



# LEGACY HILLS - DNT ±30 ACRES RETAIL/PAD SITES FOR SALE

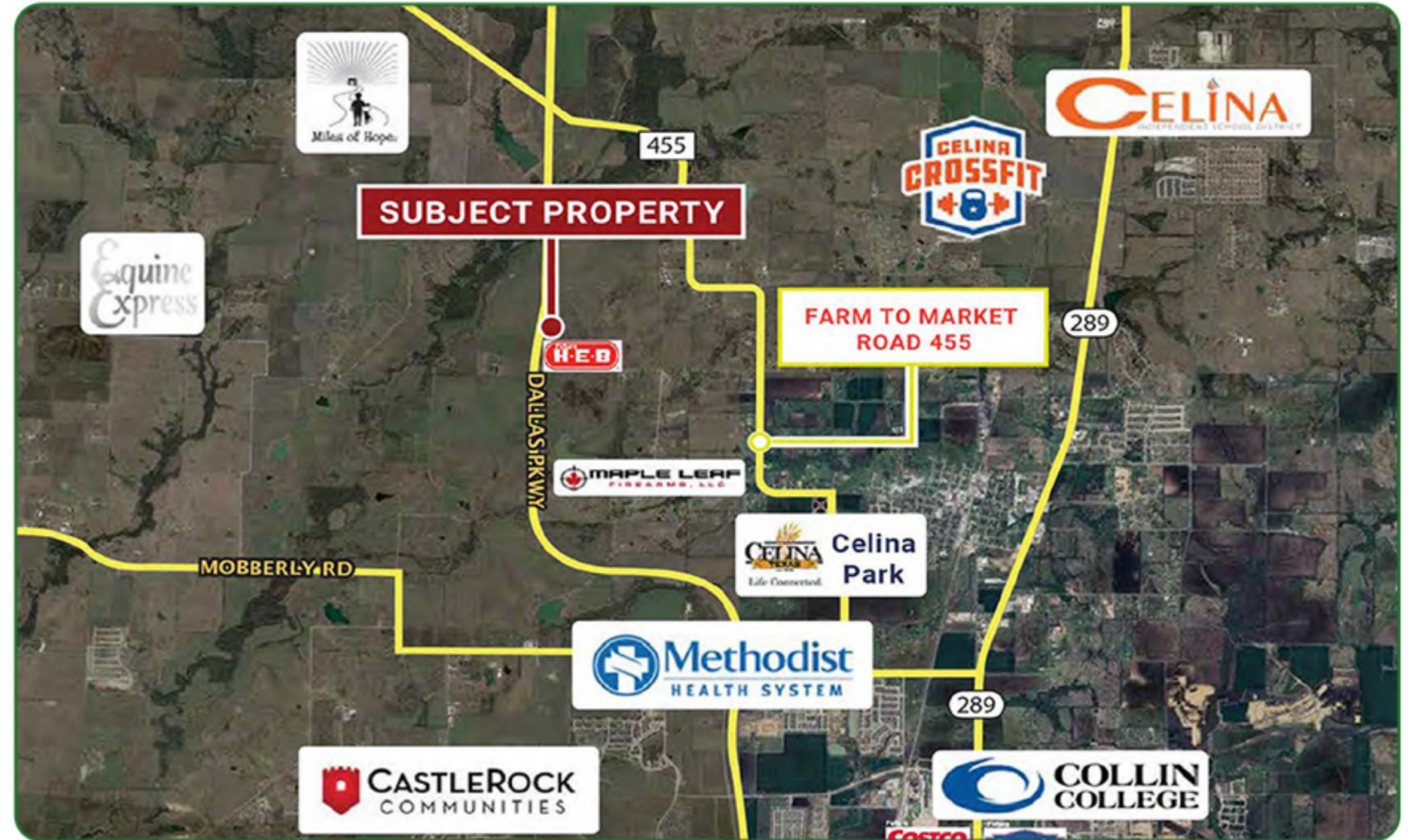
NEQ DNT & CR-9, Celina, TX 75009

Sankalp Realty is introducing Legacy Hills ±30 acres located at the northeast quadrant of DNT & CR-9 in the City of Celina - The #1 fastest growing City in the State of Texas.

The property is conveniently located at Downtown Celina on County Rd-9. This property provides easy access to major roads and amenities.

This property is next to HEB future development.

CALL FOR INFO/SALE PRICE  
NEARBY



## TRAFFIC COUNTS

Dallas Pkwy	4,597+ VPD
TX-289	12,734+ VPD
TX-360	32483+ VPD
Farm-to-Market Road 428	4,407+ VPD

## DEMOGRAPHICS

2023 - Source Esri	2-Mile	5-Mile	10-Mile
Median Age	35.9	36.2	36.7
Total Population	1,918	46,390	284,332
Median Household Income	\$129,635	\$146,643	\$133,039

**MUKESH PARNA**

✉ MP@SankalpRealty.US  
📞 (972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



