



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

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.

LAND PRICE :- **CALL FOR PRICE**

NEARBY



NEQ DNT & CR-9, Celina, TX 75009



TRAFFIC COUNTS

Collection street	Cross Street	Traffic Volume
FM 455	Steed Rd	1,844 VPD
FM 455	Co Rd 8 S	1,100 VPD
Farm-to-Market Road 428	Cantrell Pl NW	2,389 VPD

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

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TX 75009**

KEY FACTS

Property Use	Mixed Use
Property Land Size (AC)	29.12 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	±1.4 AC	±3,400 SQFT	CALL FOR PRICE
Pad 2	±1.7 AC	±5,200 SQFT	CALL FOR PRICE
Pad 3	±1.6 AC	±12,200 SQFT	CALL FOR PRICE
Pad 4	±1.8 AC	±11,000 SQFT	CALL FOR PRICE
Pad 5	±2.5 AC	±20,300 SQFT	CALL FOR PRICE
Pad 6	±6.9 AC	±78,500 SQFT	CALL FOR PRICE
Pad 7	±3.4 AC	±77,600 SQFT	CALL FOR PRICE

HIGHLIGHTS

- ±30 acres of future retail + pad sites 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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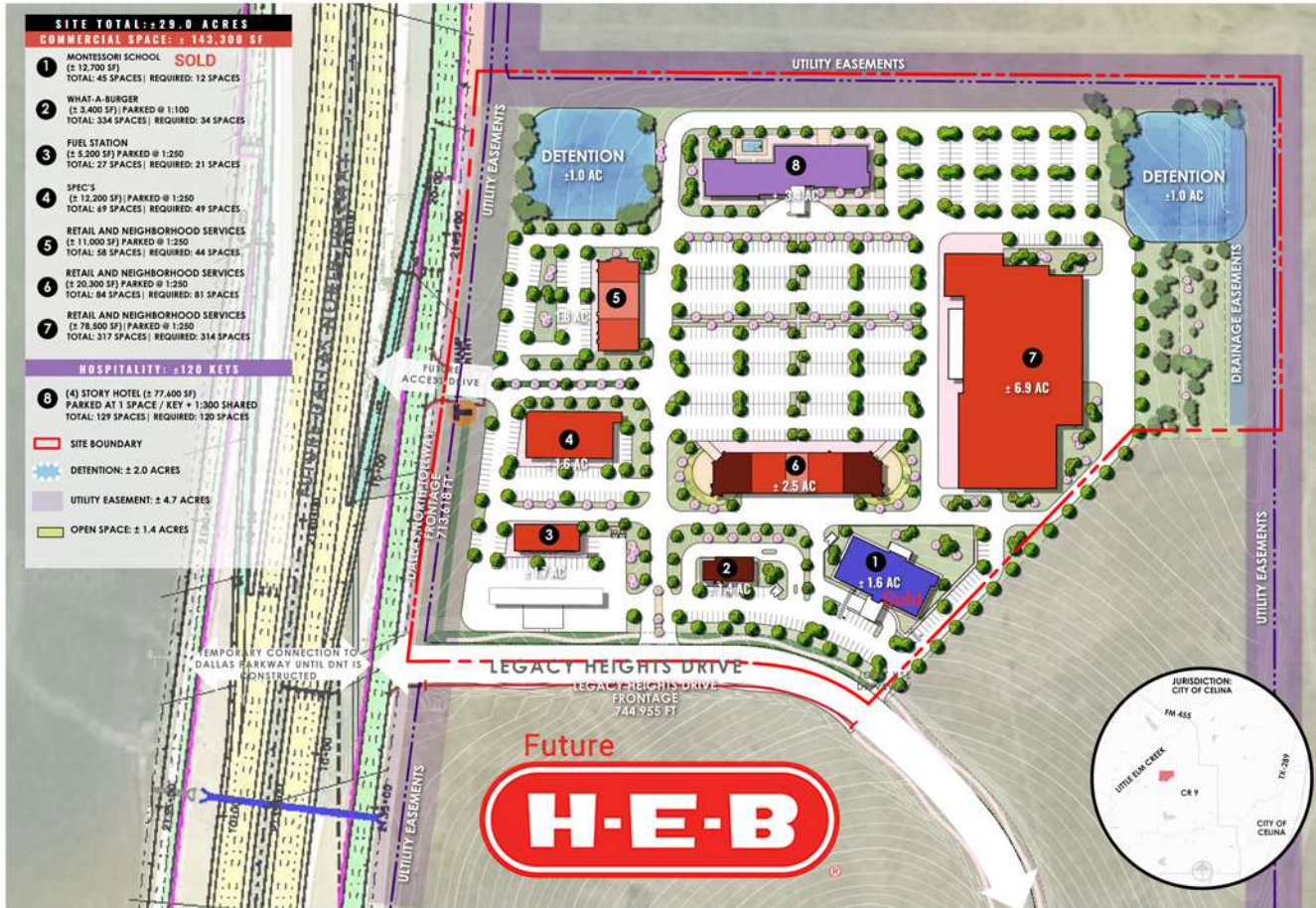
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CONCEPTUAL SITE PLAN



