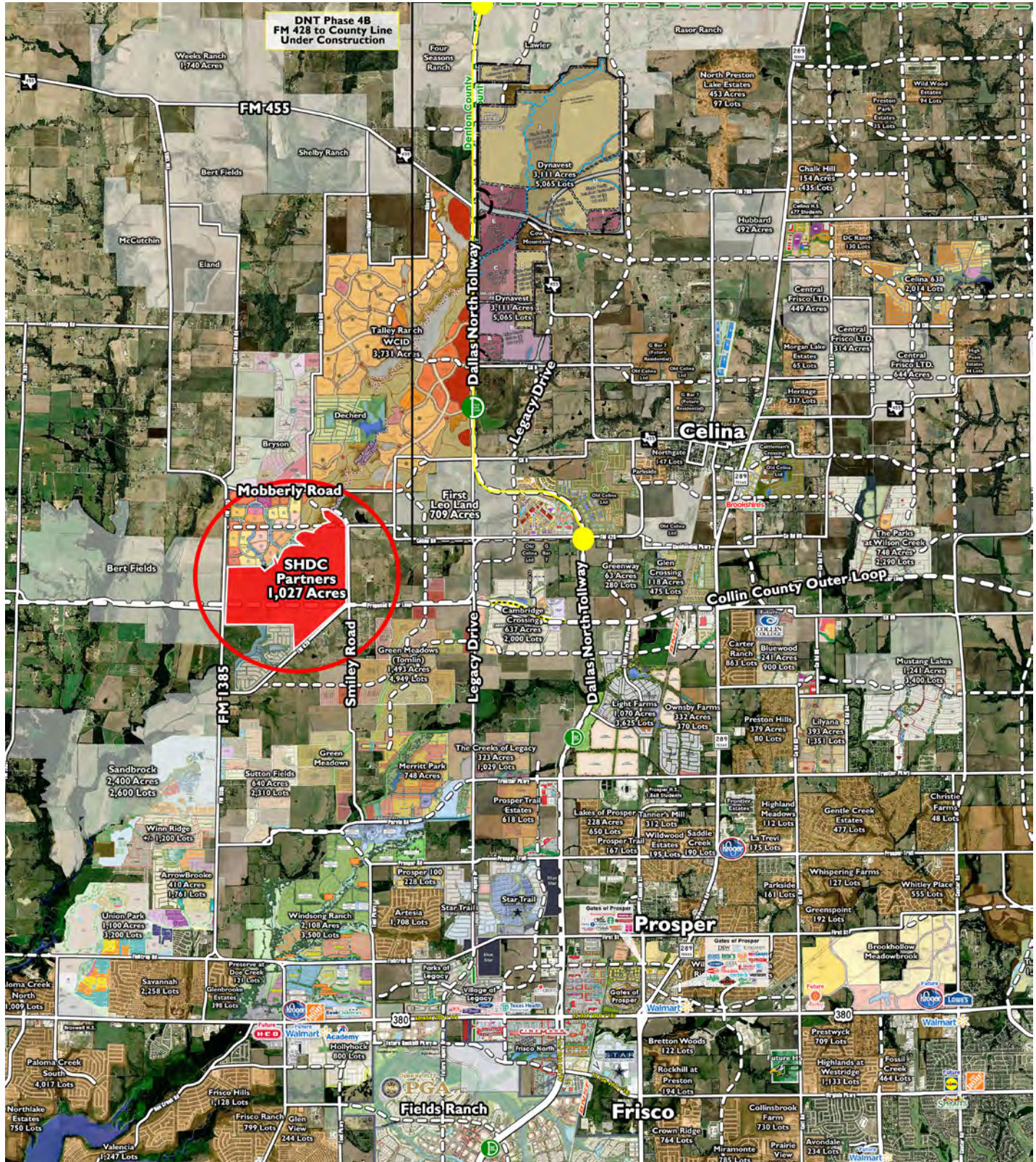


SHDC Partners

1,027 Acres - Celina, TX - Investment Opportunity

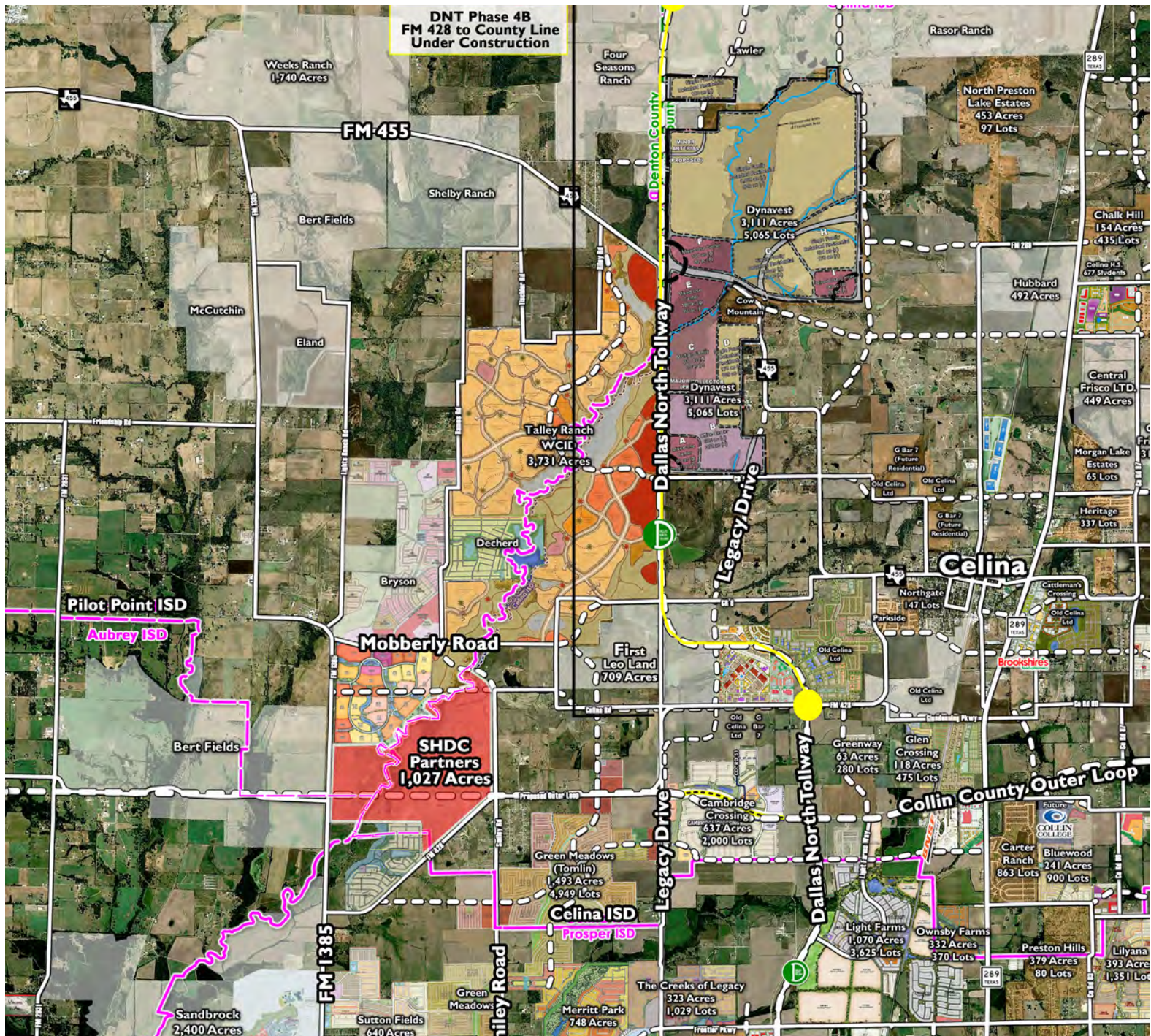


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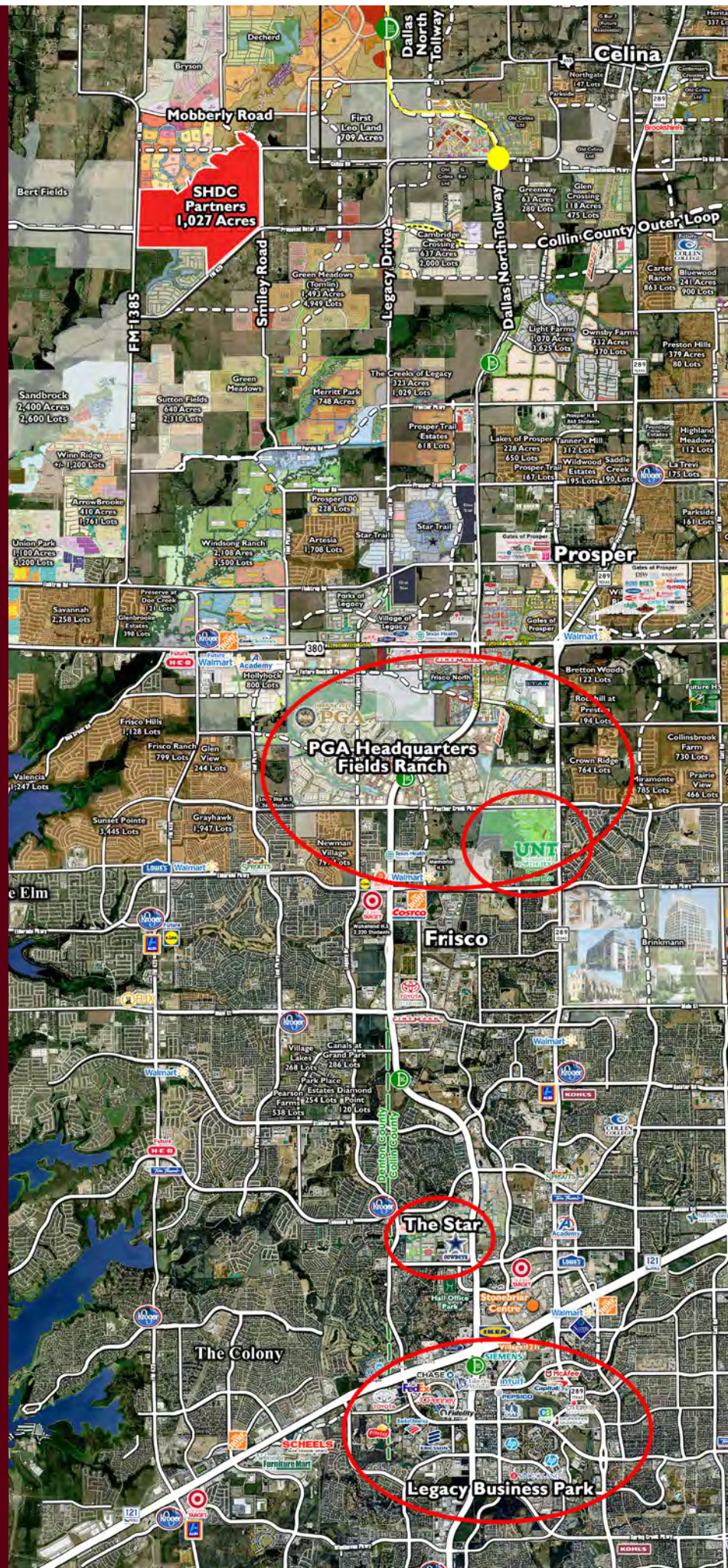


Property Description

- The property has a fully vested Municipal Utility District (MUD)
- Plans call for for the future Denton County Outer Loop to be constructed through the property that should create four future corners
- The property is located at the northeast quadrant of FM 1385 and FM 428 in Celina
- Approximately 4,800+/- feet of road frontage along FM 428
- Approximately 4,100+/- feet of road frontage along FM 1385
- Approximately 1 mile of road frontage along Smiley Road
- Utilities are available within close proximity to the property
- Celina Independent School District & Pilot Point Independent School District
- The property is located in Denton County