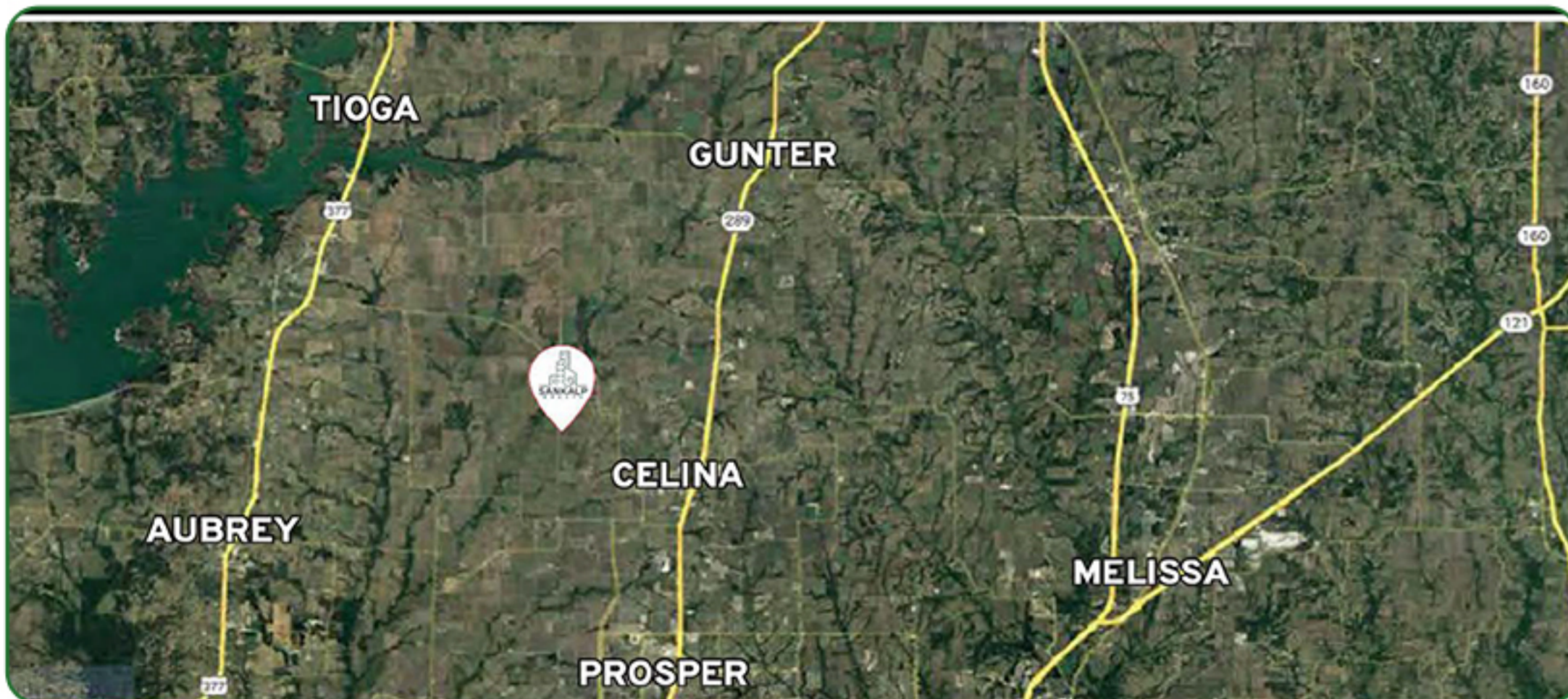


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## KEY FACTS

Property Use	Mixed Use
Property Land Size (AC)	29.676 Acres
Topography	Flat
Zoning	PD-117 (Retail/Commercial)
Frontage	Dallas Pkwy. (±713.629') Legacy Heights Dr. (±744.955')
Property Visibility	DNT & CR-9 Rd.
Utilities	Water, Sewer, Gas Nearby New Fred J. Smith road.
School District	Celina Independent School District.



## AVAILABLE LOTS

	ACRES	TOTAL SQFT	PRICE
Pad 1	±3.2 AC	±SQFT	CALL FOR PRICE
Pad 2	±3.1 AC	±49,500 SQFT	CALL FOR PRICE
Pad 3	±4.0 AC	±49,500 SQFT	CALL FOR PRICE
Pad 4	±1.3 AC	±11,000 SQFT	CALL FOR PRICE
Pad 5	±1.7 AC	±16,000 SQFT	CALL FOR PRICE
Pad 6	±1.1 AC	±4,500 SQFT	CALL FOR PRICE
Pad 7	±1.7 AC	±6,500 SQFT	CALL FOR PRICE
Pad 8	±1.7 AC	±6,000 SQFT	CALL FOR PRICE
Pad 9	±1.7 AC	±7,000 SQFT	CALL FOR PRICE

## HIGHLIGHTS

- ±30 acres of future retail + pad availability
- Located at the northeast quadrant of DNT & CR-9 in Celina, the #1 fastest-growing community in the State of Texas
- Adjacent to Legacy Hills, a premier, master-planned development situated on approximately 3,200 acres in Celina, Texas
- Conveniently located just north of Celina Pkwy/CR-9 on the new Dallas North Tollway extension currently being built

