



±18.5 AC Preston Rd, Celina

Ready-to-Build Townhomes and Duplexes

Site plan for Townhomes & Duplexes approved (137 Units)

📍 SEQ Preston Rd & CR 134, Celina, TX 75009

- Opposite to Celina HIGH School
- Quick access to SEQ Preston Rd and CR 134 in Celina, TX
- Major developments in 2025 on Preston Rd.
- Adjacent to brand new SOLD OUT Buffalo Ridge Community by Grand Homes.
- Future connectivity from Preston Rd to Dallas North Tollway (DNT) via Fred Smith Pkwy.
- Fastest-growing City of Celina within Collin County.
- Relatively affordable area of the Dallas MDiv (compared to central Dallas)
- Ease of access to employment hubs to the south (Prosper/Frisco) and southeast (McKinney/Allen).
- Less than 45 miles from Dallas Love Field and DFW Airport.



LAND PRICE: Call For Price

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Frisco, TX 75035

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PROPOSED SITE PLAN - (OPT 1) 113 TH & 24 DUPLEXES



Description	Br/BA	Units	Unit Mix%	Net Sq.ft	Total Sq.Ft	# of Beds
TH 1	2Br/2BA	35	30.97%	1,775	62,125	70
TH 2	3Br/3BA	32	28.32%	1,950	62,400	96
TH 3	2Br/2BA	35	30.97%	2,100	73,500	70
TH 4	2Br/2BA	5	4.42%	2,180	10,900	10
TH 5	2Br/2BA	6	5.31%	2,180	13,080	12
Townhomes Total		113	100.0%			
Dup 1	2Br/2BA	4	16.67%	2,050	8,200	8
Dup 2	2Br/2BA	10	41.67%	2,050	20,500	20
Dup 3	2Br/2BA	5	20.83%	2,350	11,750	10
Dup 4	2Br/2BA	5	20.83%	2,350	11,750	10
Duplex Total		24	100.0%			

C.R. 134

SITE TOTAL: ±18.50 ACRES
TOWNHOMES: ±113 UNITS

(± 113) UNITS - 25' X 90' LOT SIZE
25' X 55' BLDG PAD SIZE

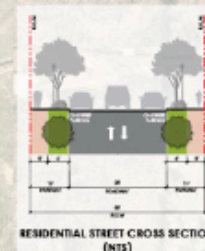
DUPLEXES: ±24 UNITS

(± 24) UNITS - 37' X 90' LOT SIZE
30' X 90' BLDG PAD

PARKING:
REQUIRED: 350 (@ 2.5 PER UNIT)
PROVIDED: (4/100): 960
ON-STREET PARKING:
PROVIDED: 60
AMENITY CENTER PARKING:
PROVIDED: 20

AMENITY CENTER
5,700 SF

OPEN SPACE (OS)
OS REQUIRED: 3.7 ACRES
OS PROVIDED: 3.7 ACRES
USABLE OS REQUIRED: 1.8 ACRES
USABLE OS PROVIDED: 3.1 ACRES



FUTURE
50' R.O.W.

