



# ATRIA TOWNHOMES CELINA ±95 Units TOWNHOMES FOR SALE

15921 W FM 455 Celina, TX 75009 



**CALL FOR SALE PRICE  
NEARBY**



Sankalp Realty is pleased to present the exclusive offering of the Legacy Townhomes, a 95-unit townhome community located in the City of Celina - The #1 fastest growing City in the State of Texas.

This vibrant upcoming community offers new Townhomes which is conveniently located at FM-455, just a few miles from Downtown Celina square and the new Dallas North Tollway extension.

**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)

📞 (972) 897-2002

**8195 Custer Rd, Suite #200A,  
Frisco, TX 75035**

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### HIGHLIGHTS

- Located directly east across FM-455 from new Legacy Hills.
- Surrounded by multiple new Master-Planned communities and housing developments.
- Located near Celina Parkway/ CR-9 just east to new Dallas North Tollway extension currently being built.
- School District: Celina ISD (1st Gigabit City in Texas).



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### CONCEPTUAL SITE PLAN



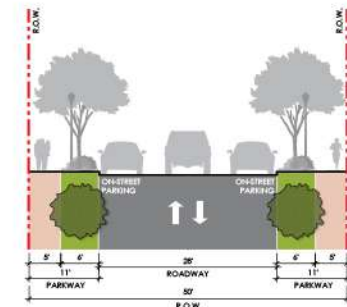
**SITE TOTAL AREA: ±11.3 ACRES**

**TOWNHOMES: ± 95 UNITS**

LOT SIZE: 22 X 90 FT  
 PAD SIZE: 22 X 60 FT  
 DETENTION POND: ± 0.7 AC  
 REQUIRED OPEN SPACE: ± 2.3 AC  
 PROVIDED OPEN SPACE: ± 2.3 AC  
 USABLE OPEN SPACE REQUIRED: ± 1.14 AC  
 USABLE OPEN SPACE PROVIDED: ± 1.3 AC

**PARKING:**

REQUIRED: 238 (@ 2.5 PER UNIT)  
 PROVIDED: 244 SPACES



**RESIDENTIAL STREET CROSS SECTION (NTS)**



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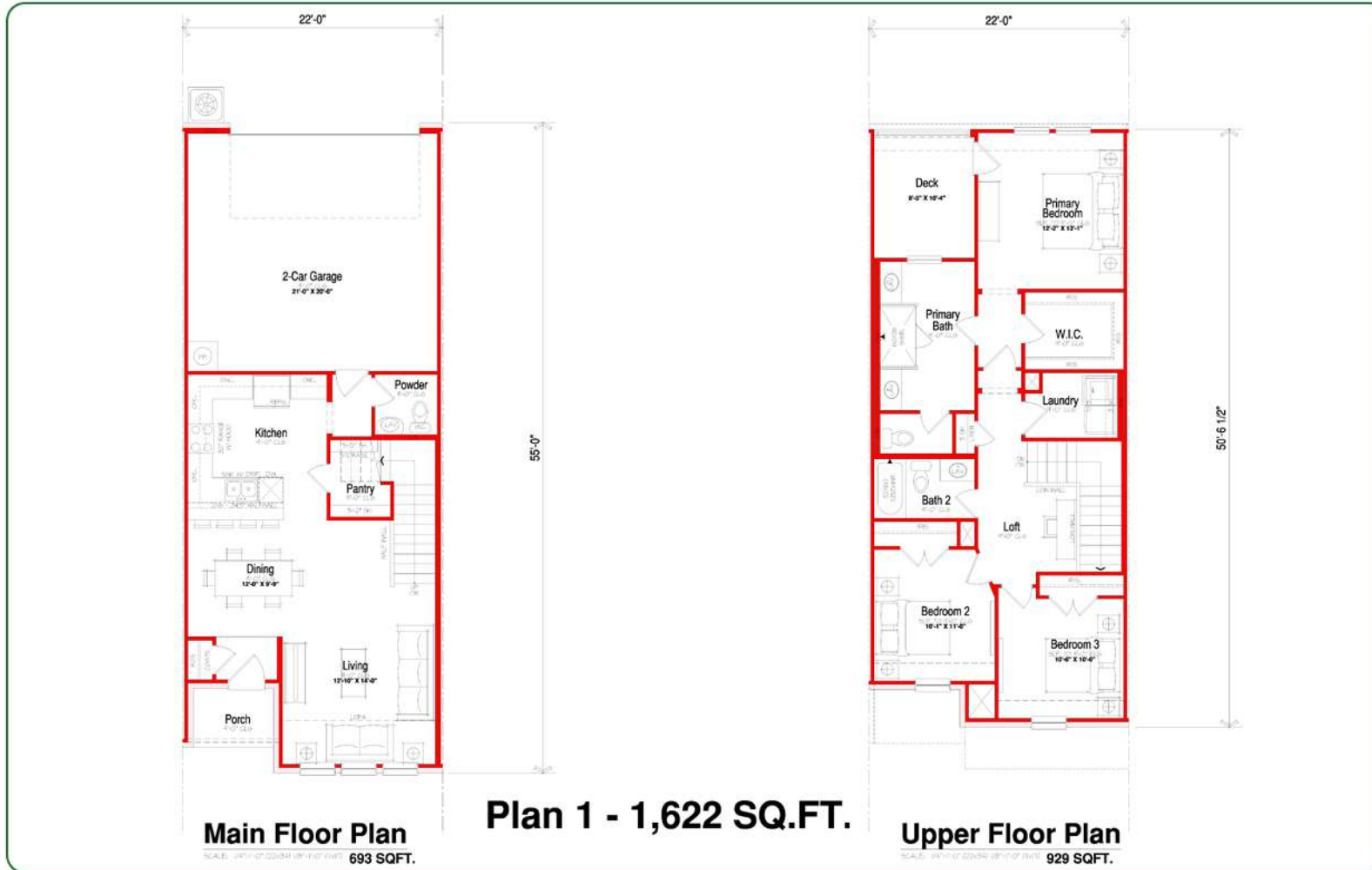
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## FLOOR PLAN - 1