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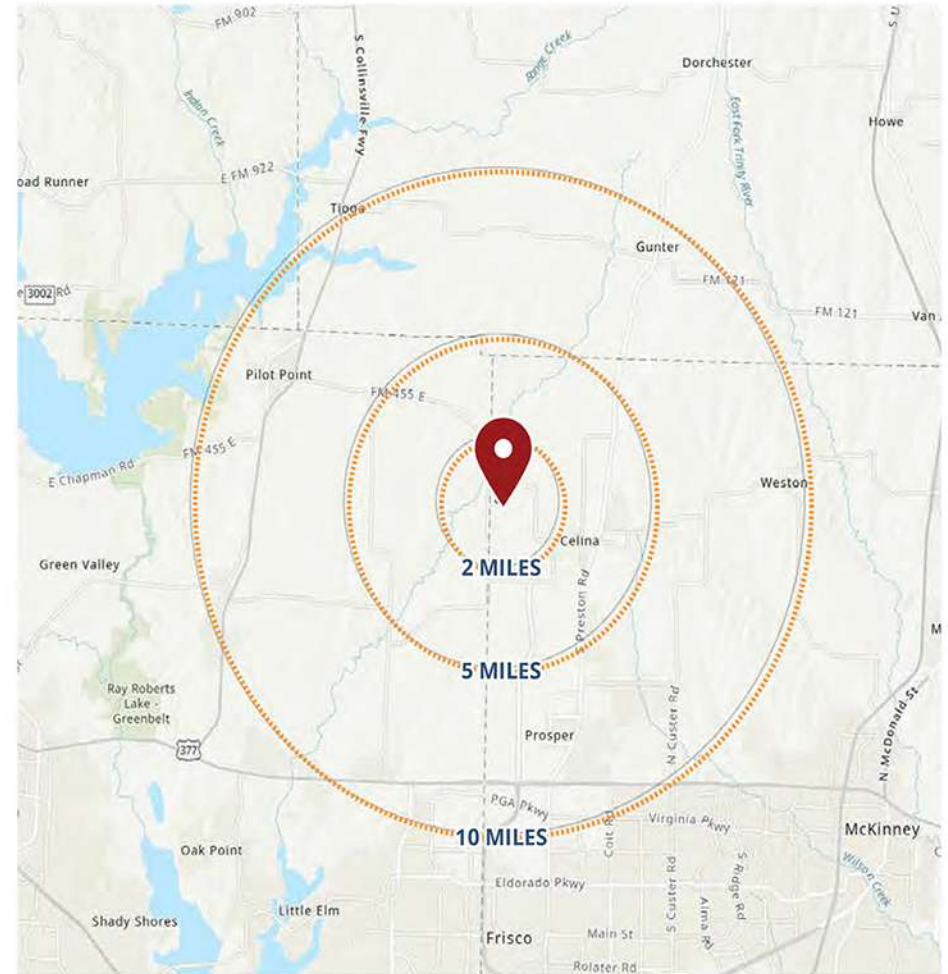
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DEMOGRAPHICS