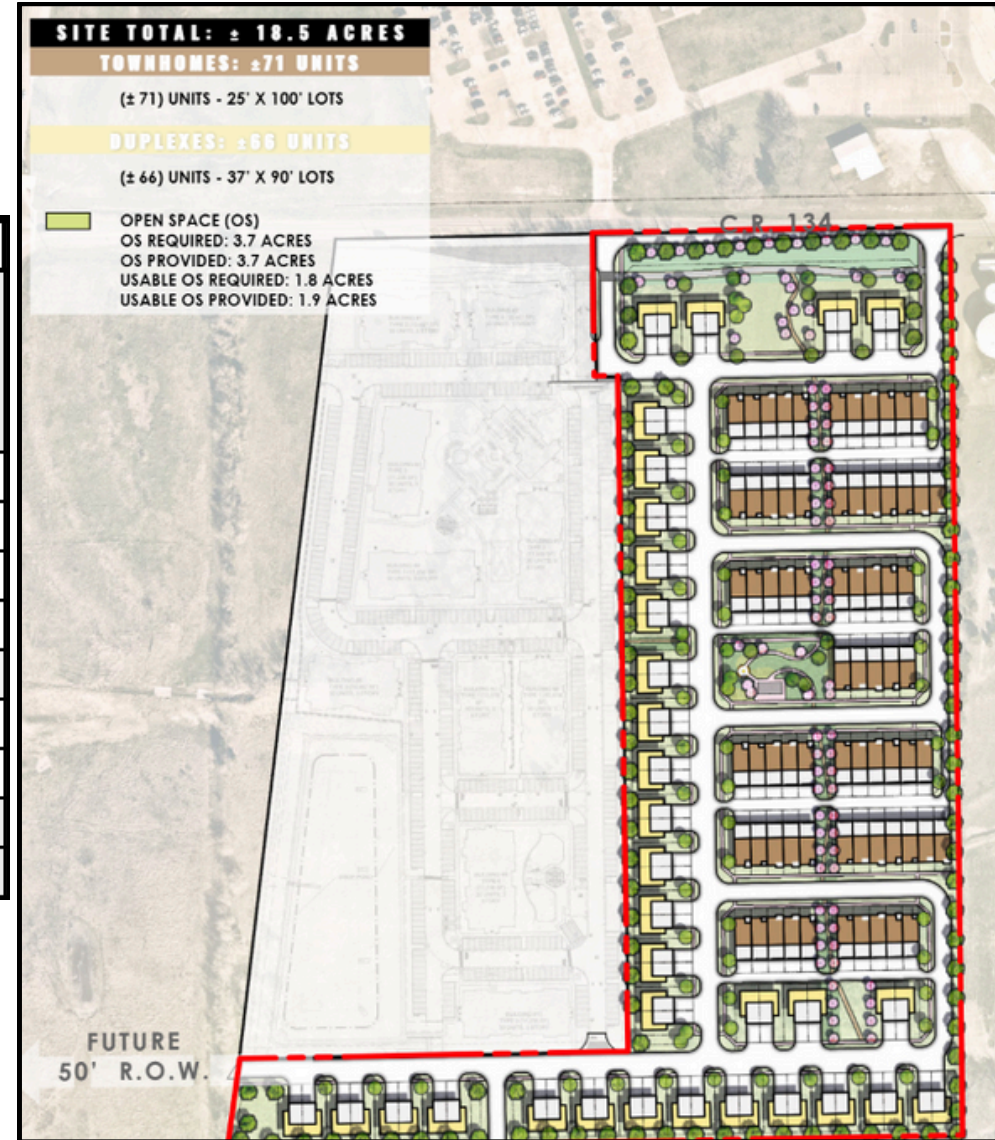
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PROPOSED SITE PLAN - (OPT 2) 71 TH & 66 DUPLEXES

Proposed Unit Mix

Floor Plan	Net. Sqft	Units	Unit Mix %	Total Sqft
TH - Floor Plan 1 (2BR)	1,775	15	21.13%	26,625
TH - Floor Plan 2 (3BR)	1,950	20	28.17%	39,000
TH - Floor Plan 3 (3BR)	2,100	26	36.62%	54,600
TH - Floor Plan 4 (4BR)	2,180	10	14.08%	21,800
Townhomes Avg	2000	71	100.0%	142,025
Duplex - Floor plan 1 (3BR)	2050	40	60.61%	82,000
Duplex - Floor plan 2 (4BR)	2350	26	39.39%	61,100
Duplex Avg	2168.18	66	100.0%	143,100
		137		285,125