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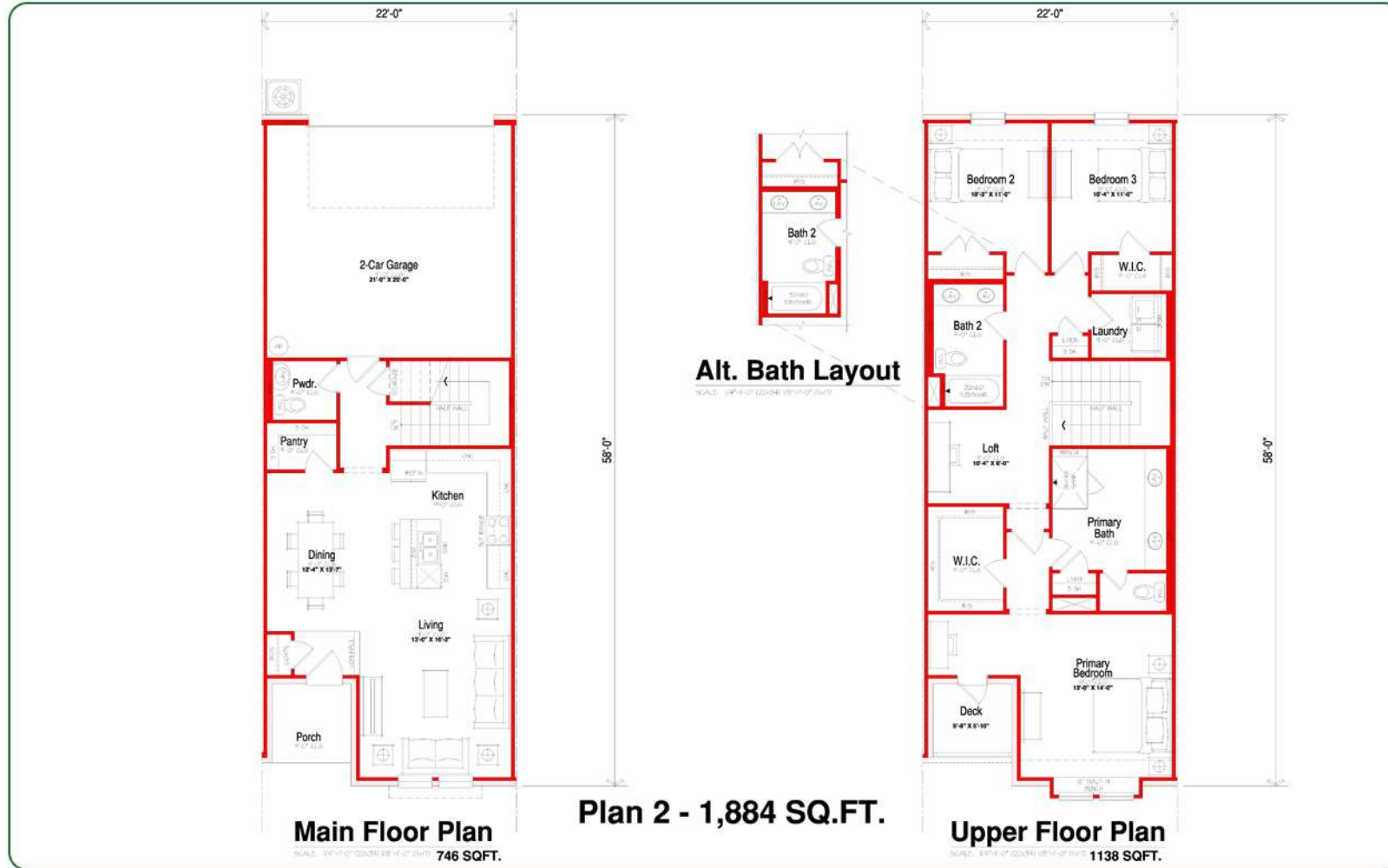
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## FLOOR PLAN - 2



