

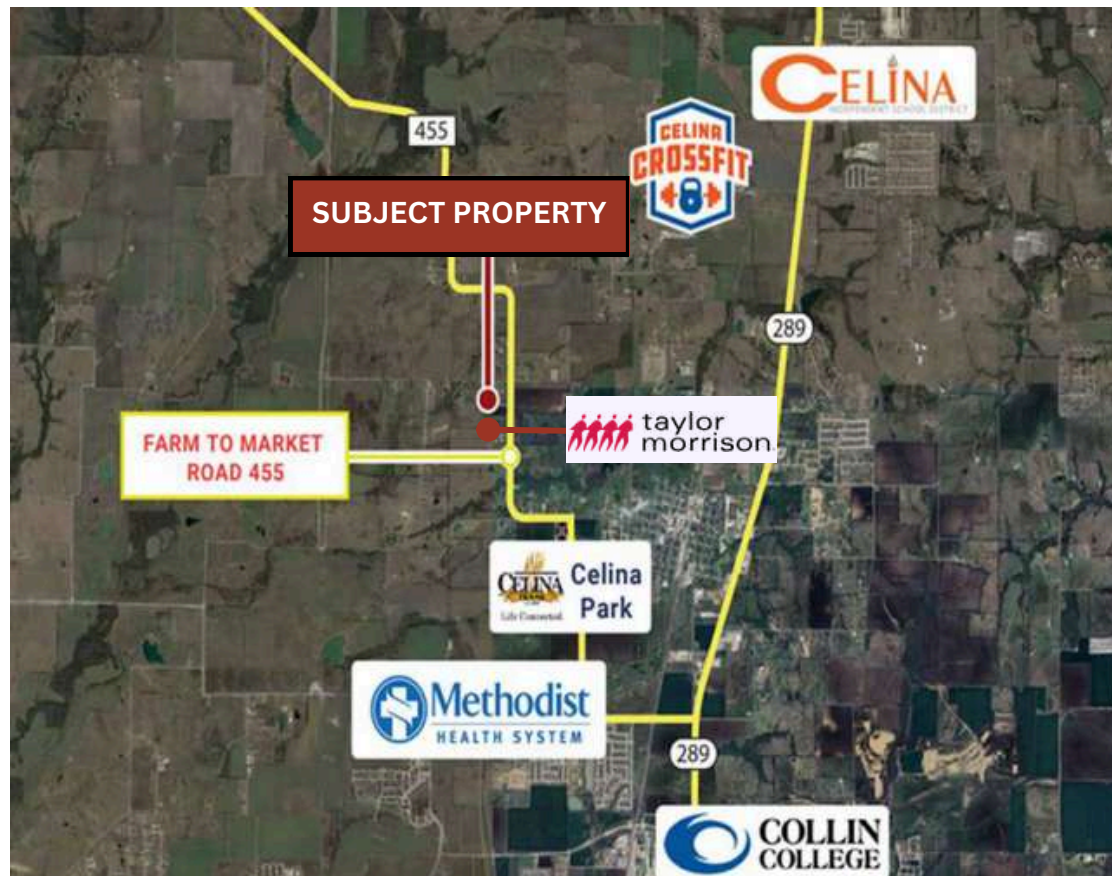


±11.3 AC FM 455, Celina

Ready-To-Build Townhome Land



 15921 W FM 455 Celina, TX 75009

- The Concept Plan for 98 Townhomes has been approved by the City of Celina.
- Located near the SWQ of FM 455 and CR 9.
- Rapidly growing western area of Celina.
- Just 1 mile from Dallas North Tollway (DNT).
- Close to Major development projects nearby to Celina uptown.



LAND PRICE: Call For Price

Sankalp Realty
Mukesh Parna

 MP@SankalpRealty.US
 (972) 897-2002

8195 Custer Rd, Suite 200,
Frisco, TX 75035

±11.3 AC FM 455, Celina

Ready-To-Build Townhome Land

Concept Plan



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KEY FACTS

Land Size (AC)	11.3 Acres
Allowed Use	Townhomes, Multifamily
Zoning	PD-149
Property Visibility	FM 455
Property Frontage	FM 455 - 395 ft
Utilities	Nearby
School District	Celina ISD