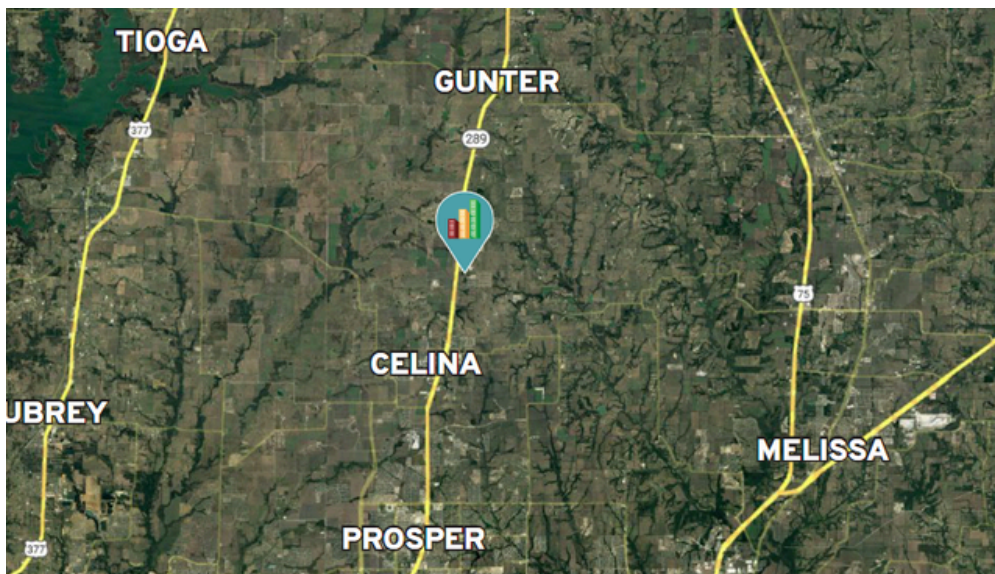


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KEY FACTS

Land Size (AC)	±18.5 Acres
Zoning	PD-45 with Townhomes & Duplex for Sale
Property Visibility	SEQ Preston Rd & CR 134
Utilities	Sewer - Yes to Site Water - Yes - City of Celina Electric - Yes - GCEC
Frontage & Access	CR 134 Frontage - 548 Ft



NEARBY



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PRESTON LAND (PROS & CONS)

Category

Overview

In Design Phase. Reduced Project Duration.

- Land fully entitled. Multiple Concept plans reviewed and approved by City for 137 unit count.
- Due Diligence completed. Land is fully owned by the partnership
- Geotech report, Tree survey, ESA phase-1, Boundary Survey and Site Investigation Report has been completed.
- Sewer was a mile away from the site and it was extended last year and brought to the site crossing across Preston road.



Be involved in Design decisions

- Two concept plans created to maximize the Duplex profitability count.
- Amenity centre for the Townhomes and Duplex site.
- Construction drawings for Lot #1 Multifamily have been fully approved, including offsite utilities (water, stormwater, and sewer) extending into Lot #2 for townhomes and duplexes.
- Civil engineering contract fully executed and started. Architect has been shortlisted.

Financial Feasibility Readiness

- Bank OZK has funded the land purchase. They have also approved the construction phase at very good terms to fund 100% of Vertical construction. Reducing the Equity requirements.
- A full Pricing exercise has been completed for the Civil construction and the vertical product to feel comfortable about the project cost.
- With 'For Sale' projects we only build as many units as are pre-sold, which helps keep our finances more controlled

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Category

Overview

Location & Market Study

- The site is located on the major thoroughfare, Preston Rd, in the fastest-growing city of Celina, within Collin County.
- The Subject is situated off TX State Hwy 289, providing direct access to Prosper. Its proximity to both Prosper and McKinney offers convenient access to retail, restaurants, shopping, and entertainment options.
- Chalk Hills by Centurian, DR Horton & Beazer Homes ? Buffalo Ridge by Grand Homes are all recently completed new communities and Fully SOLD out
- The schools in Celina rated 7 out of 10 by Greatschools which is equal or greater than other nearby ISD's.
- The market study, conducted by the highly reputable John Burns company, shows strong demand for the product with an optimal unit mix. The study forecasts an average of 5 units per month.
- Only one project is currently constructing a Duplex which means less competition.
- Townhomes (TH) and duplexes are in high demand due to the unaffordability of single-family homes in the current high-interest rate environment.
- Celina's population growth is robust, with ESRI forecasting a 9.9% annual increase over the next five years.
- With median incomes of \$117K, Collin County's earnings are approximately 25% higher than the Dallas median, which is promising for sales at the Subject.
- Ramble by Hillwood, our newest Lifestyle by HillwoodSM community, is planned just north of downtown Celina. 4,000 planned homes will wind through an immersive nature experience a short drive from Frisco and McKinney in Collin County.
- Ramble community broke ground in October 2024 with a projected grand opening in mid 2026.