Area Highlights

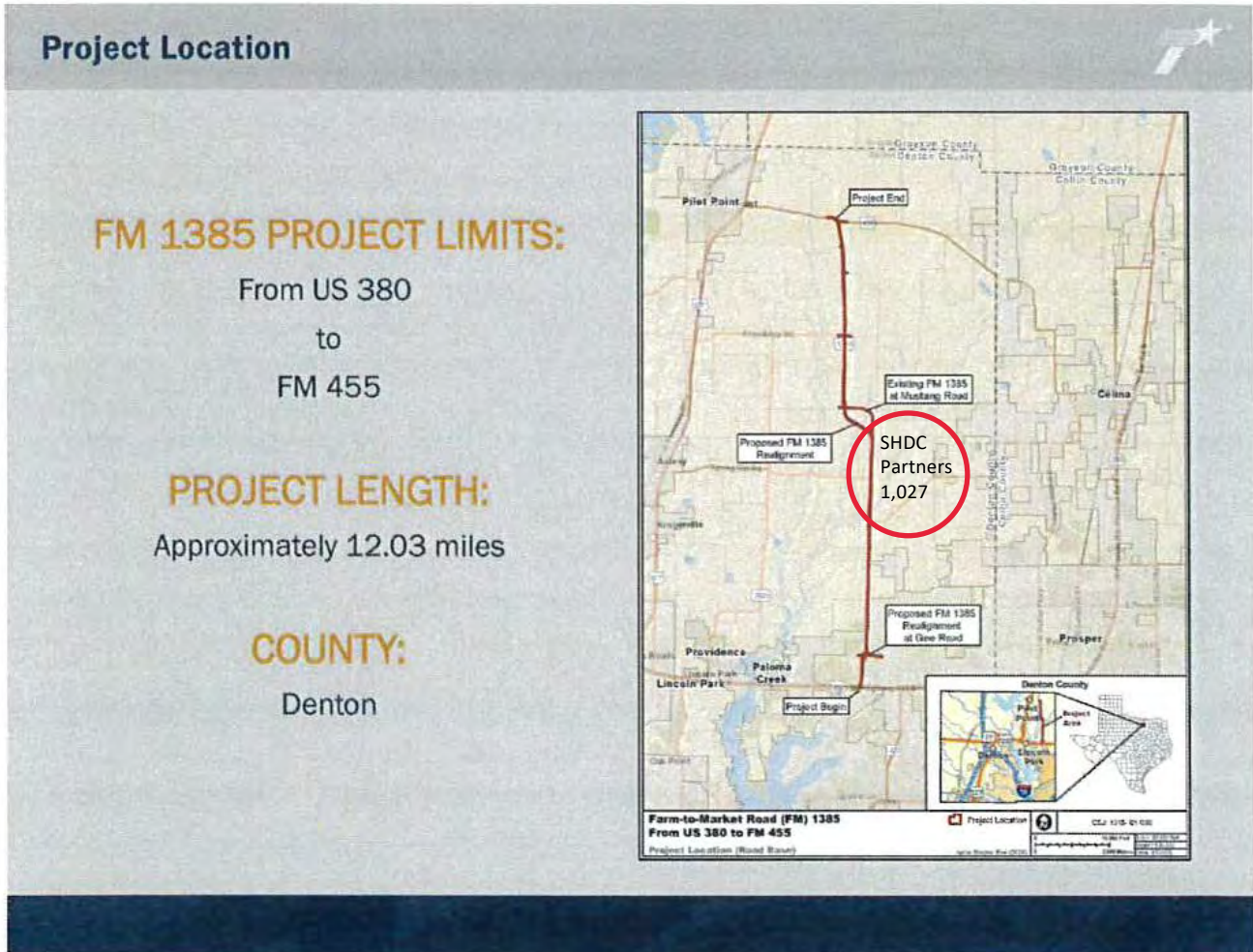
- DNT Phase 4B construction has begun. This phase extends from FM 428 to the Grayson County Line.
- Single family lot development is currently underway at both the north and south boundaries of the property.
- The new PGA Headquarters and surrounding Fields Ranch is located six miles south.
- Approximately twelve miles north of the future UNT Campus.
- Approximately nineteen miles north of Legacy Business Park, a 2,665 acre master planned mixed-use development. Legacy Business Park has an estimated 33 million square feet of office space which includes both corporate and regional company headquarters that employs 55,000+ people and is home to Fortune 500 Companies such as JP Morgan Chase, Toyota, and Liberty Mutual.
- Suggested Pricing: \$45 million or approximately \$43,816 per gross surveyed acre