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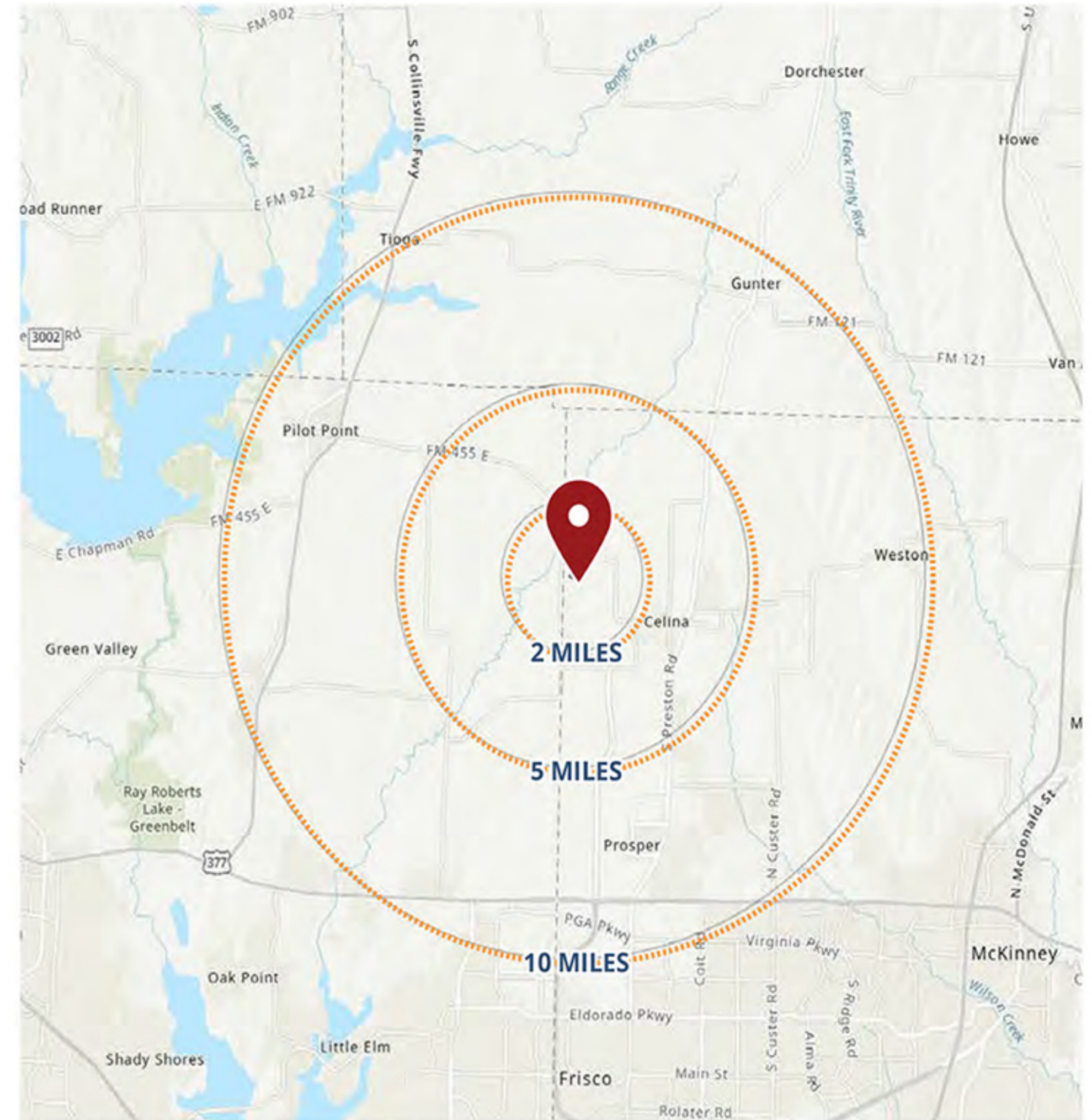
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## DEMOGRAPHICS

### 2023 SUMMARY

	2 MILES	5 MILES	10 MILES
Population	1,918	14,630	284,332
Households	571	13,838	89,157
Average Household Size	3.3	3.3	3.2
Owner Occupied Housing Units	607	15,183	87,851
Renter Occupied Housing Units	110	2,161	21,577
Median Age	35.6	35.6	36.4
Median Household Income	\$129,635	\$146,643	\$133,039
Average Household Income	\$136,377	\$165,767	\$157,248