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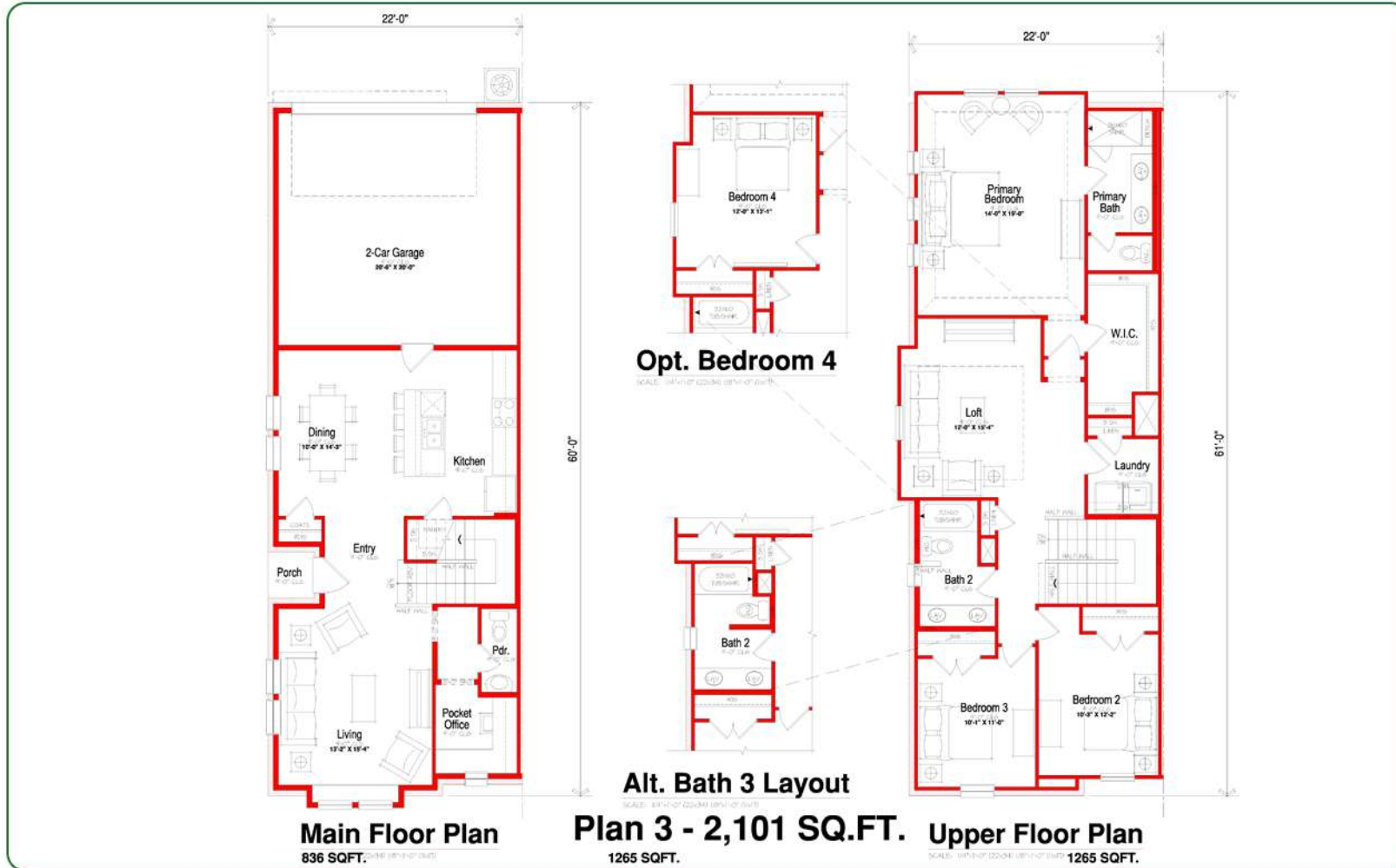
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## TOWNHOMES FOR SALE