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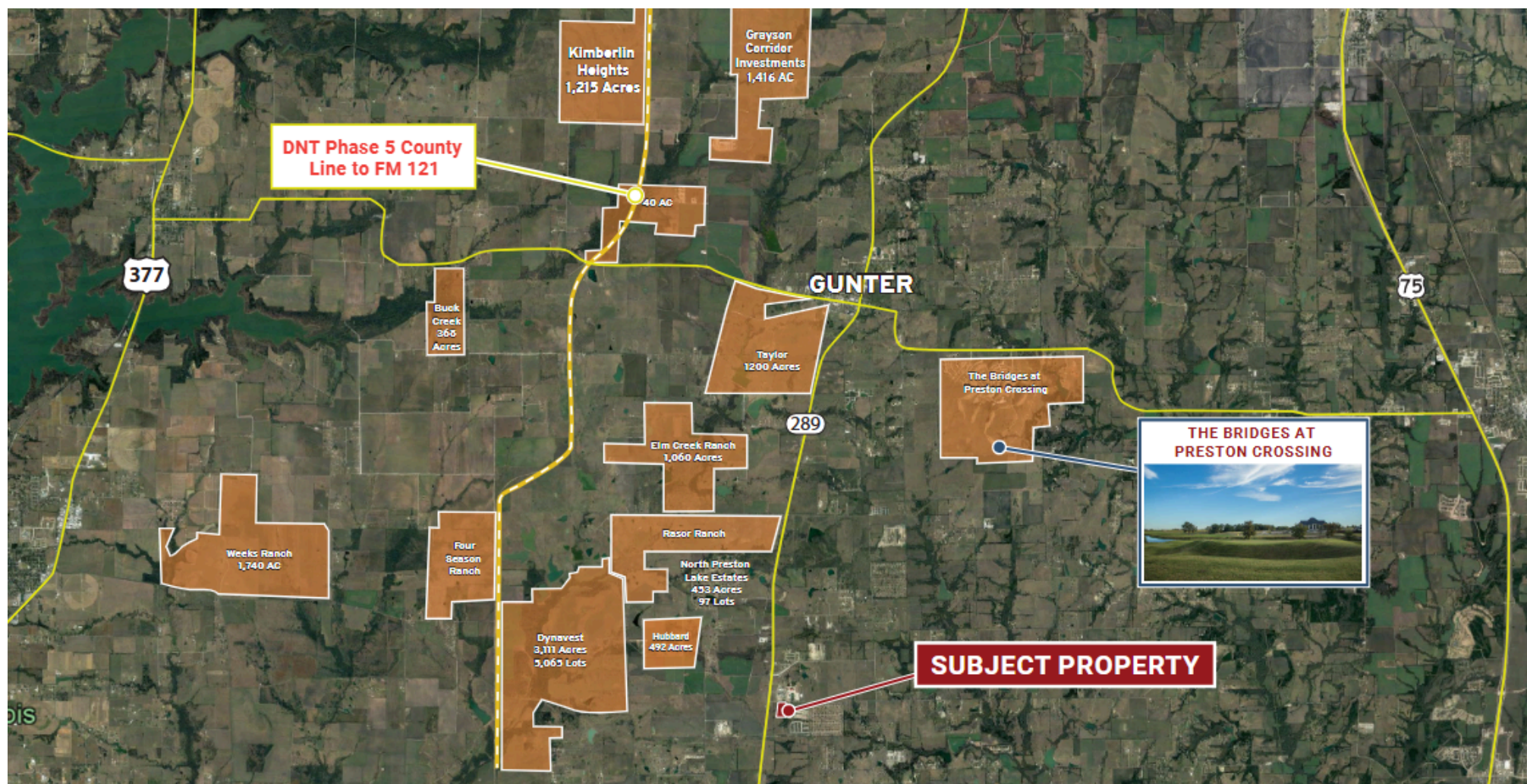
NEARBY PROPERTIES