2023 SUMMARY

	2 MILES	5 MILES	10 MILES
Population	1,918	46,390	284,332
Households	571	13,838	89,157
Average Household Size	3.4	3.2	3.2
Owner Occupied Housing Units	607	15,183	87,851
Renter Occupied Housing Units	110	2,161	21,577
Median Age	35.9	36.2	36.7
Median Household Income	\$140,908	\$ 126,592	\$137,101
Average Household Income	\$132,433	\$165,783	\$173,982



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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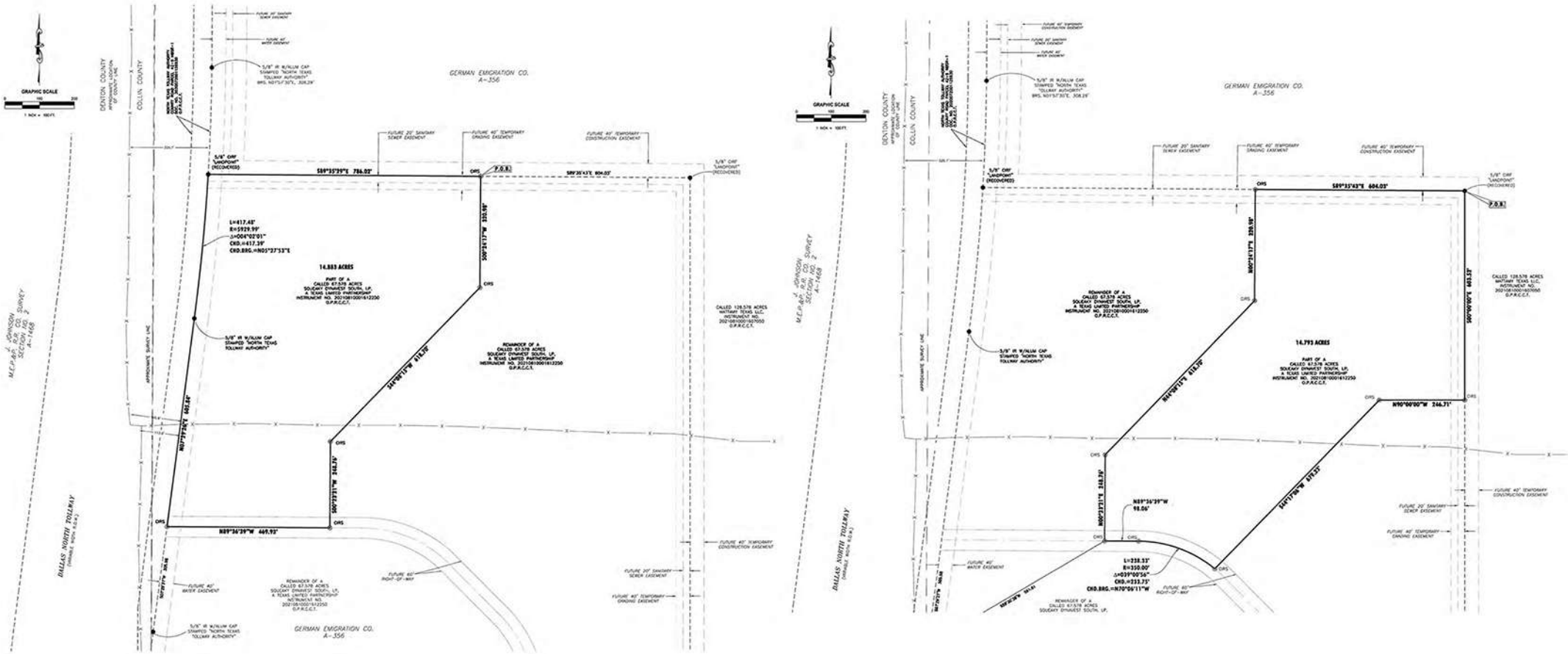
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SURVEY



