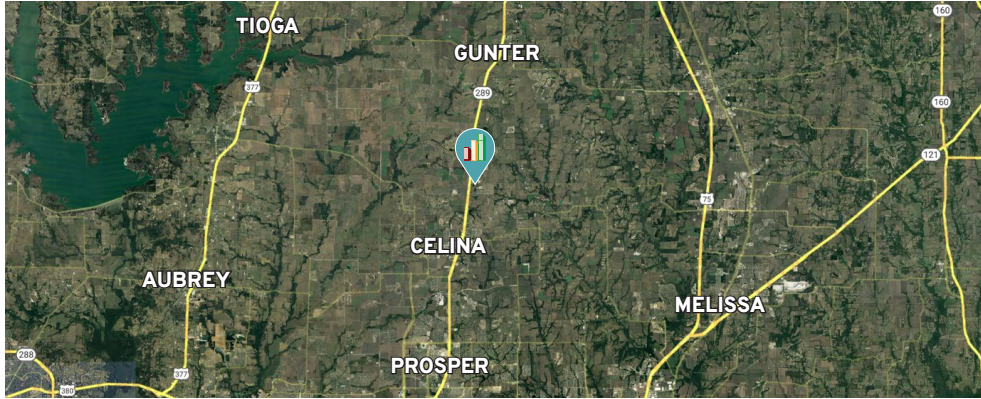
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8195 Custer Rd, Suite 200 A
Frisco, TX 75035



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KEY FACTS

Property Use	Entitled For Multifamily
Land Size (AC)	14.734 Acres
Zoning	PD-45
Property Visibility	SEQ Preston Rd & CR 134
Utilities	The sewer recently extended from Preston Road to the site
Water on Property	Yes
Adjacent Parcels Available	Yes
Frontage	CR134 Frontage - 548.41 Ft
Access	CR 134

HIGHLIGHTS

- Located close to high traffic Preston Rd / US 289 from an accessibility perspective
- Opposite to Celina High School
- Future connectivity to Dallas North Tollway extension (DNT)
- Less than 45 miles from Dallas Love Field and DFW airport
- Adjacent to brand new Buffalo Ridge community by D R Horton & Grand Homes

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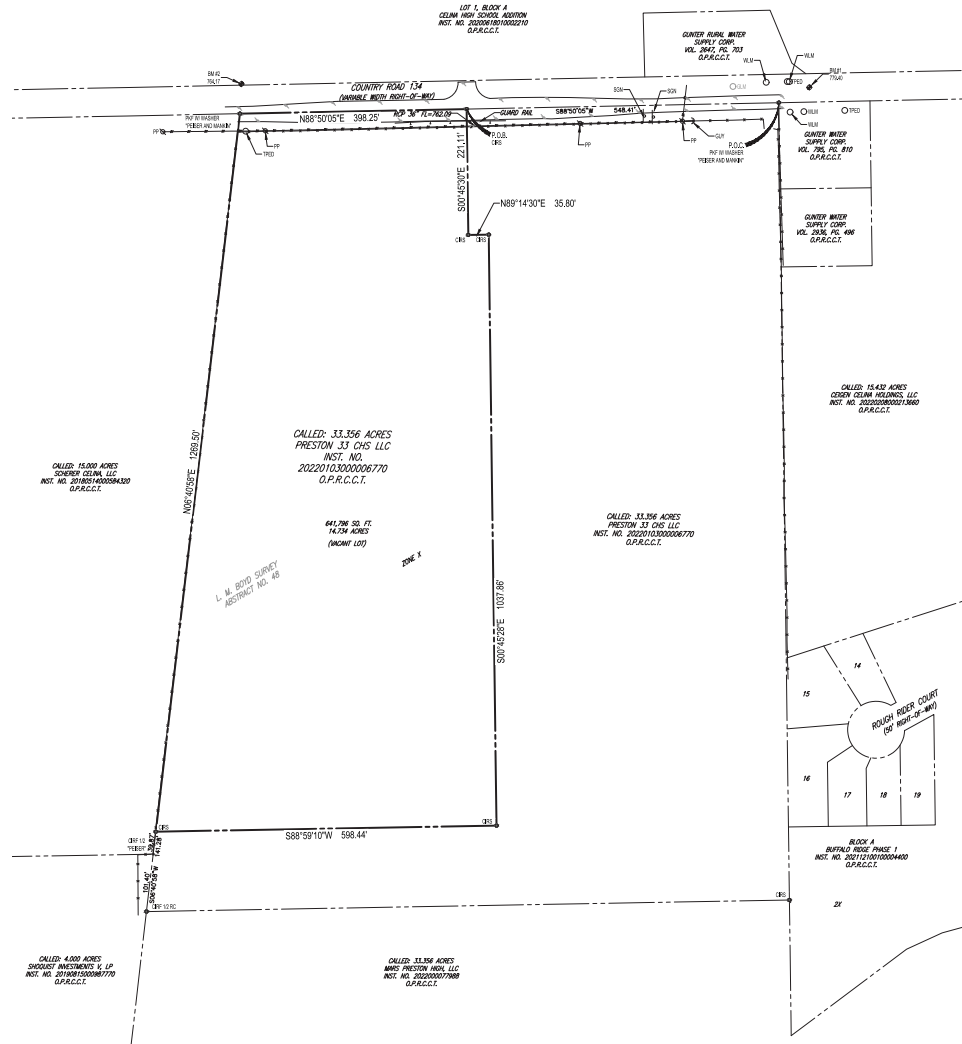