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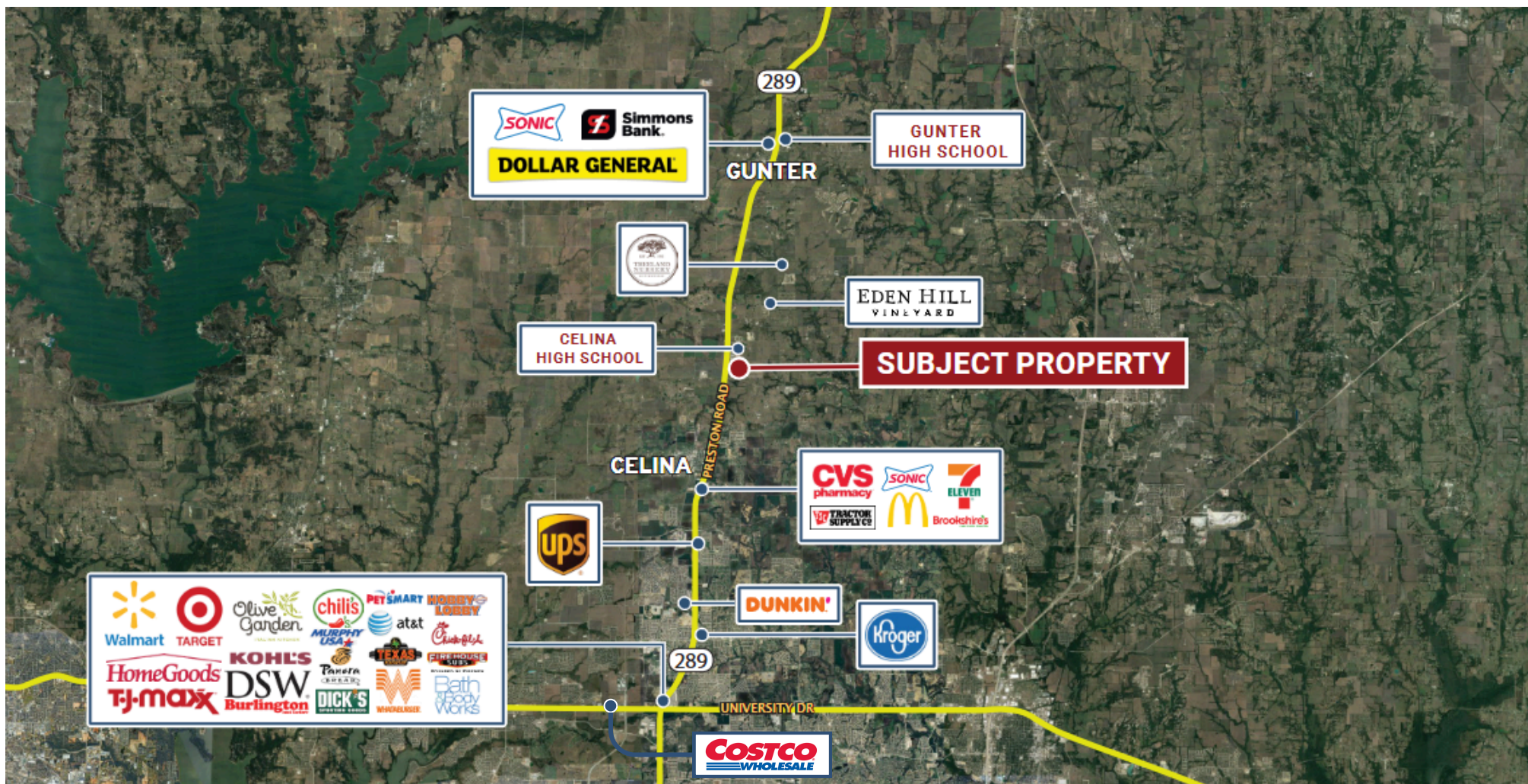
NEARBY COMMUNITIES



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RETAIL/HIGHLIGHTS MAP





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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 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.