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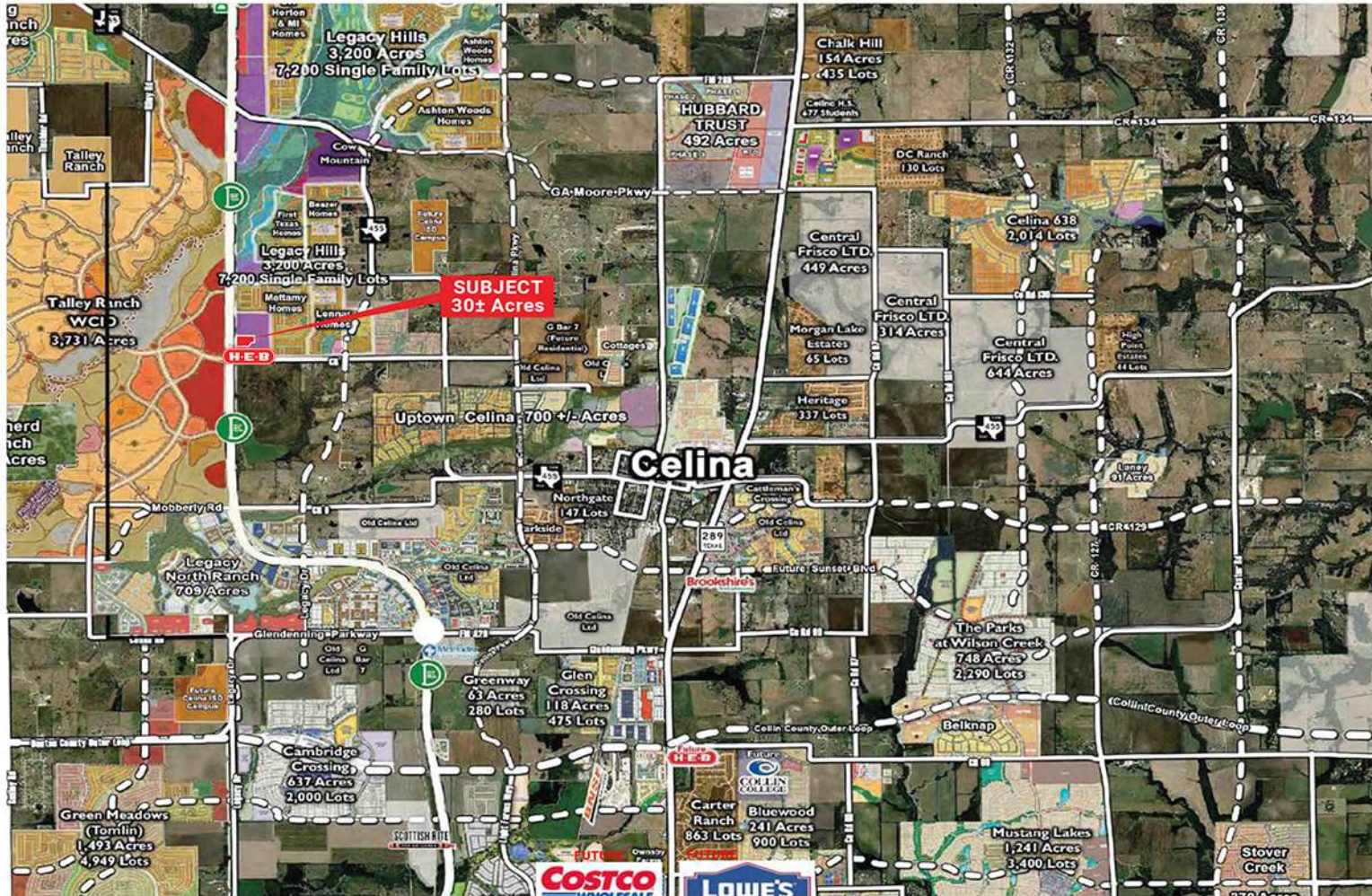
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PROPERTY SURROUNDINGS