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### FLOOR PLAN - 3



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# ATRIA TOWNHOMES CELINA ±95 Units

## TOWNHOMES FOR SALE

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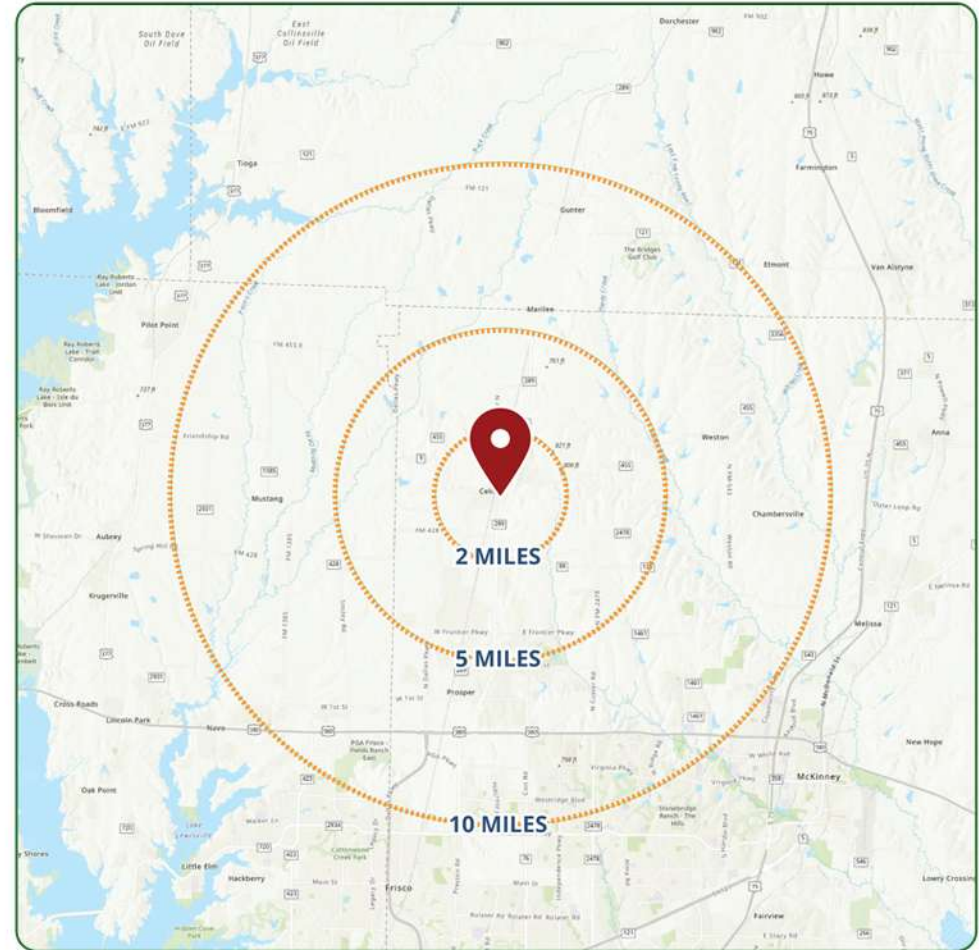
### TRAFFIC COUNTS & DEMOGRAPHICS