McKinney National Airport



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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

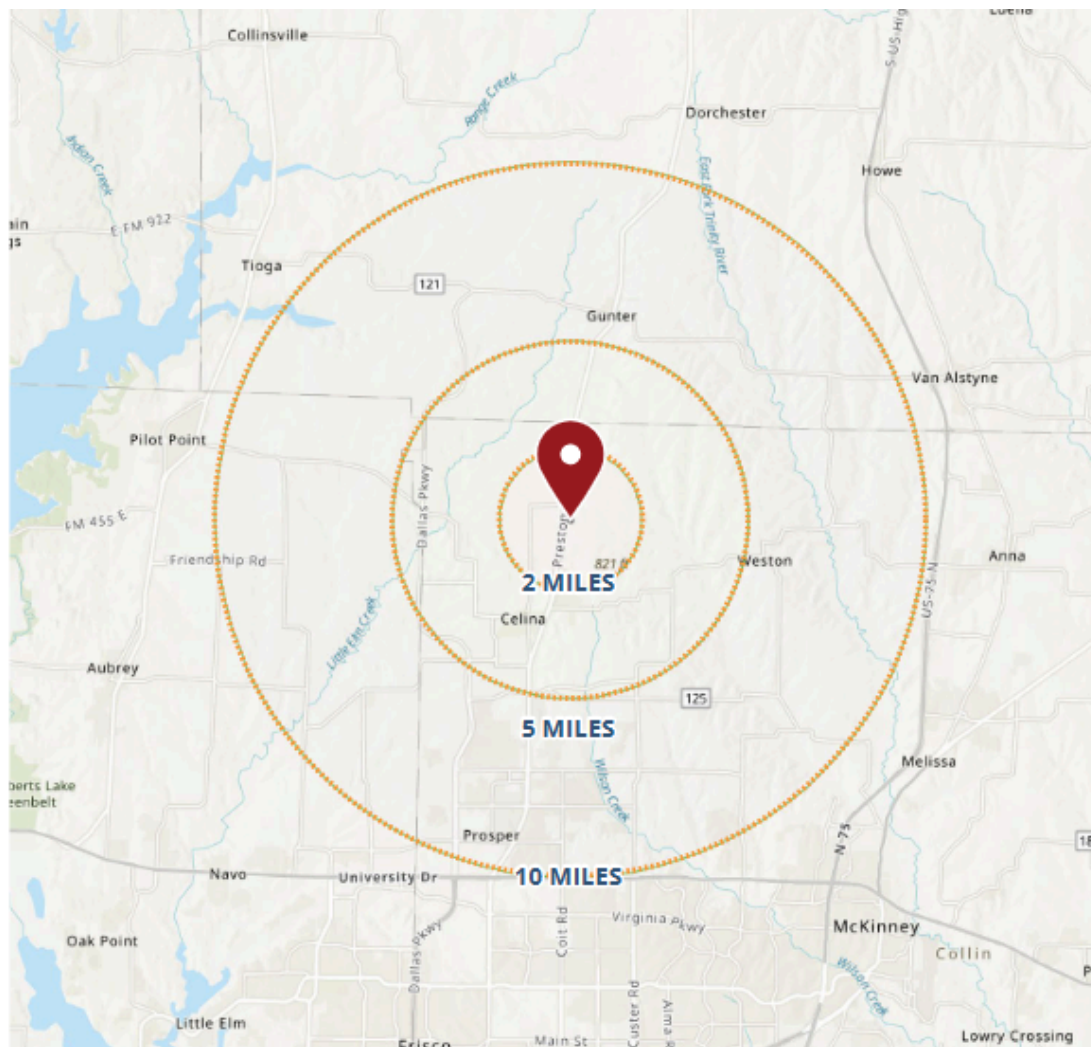
 **1,642**
TOTAL BUSINESSES

 **12,365**
TOTAL EMPLOYEES



\$150,553
MEDIAN
HH INCOME


\$57,596
PER CAPITA
INCOME


\$670,384
MEDIAN
NET WORTH



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date