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RETAIL/HIGHLIGHTS MAP



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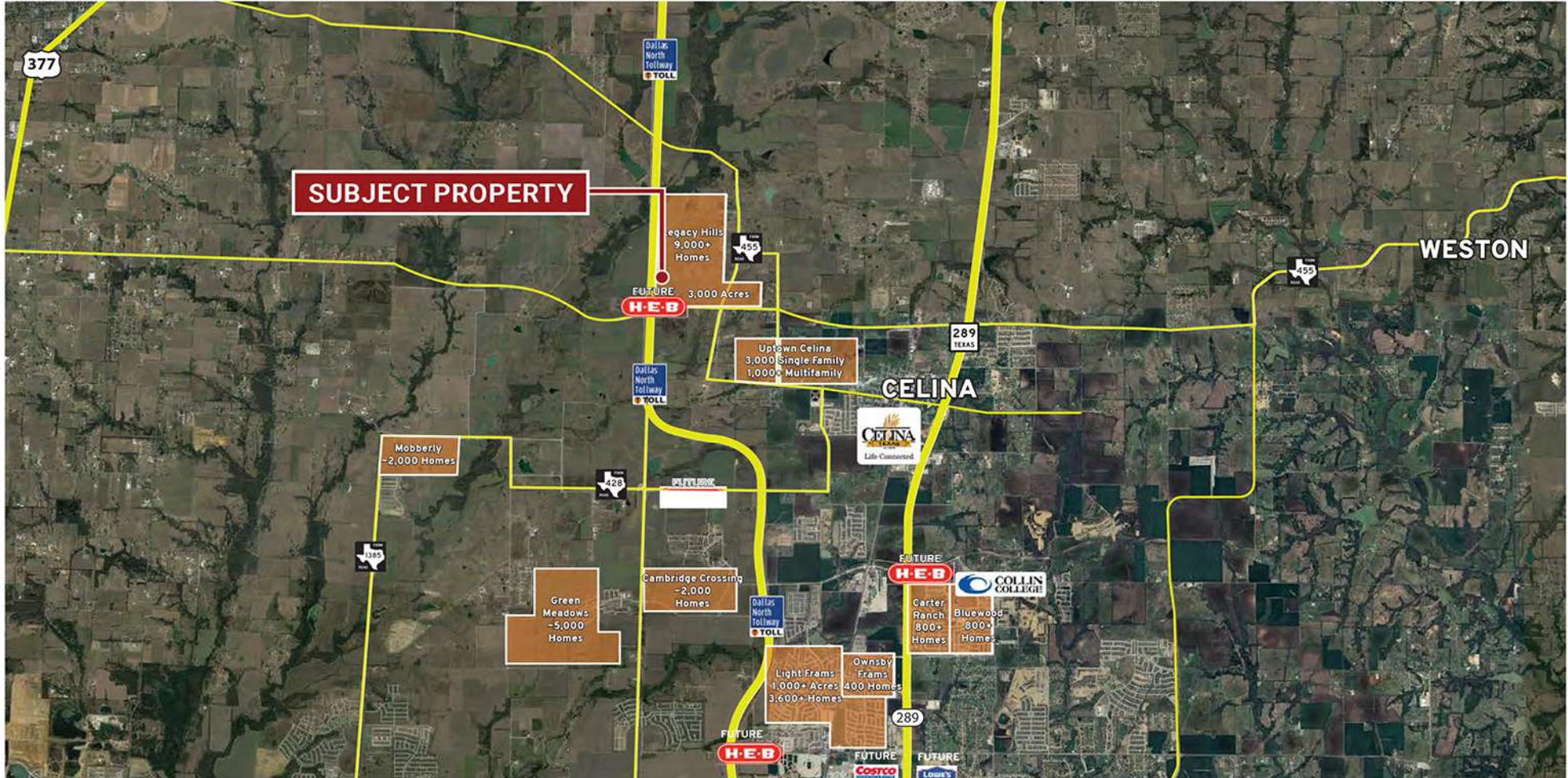
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NEARBY COMMUNITIES