Rex Glendenning
(972) 250 - 1263
rex@rexrealestate.com

FM 1385 Improvements

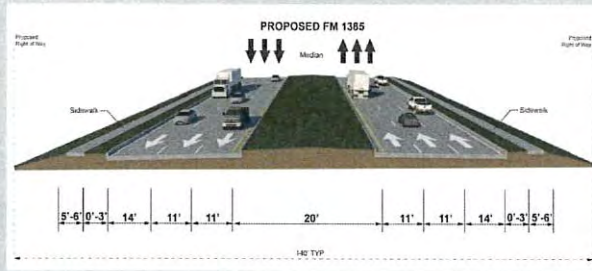
Construction is scheduled to begin in the Fall of 2024 with completion scheduled for 2027.



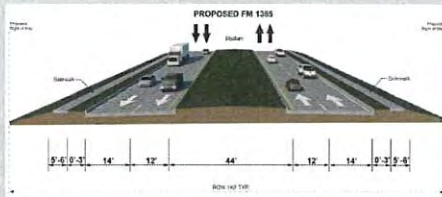
The FM 1385 reconstruction projects includes widening an approximately 12-mile section of FM 1385 from U.S. 380 to FM 455 in Denton County. The existing FM 1385 is a 2-lane rural highway. The proposed FM 1385 would be widened and reconstructed as a 6-lane divided urban roadway from U.S. 380 to Mustang Road and a 4-lane interim (6-lane ultimate) divided urban roadway from Mustang Road to FM 455. A new location realignment of the central portion of FM 1385 at Mustang Road is proposed to directly connect FM 1385 to the north and south without requiring vehicles to travel along the Mustang Road portion of the existing FM 1385. Additionally, a new location realignment of the southern portion of FM 1385 at Gee Road is also proposed. This would flatten out the existing “S” curve at Gee Road and improve mobility along FM 423 at the intersection with FM 1385.

Upon completion, FM 1385 along with FM 423 will become one of the four major north/south connectors. Preston Road, the Dallas North Tollway, and Legacy Drive are the other three major north/south connectors.

Proposed Roadway Typical Sections



FM 1385 from US 380 to Mustang Road (6-lane)



FM 1385 from Mustang Road to FM 455 (4-lane interim)



FM 1385 from Mustang Road to FM 455 (6-lane ultimate)

Proposed Roadway Realignment at Mustang Road



- Construction Underway -

PROGRESS REPORT

Dallas North Tollway Phase 4

FALL 2020

The Dallas North Tollway (DNT) Phase 4 project will extend the tollway 13.7 miles north of US 380. When this extension is complete, it will provide a direct link between downtown Dallas and growing areas in Collin, Denton and Grayson counties.

Opening date: To be determined

PROJECT SECTIONS ON DNT	LIMITS	SEE PROJECT MAP
Phase 4A	US 380 to FM 428, including the DNT extension over US 380	
Phase 4B Frontage Road	Two-lane road from FM 428 to the Grayson County line	
Phase 4B Main Lanes	FM 428 to the Grayson County line	
Proposed Grayson County Tollway	A Grayson County Regional Mobility Authority project that could extend the toll road into Grayson County (not an NTTA project)	

WHAT HAPPENED BETWEEN JULY AND OCT. 2020?

- Beams and deck work continued for the northbound DNT extension over US 380. Column and cap construction also continued.
- Environmental engineering work on the DNT 4A project continued.
- In September, the NTTA Board of Directors selected Mario Sinacola and Sons Excavating, Inc. for construction and CONSOR Engineers, LLC for construction management for the DNT frontage road between FM 428 and the Grayson County line. This frontage road will initially be built as a two-lane road, allowing travel in both directions.