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BOUNDARY SURVEY



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SITE PLAN



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GG & S
CONSTRUCTION COMPANY

THE LAKE DOCTOR
Providing Sportfish and Lake Management Services

Texas Turbine
Conversions, Inc.

CELINA
CELINA HIGH SCHOOL

SUBJECT PROPERTY



Jerry and Linda Moore
Middle School

CELINA
CROSSFIT

GRAND HOMES

Nordic Pure
AC & FURNACE AIR FILTERS

LMI
TREES

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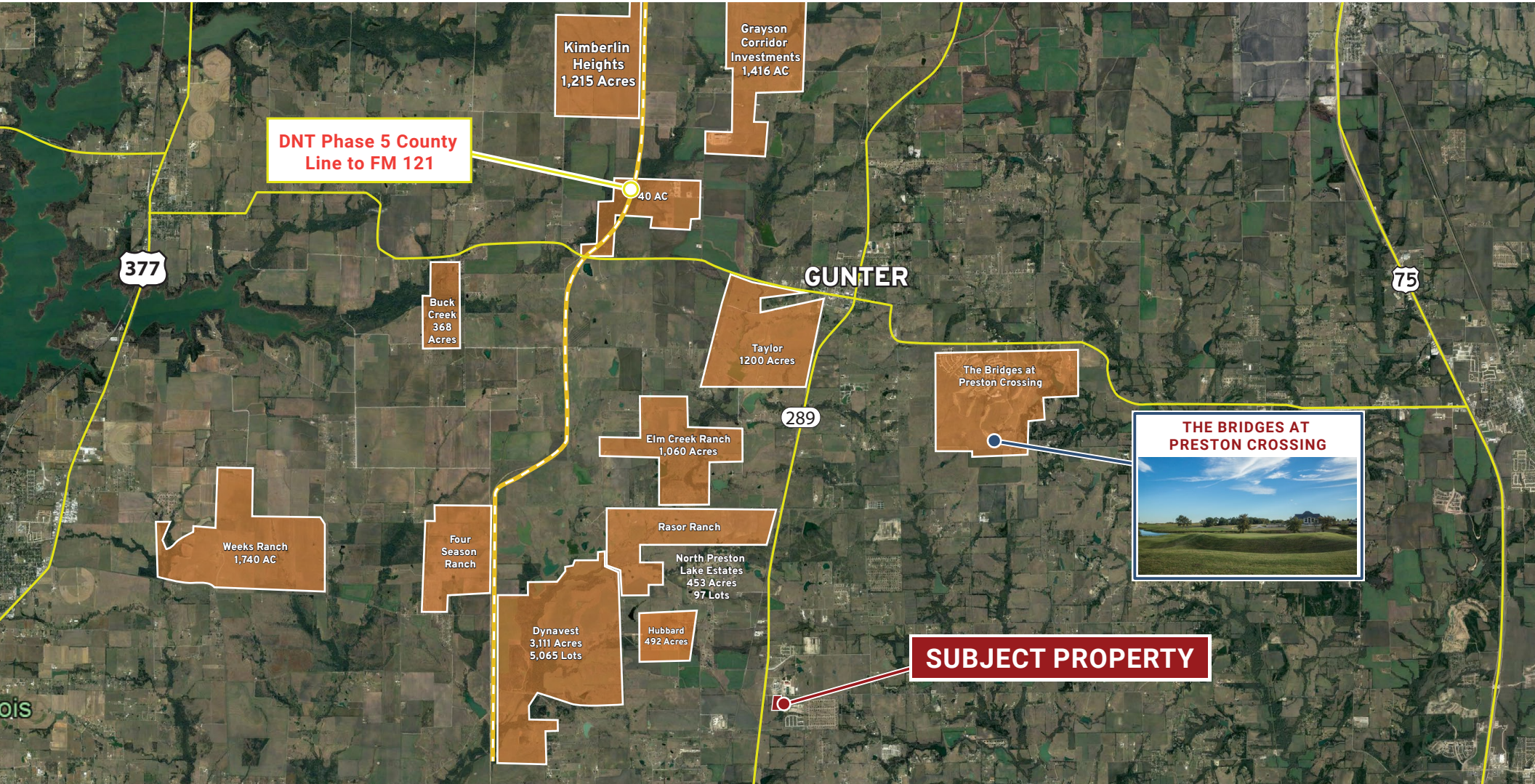