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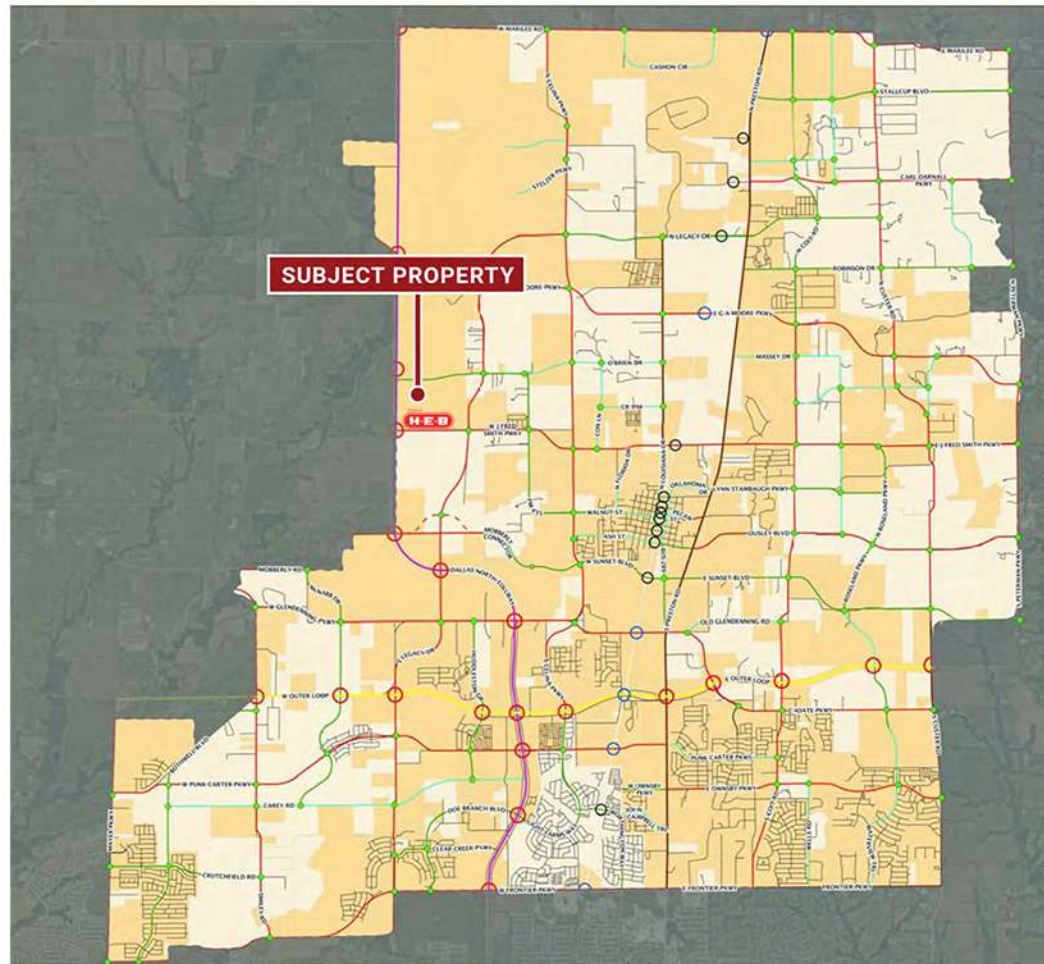
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CELINA THOROUGHFARE PLAN