#### 2023 SUMMARY

	2 MILES	5 MILES	10 MILES
Population	6,387	29,034	52,518
Households	1,986	8,745	56,020
Average Household Size	3.1	3.3	3.2
Owner Occupied Housing Units	1,958	9,639	55,017
Renter Occupied Housing Units	484	1,343	9,965
Median Age	36.9	35.7	37.3
Median Household Income	\$94,306	\$141,905	\$146,830

#### PRESTON RD N

	CROSS STREET	TRAFFIC VOLUME
FM 455	W Walnut St E	1,838 VPD
FM - 289	FM 455 N	3,108 VPD
Farm-to-Market Rd 428	FM 455 N	3,759 VPD



3,591

TOTAL  
BUSINESSES



23,438

TOTAL  
EMPLOYEES



\$138,673

MEDIAN  
HH INCOME



\$165,777

PER CAPITA  
INCOME



MEDIAN  
NET WORTH

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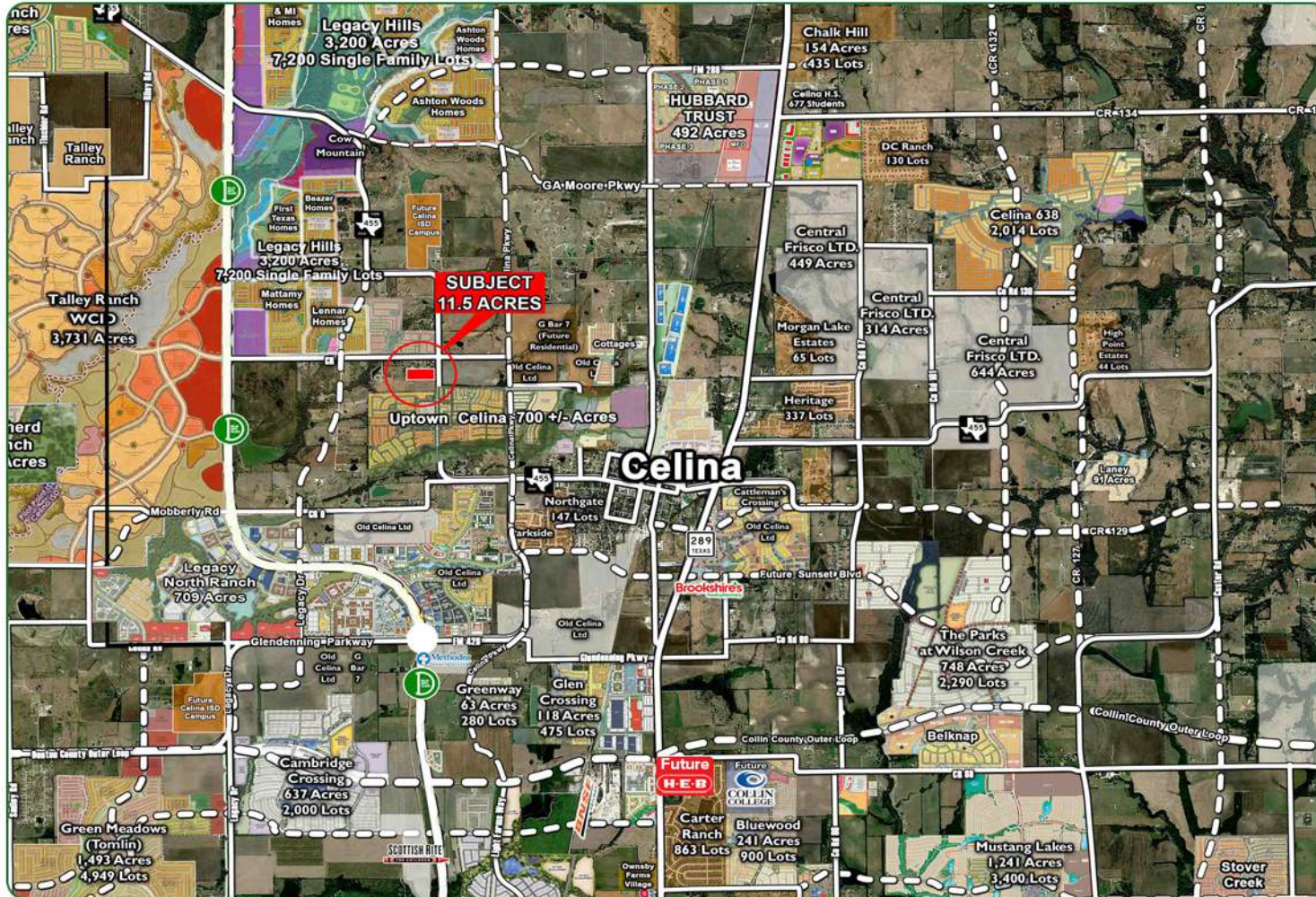
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## NEARBY DEVELOPMENTS