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PROPERTY SURROUNDINGS



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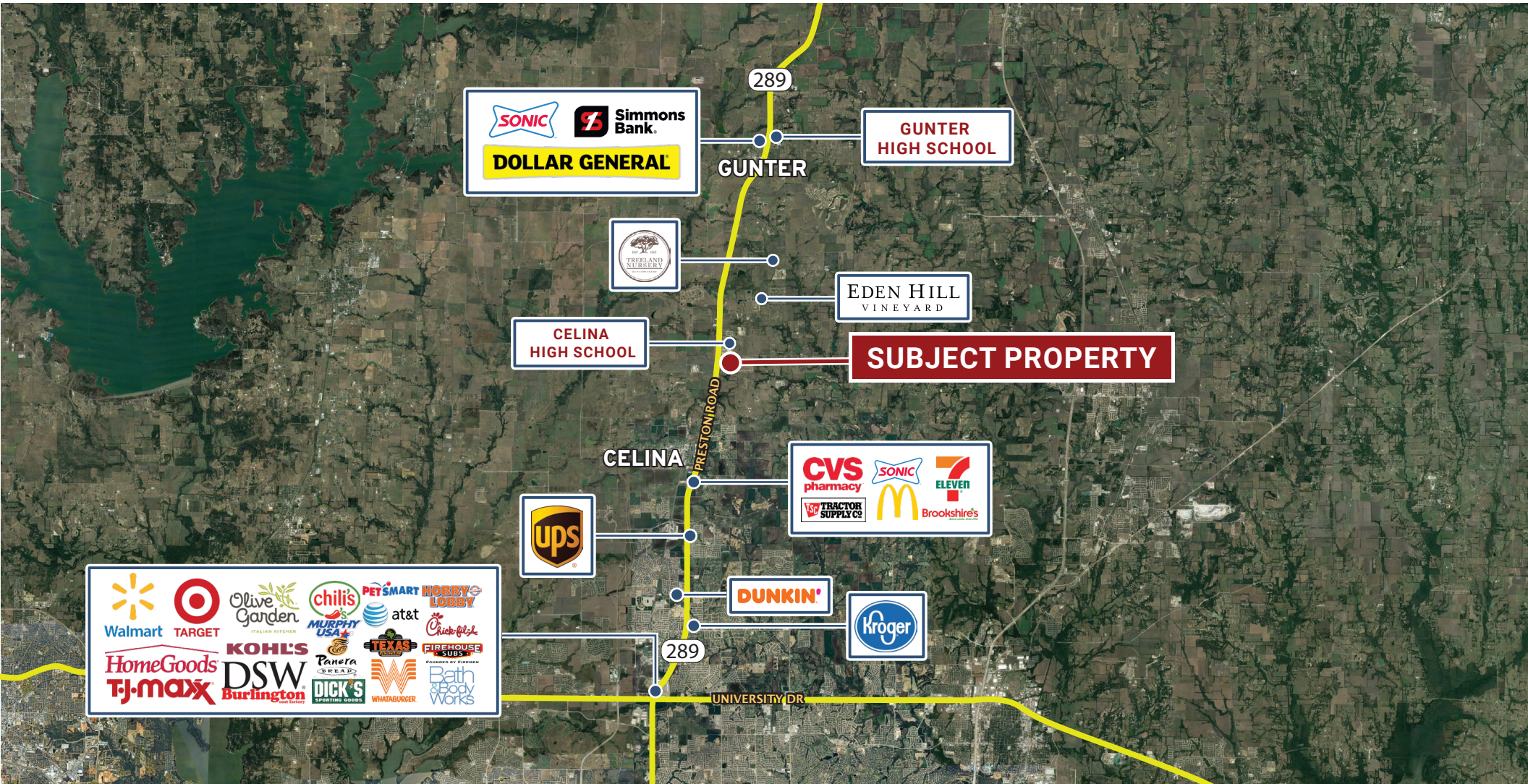