**2,423**  
TOTAL BUSINESSES

**19,022**  
TOTAL EMPLOYEES

**\$125,222**  
MEDIAN  
HH INCOME

**\$51,707**  
PER CAPITA  
INCOME

**\$506,174**  
MEDIAN  
NET WORTH

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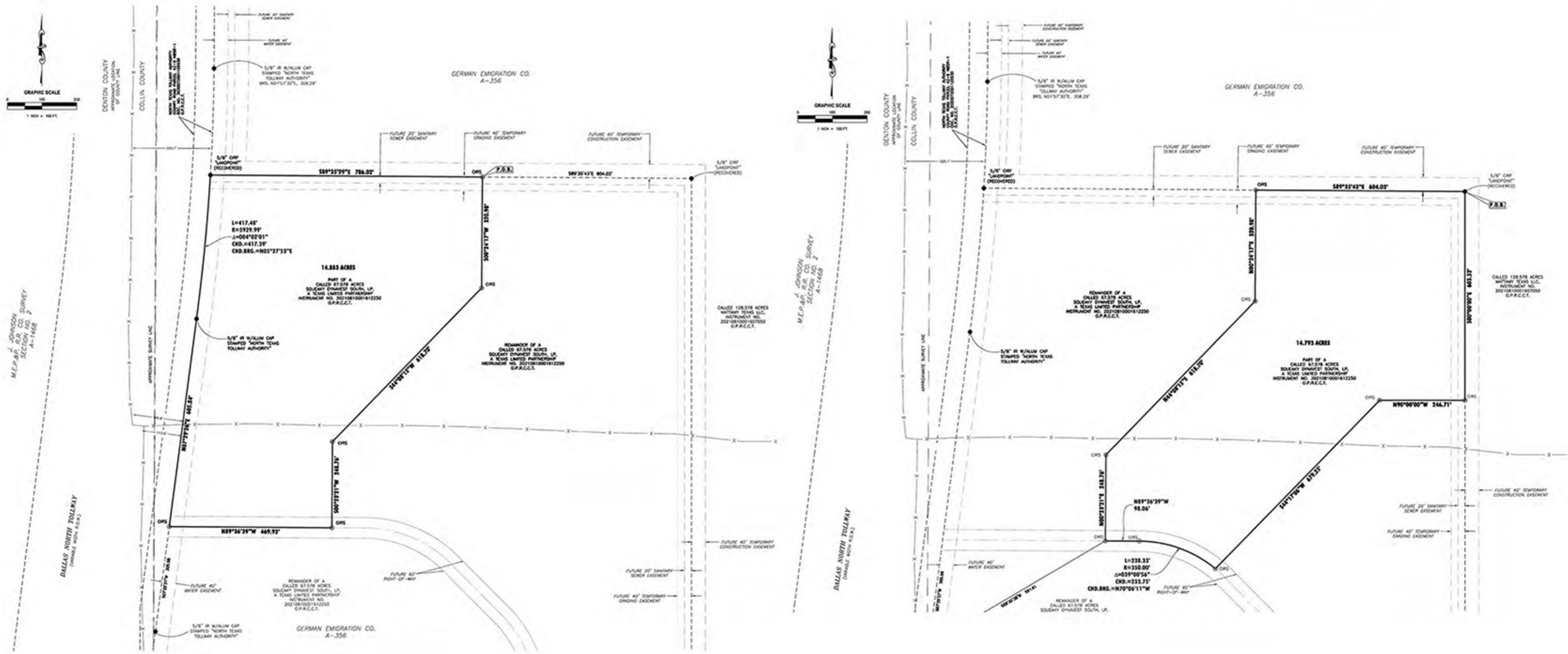




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## SURVEY



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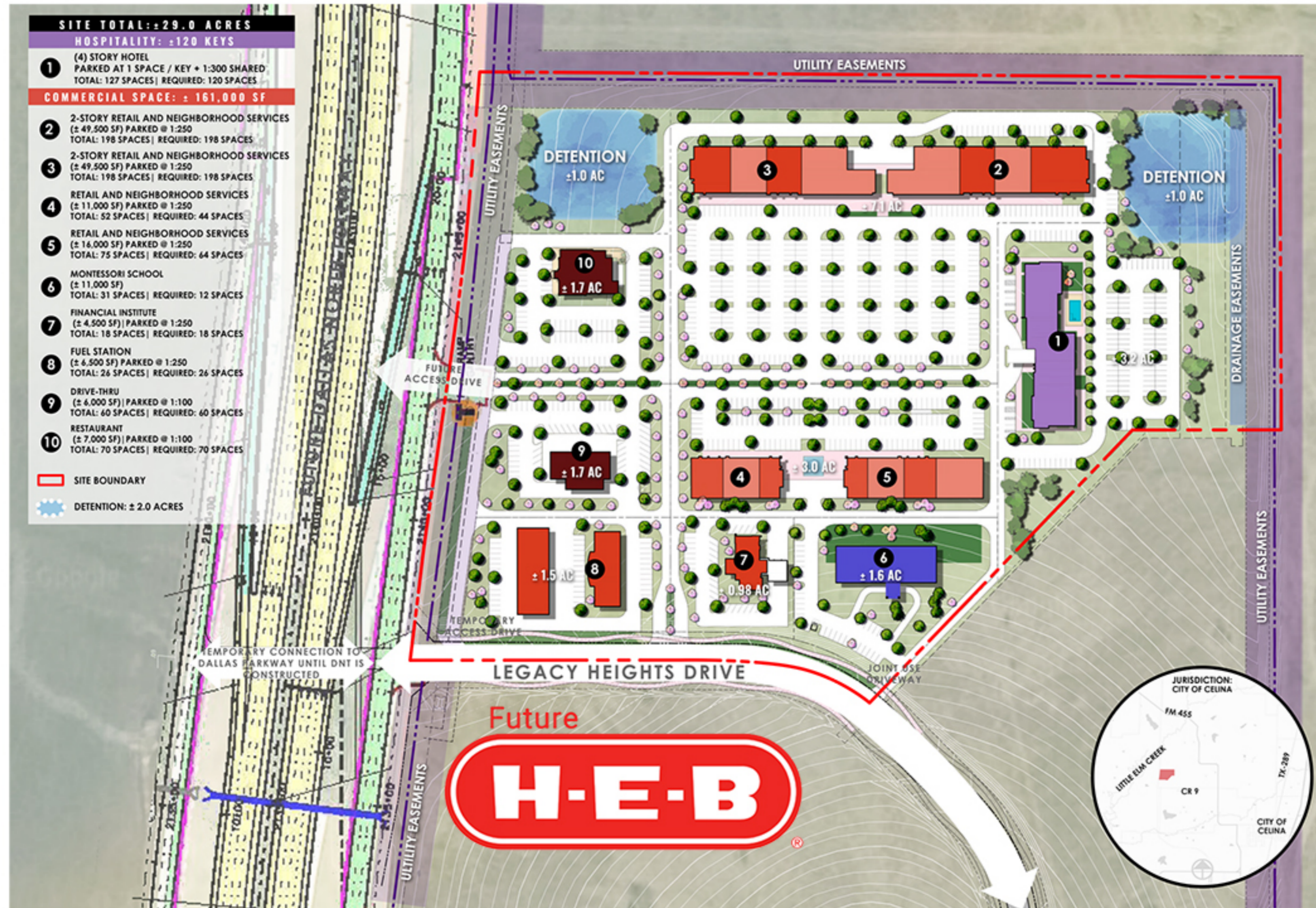
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## CONCEPTUAL SITE PLAN