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## RETAIL/HIGHLIGHTS MAP



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### CELINA THOROUGHFARE PLAN

#### Legend

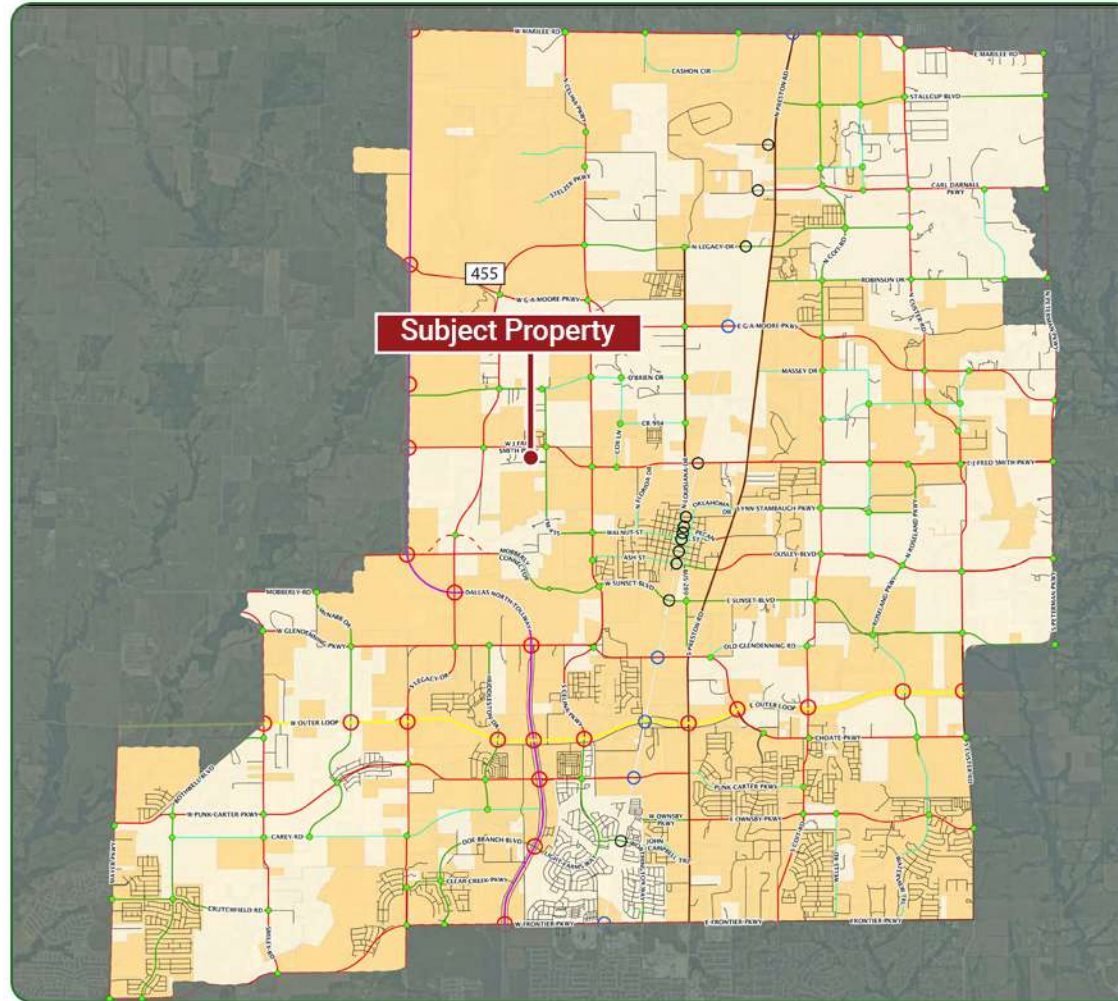
- Roundabout
- Thoroughfare Crossing**
- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings
- Roads
- City Limits
- ETJ Limits
- - Ultimate Boundary
- Thoroughfare Plan**
- 2LC 60' - 80' ROW\*\*\*
- 4/6LD 100' ROW\*
- 4LD 90' - 100' ROW\*
- 6LD 120' ROW\*
- 6LD ALT 120' 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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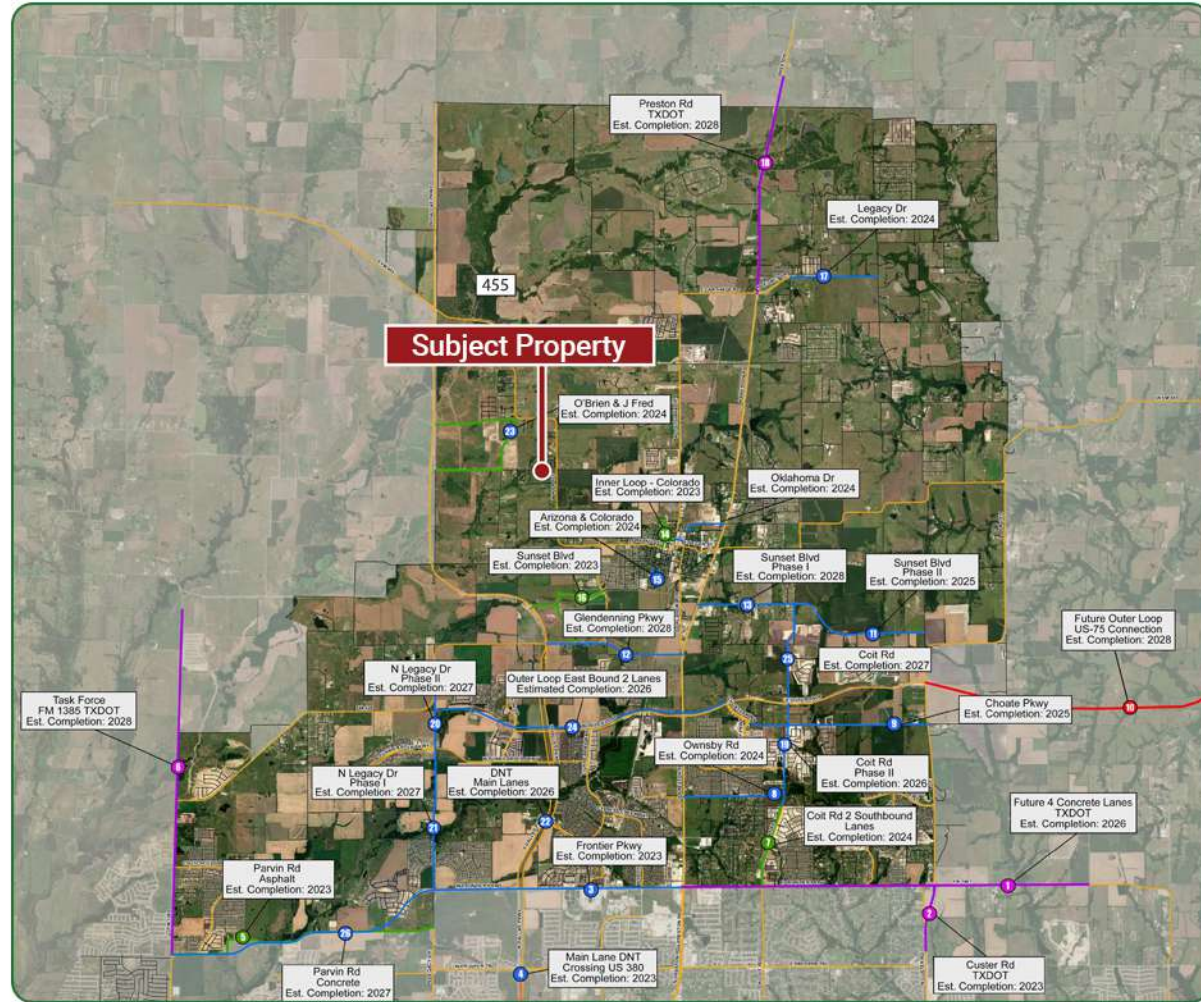
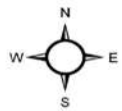
### CELINA ROADWAY PROJECTS

#### Legend

##### Project Type

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

\* All dates are projected estimates and subject to change



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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.

**Sankalp Realty LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9010037

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

\_\_\_\_\_  
Date