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RETAIL/HIGHLIGHTS MAP



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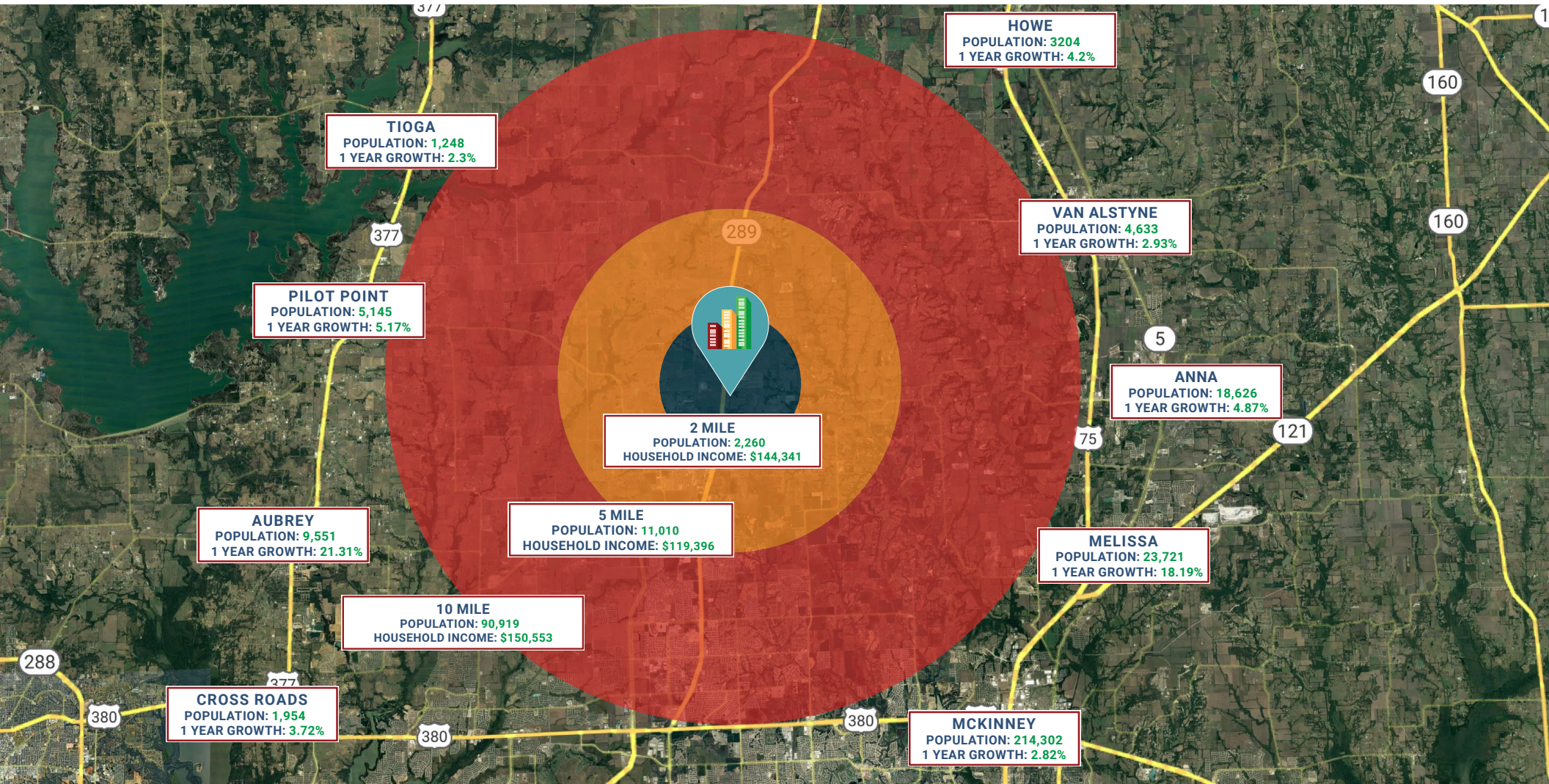
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DEMOGRAPHICS