CONCEPTUAL SITE PLAN  
LEGACY HILLS 30

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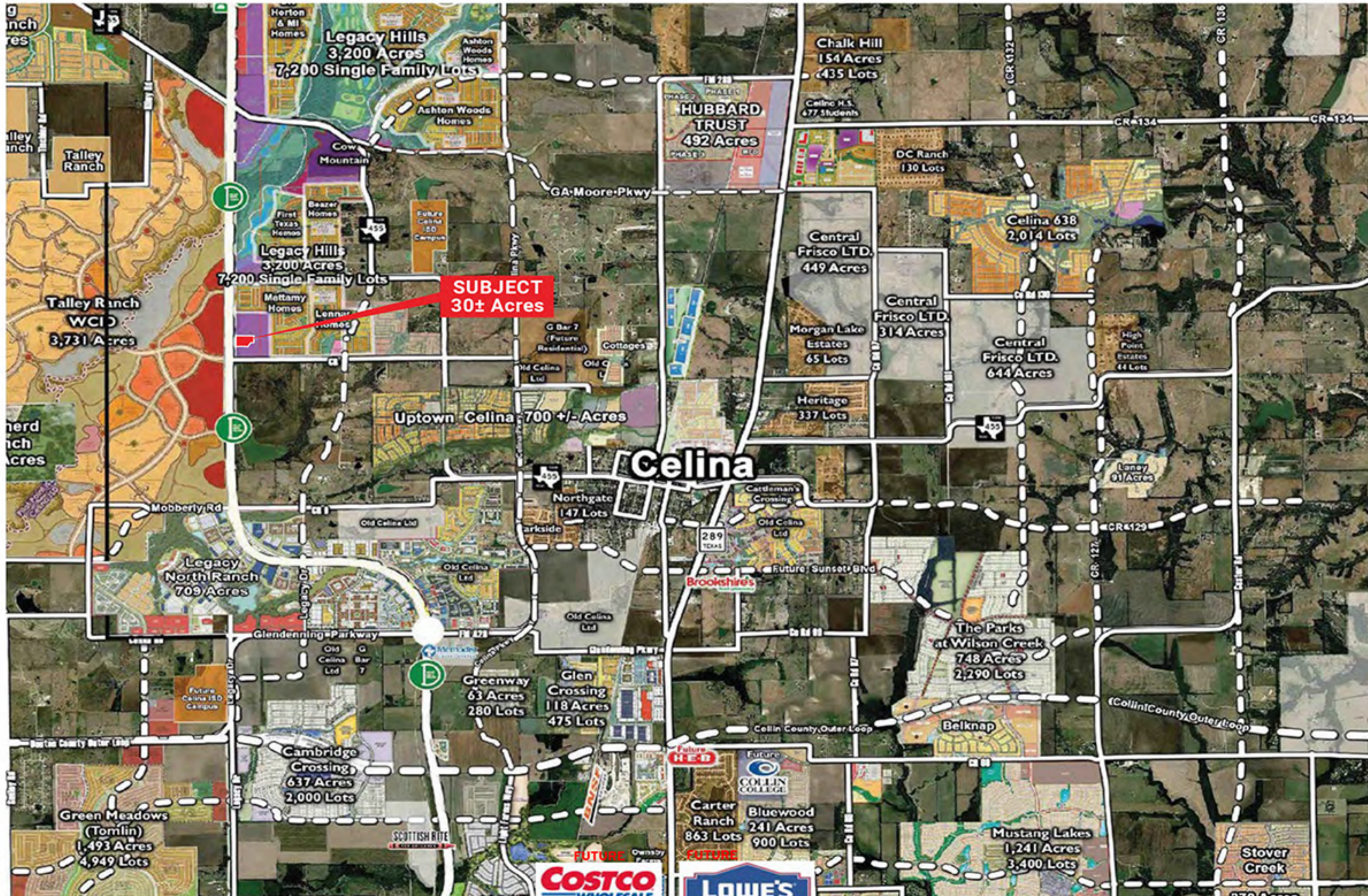