WHAT'S NEXT?

- Coordination with stakeholders and partners will continue.
- Crews will continue work on the DNT extension over US 380.
- Environmental engineering work on the DNT 4A project will continue.
- Construction of the frontage road between FM 428 and the Grayson County line will begin.

PROJECT UPDATES IN PICTURES



Placing beams at Parvin Branch Creek



Looking south at the bridge being constructed near US 380



Subscribe for Updates



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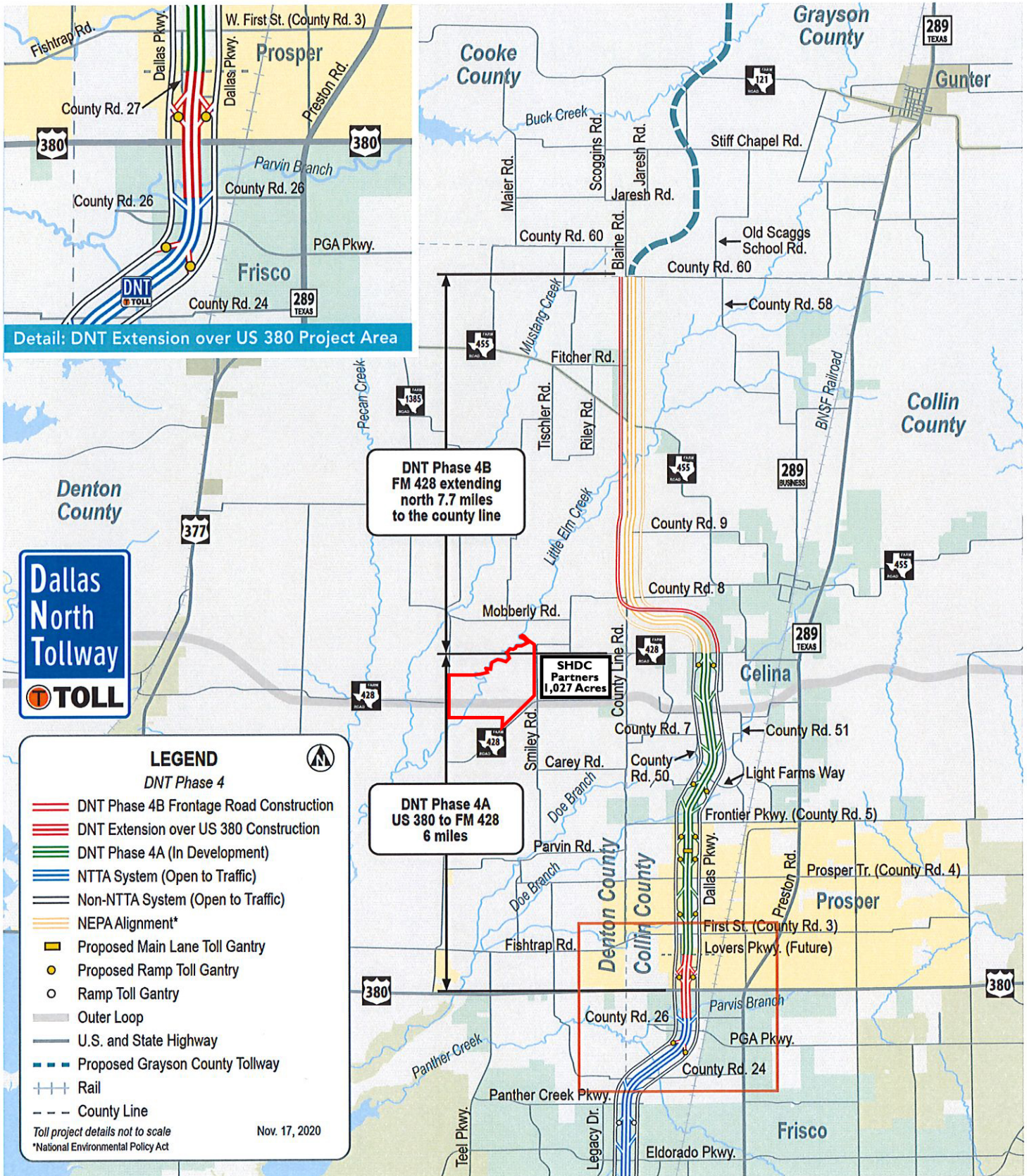
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DALLAS BUSINESS JOURNAL