NEARBY





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Category

Overview



Location & Market Study

- The site is situated near the southwest corner of FM 455 and CR 9, in the rapidly growing western area of Celina, one of the fastest-growing cities in the region.
- **Easy Access to DNT:** The Dallas North Tollway (DNT) is just 1.5 miles west via CR 9, providing quick access to Dallas and surrounding areas.
- **Convenient to Major Employment Centers:** The SH 121 and DNT area, a major employment hub, is only a 25 to 35-minute drive away, making commuting to work easy.
- Future residents of the subject site will be served by Celina ISD. The Texas Education Agency (TEA) gave this district a score of 93 out of 100 or an “A” grade for the 2021-2022 school year, the year for which the most current ratings are available.
- The market study conducted by the highly reputable company, RSI, anticipates that Celina ISD will remain a key location for residential development, driven by its exceptional quality of life, access to top-tier education, and proximity to major employment hubs.
- Celina's population growth is robust, with ESRI forecasting a 9.9% annual increase over the next five years.
- Empty nesters and seniors are seeking to downsize without sacrificing comfort, and our site and product are ideally located within commuting distance to major developments.
- With median income of \$117K, Collin County's earnings are approximately 25% higher than the Dallas median, which is promising for sales at the subject.

Be involved in Design decisions

- A Club House, resort-style pool features shaded cabanas, and comfortable lounge areas.

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Overview



In Design Phase. Reduced Project Duration.

- Land is fully entitled to build townhomes.
- Preliminary concept plan is approved by the City of Celina for 98 townhomes.
- Schematic Design, Design Set completed. Civil Construction drawings submitted to City.
- Submitted Preliminary plat.
- 3rd party Geotech report, water sampling test, Tree survey, ESA phase-1 , Boundary, Topo & ALTA Survey completed. Will Serve letters for all utilities are available.

Financial Feasibility Readiness

- Lender approved project for horizontal and vertical construction.
- A full project estimate is available for horizontal and vertical construction.
- In 'For Sale' projects, usually we build as we sell which helps keep cost more controlled.

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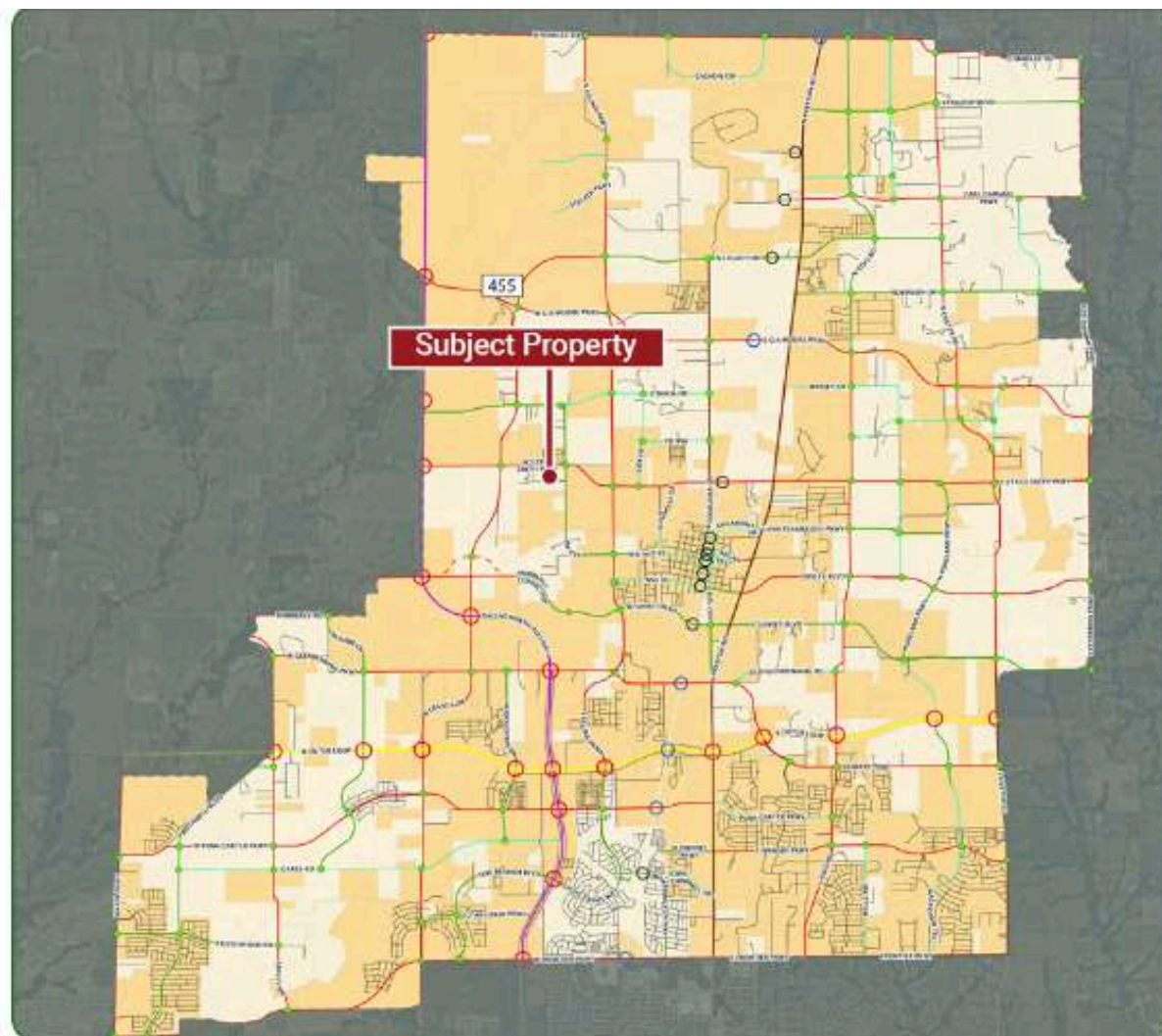
CELINA THOROUGHFARE PLAN