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## PROPERTY SURROUNDINGS

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## RETAIL/HIGHLIGHTS MAP



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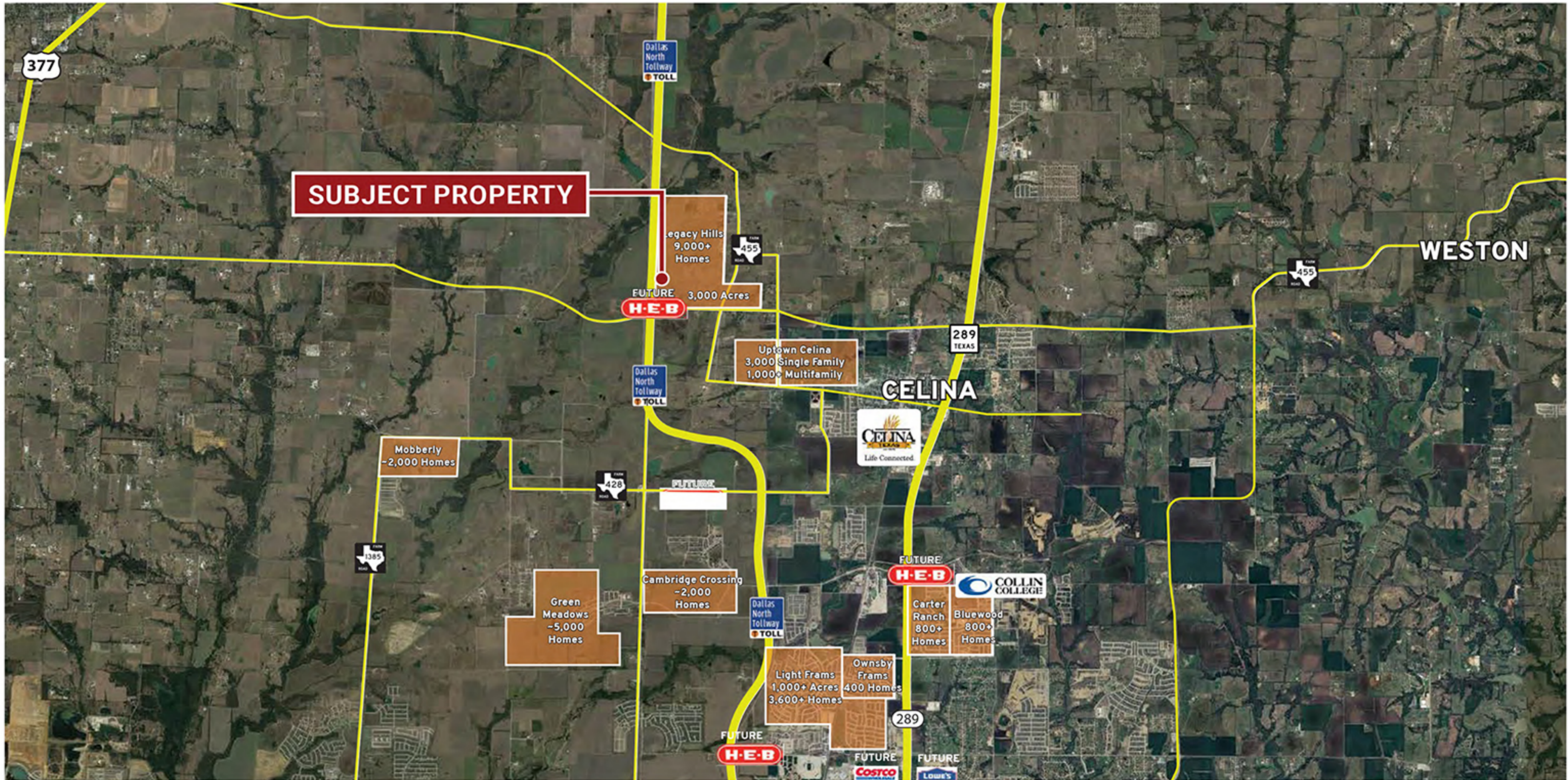
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## NEARBY COMMUNITIES