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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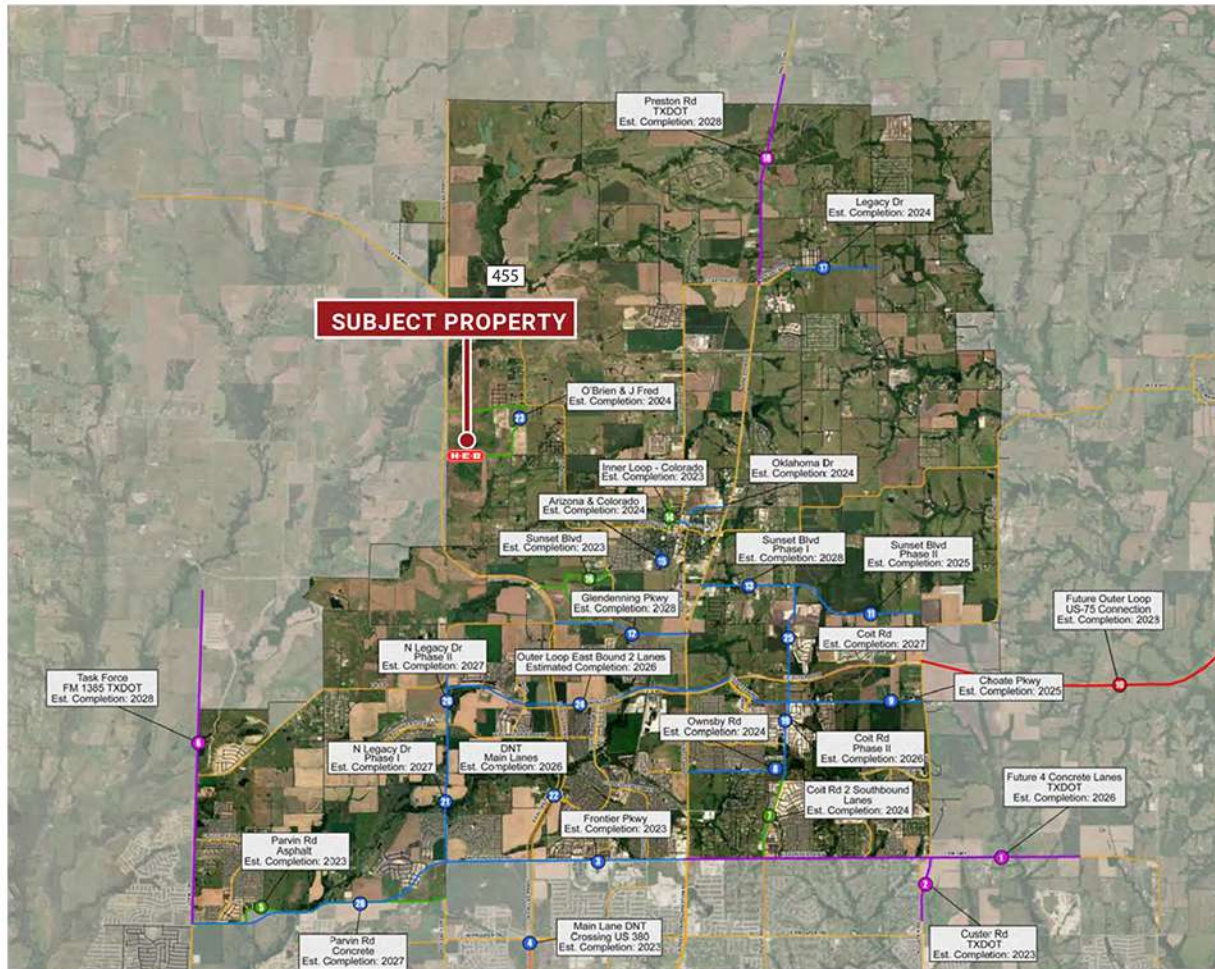
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CELINA THOROUGHFARE PLAN

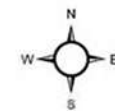


Legend

Project Type

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

* All dates are projected estimates and subject to change



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FUTURE GROWTH OPPORTUNITIES

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

Name of the Companies
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/

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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 endeavors.



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