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ECONOMIC OVERVIEW

Celina is the 1st Gigabit City in the State of Texas. This innovative initiative sought to provide gig speed internet to every Celina home. Celina has been ranked the #1 fastest growing city in North Texas for three years in a row by the Dallas Business Journal. The EDC is developing a "Gigabit City Innovation Fund" which shall be used for start-ups, innovators, and those businesses needing fiber. Our goal is to encourage increased high-wage and knowledge-based jobs in Celina. As retail and commercial businesses are moving into Celina, infrastructure and development are keeping a rapid pace throughout the city. With a population of approximately 40,000 (and growing), it is in an ideal location in the coveted Collin County corridor.



Celina High School Fields

COLLIN COUNTY LARGEST EMPLOYERS

COMPANY NAME
AmerisourceBergen Specialty Group
Baylor Medical Center at Frisco
Conifer Health Solutions
Emerson Process Management Regulator Technologies
Encore Wire
Ericsson
Fannie Mae
FedEx Office
Frito-Lay
Hewlett Packard Enterprise
J.C. Penney
Liberty Mutual
Mario Sinacola Companies
Medical City McKinney
NTT Data
Raytheon Space and Airborne Systems
Torchmark
Toyota
Wistron GreenTech (Texas) Corporation

Source: www.discovercollincounty.com/top-employers-collin-county/

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TRANSPORTATION/AREA HOUSING

Everything on the property was well thought out and is beautifully maintained. The property is located on CR-106, just east of US-289 (Preston Rd) in Celina, TX. Just 30 minutes north of Frisco and Legacy Business Park, one hour north of Dallas, and 45 minutes from DFW airport. The property is primarily open with excellent improved pastures which are fenced and cross-fenced, with two loafing sheds in the pastures. The paved driveway leading up to the main house is an excellent example of the clean and manicured features the property has to offer.



Air: Located just 20 miles and a quick 34-minute drive from McKinney Airport, and a mere 41 miles with a 46-minute commute to Dallas International Airport, this prime location offers easy access to both regional and international travel hubs. Whether you're a frequent flyer or value the convenience of swift airport connections, this property's strategic location makes it an ideal choice for those seeking a well-rounded lifestyle.



Highway: This site enjoys a strategic location with excellent access to major highways. To the west, just a short 1-minute walk away, lies Highway 289 (Preston Road), a crucial east-west corridor connecting Dallas Parkway and US-289. Dallas Parkway, approximately 10 miles to the west of the property, continues its expansion northward, serving as a primary thoroughfare in Grayson County and providing direct access to the Dallas Central Business District. Moreover, US-289 is a vital north-south artery linking Sherman to Dallas. This advantageous positioning near these major highways ensures that residents and businesses at this location enjoy the convenience of easy transportation, making it an ideal destination for both commercial and residential endeavors.