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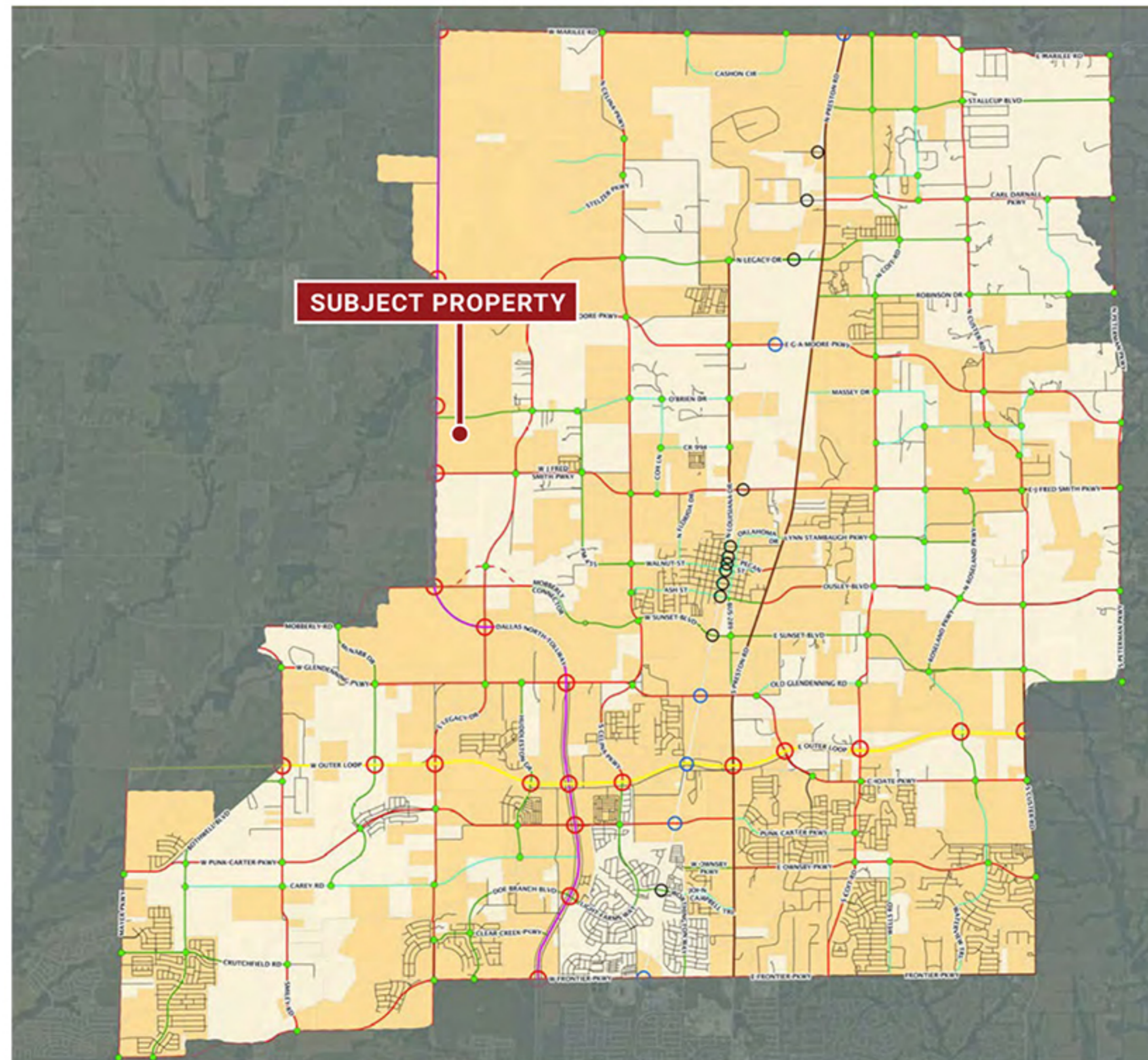




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## CELINA THOROUGHFARE PLAN



### Legend

- Roundabout
- Thoroughfare Crossing**
- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings
- Roads
- City Limits
- ETJ Limits
- - Ultimate Boundary
- Thoroughfare Plan**
- 2LC 60' - 80' ROW\*\*\*
- 4/6LD 100' ROW\*
- 4LD 90' - 100' ROW\*
- 6LD 120' ROW\*
- - - 6LD ALT 120' ROW\*
- 6LD 140' ROW\*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW

### Notes:

- \* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS
- \*\* MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- \*\*\* MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY