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

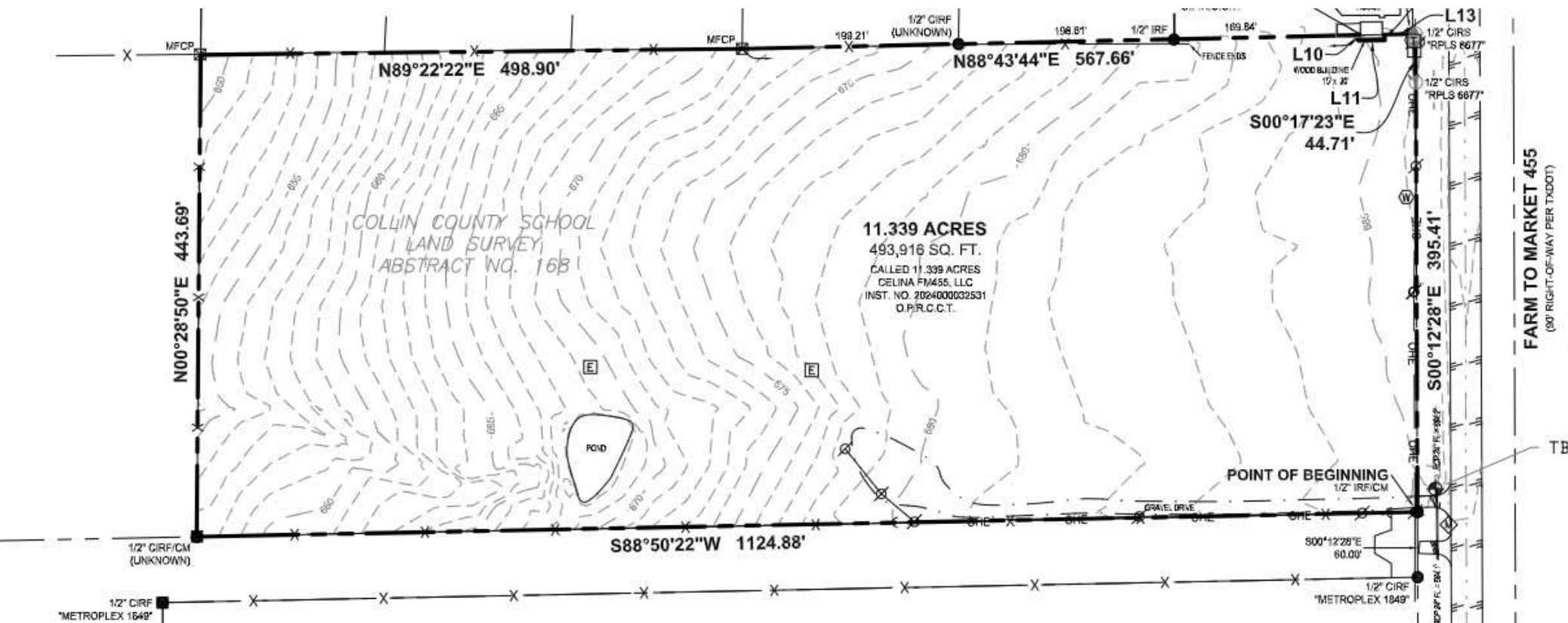
Roads

* All dates are projected estimates and subject to change





SURVEY



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



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

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Designated Broker of Firm

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Licensed Supervisor of Sales Agent/
Associate

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Sales Agent/Associate's Name

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Buyer/Tenant/Seller/Landlord Initials

Date