McKinney National Airport



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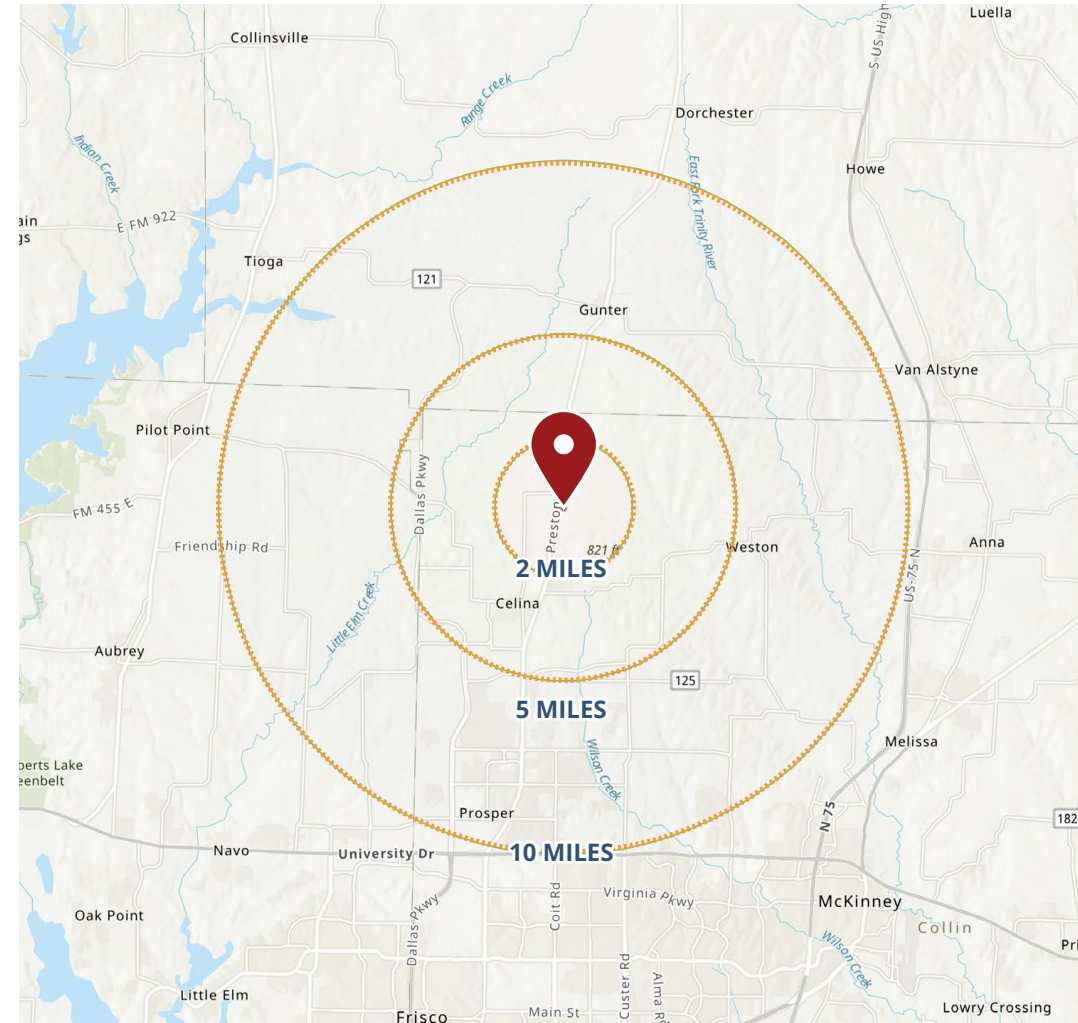
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DEMOGRAPHICS

2023 Summary	2 Miles	5 Miles	10 Miles
Population	2,260	11,010	90,919
Households	619	3,349	27,754
Families	530	2,683	22,789
Average Household Size	3.60	3.27	3.27
Owner Occupied Housing Units	551	2,806	24,371
Renter Occupied Housing Units	68	543	3,383
Median Age	42.3	40.0	38.3
Median Household Income	\$144,341	\$119,396	\$150,553
Average Household Income	\$185,143	\$154,753	\$188,181



 **1,642**
TOTAL BUSINESSES

 **12,365**
TOTAL EMPLOYEES


\$150,553
MEDIAN
HH INCOME


\$57,596
PER CAPITA
INCOME


\$670,384
MEDIAN
NET WORTH

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DISCLAIMER

This Flyer contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations.

This Flyer describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs.

ANY RELIANCE ON THE CONTENT OF THIS FLYER IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither SANKALP Realty LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date