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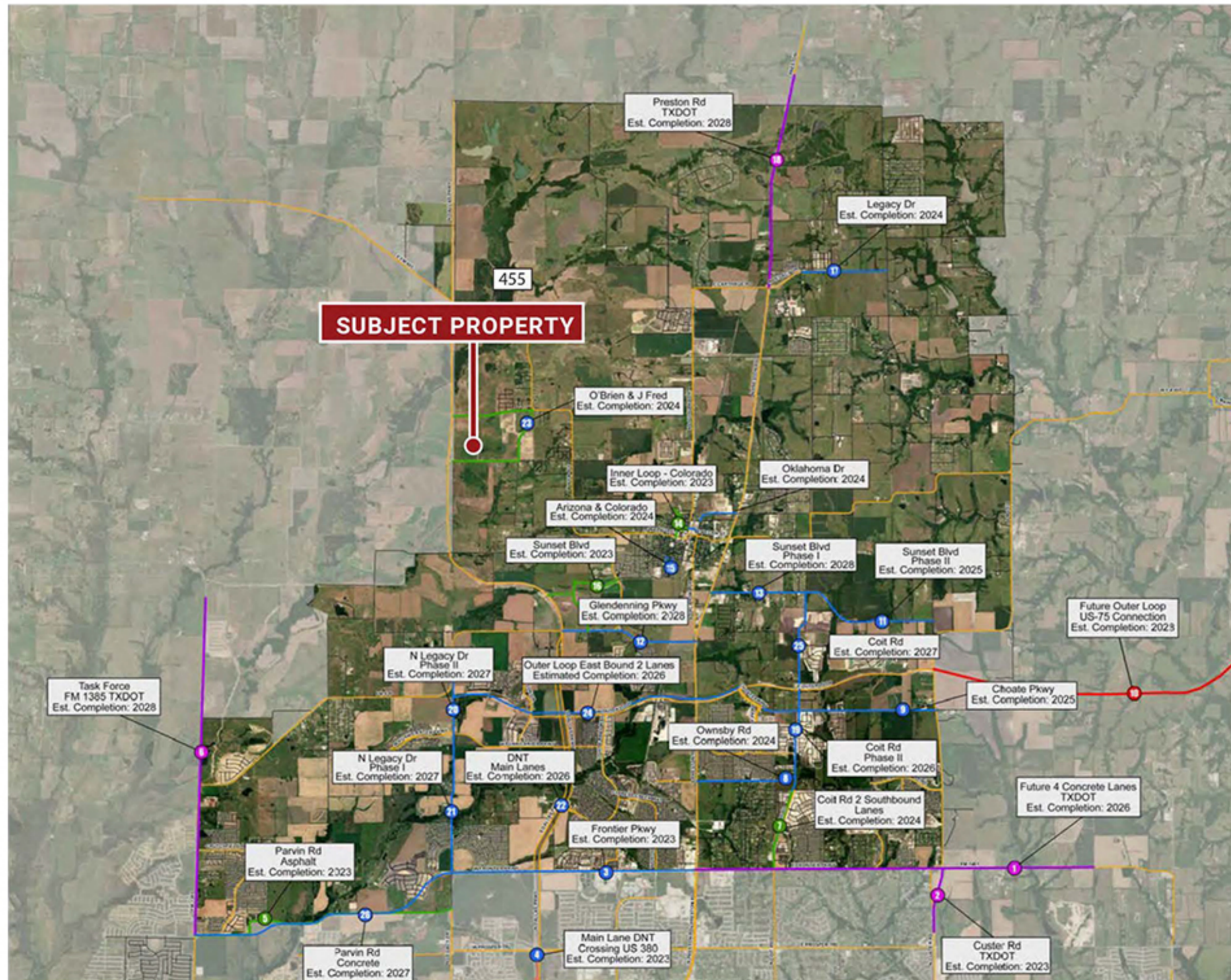




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## CELINA THOROUGHFARE PLAN

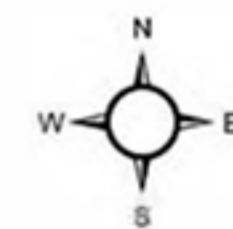


### Legend

#### Project Type

- Construction
- Design
- Study
- TXDOT
- Major Arterial
- Roads

\* All dates are projected estimates and subject to change



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## FUTURE GROWTH CREATES OPPORTUNITY

### COMMERICAL PROJECTS

- Multiple (3) new HEB anchor locations incl. DNT & CR 9
- Scottish Rite Hospital
- Methodist Hospital
- (CR-57) Costco anchor on Preston Rd
- Hotel & Conference Center
- Numerous Residential Developments

### POPULATION GROWTH TREND

- 3 Mile Radius - 6,615 People in 2023 ↑ 8,261 People in 2027
- 5 Mile Radius - 23,982 People in 2023 ↑ 31,735 People in 2027
- 7 Mile Radius - 50,687 People in 2023 ↑ 71,196 People in 2027



PROJECTED CELINA  
BUILD OUT POPULATION  
350,000



\$237 MILLION DOLLAR METHODIST  
HOSPITAL HAS BROKEN GROUND



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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*

## KEY FACTS

COMPANY NAME
AmerisourceBergen Specialty Group
Center at Frisco
Conifer Health Solutions
Emerson Process Management Regulator Technologies
Encore Wire
Ericsson
Fannie Mae
FED EX Office
Frito-Lay
Hewlett Packard Enterprise
J.C. Penney
JP Morgan/Chase
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/](http://www.discovercollincounty.com/top-employers-collin-county/)

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## TRANSPORTATION/AREA HOUSING

Everything on the property was well thought out and is maintained on the property is conveniently located near Celina Parkway/ CR-09, and adjacent to the new Dallas North Tollway extension currently being built in Celina, TX. Just 30 minutes north of Frisco and Legacy Business Park, one hour of Dallas, and 45 minutes from DFW airport. The property is primarily open with excellent improved pastures which are fenced.

 **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:** 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 endeavours.



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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:
  - 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.

<b>Sankalp Realty LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9010037</u> License No.	<u>MP@SankalpRealty.US</u> Email	<u>(972) 897-2002</u> Phone
<b>Mukesh Parna</b> Designated Broker of Firm	<u>0652949</u> License No.	<u>MP@SankalpRealty.US</u> Email	<u>(972) 897-2002</u> Phone
<b>Mukesh Parna</b> Licensed Supervisor of Sales Agent/ Associate	<u>0652949</u> License No.	<u>MP@SankalpRealty.US</u> Email	<u>(972) 897-2002</u> Phone
<b>Mukesh Parna</b> Sales Agent/Associate's Name	<u>0652949</u> License No.	<u>MP@SankalpRealty.US</u> Email	<u>(972) 897-2002</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date