THE LIST

Researched by David Ajamy
214-706-7120, @DBJAjamy
dajamy@bizjournals.com

BY THE NUMBERS

54.4M

The Texas Demographic Center estimates that the population in Texas could be as high as 54.4 million people by 2050, depending on migration patterns.

METHODOLOGY

Information on The List was obtained from the latest estimates from the U.S. Census Bureau. The data was pulled on Oct. 27. Only cities with populations of 10,000 or more were included. There were 107 cities in North Texas that saw population growth. The top 25 are listed here with the remainder available online.

NOTES

The *Dallas Business Journal* defines local as any companies within Collin, Cooke, Dallas, Denton, Ellis, Grayson, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise counties.

GO ONLINE

Can't get enough of The List? For additional information and updates to The List visit bizjournals.com/dallas/datacenter/lists.

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If you wish to be surveyed when The List is next updated, or if you wish to be considered for other Lists, email David Ajamy at dajamy@bizjournals.com.

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More information can be found online at DallasBusinessJournal.com by clicking the "Store" tab near the top of the site.

FASTEST-GROWING CITIES

RANKED BY POPULATION GROWTH

City	Website	Address Phone	Population Growth Rate 2015-2019	City Executive(s)
1	Celina celina-tx.gov	142 N. Ohio St. Celina, TX 75009 972-362-2682	50.8%	Sean Terry, Mayor
2	Melissa cityofmelissa.com	3411 Barker Ave. Melissa, TX 75454 972-838-2338	37.8%	Reed Greer, Mayor
3	Forney forneytx.gov	101 E. Main St. Forney, TX 75126 972-564-7300	36.4%	Mary Penn, Mayor
4	Princeton princetontx.gov	123 W. Princeton Dr. Princeton, TX 75407 972-736-2416	35.4%	John-Mark Caldwell, Mayor
5	Prosper prosper.tx.gov	250 W. 1st St. Prosper, TX 75078 972-346-2640	34.9%	Ray Smith, Mayor
6	Fate cityofate.com	1900 CD Boren Pkwy. Fate, TX 75087 972-771-4601	31.9%	Joe Burger, Mayor
7	Farmers Branch farmersbranchtx.gov	13000 William Dodson Pkwy. Farmers Branch, TX 75234 972-247-3131	31%	Robert Dye, Mayor
8	Little Elm littleelm.org	100 W. Eldorado Pkwy. Little Elm, TX 75068 214-975-0406	27.6%	David Hillock, Mayor
9	Anna annatexas.gov	111 N. Powell Pkwy. Anna, TX 75409 972-924-3325	23.7%	Nate Pike, Mayor
10	Frisco friscotexas.gov	6101 Frisco Square Blvd. Frisco, TX 75034 972-292-5000	23%	Jeff Cheney, Mayor
11	Midlothian midlothian.tx.us	104 W. Ave. E Midlothian, TX 76065 972-775-3481	20.8%	Richard Reno, Mayor
12	Royse City roysecity.com	305 N. Arch St. Royse City, TX 75189 972-636-2250	20%	Janet Nichol, Mayor
13	McKinney mckinneytexas.org	222 N. Tennessee St. McKinney, TX 75069 972-547-7500	17.9%	George Fuller, Mayor
14	Weatherford weatherfordtx.gov	303 Palo Pinto St. Weatherford, TX 76086 817-598-4000	14.3%	Paul Paschall, Mayor
15	Waxahachie waxahachie.com	401 S. Roger St. Waxahachie, TX 75165 469-309-4000	13.2%	David Hill, Mayor
16	Azle cityofazle.org	505 W. Main St. Azle, TX 76020 817-444-2341	13.1%	Alan Brundrett, Mayor
17	Red Oak redoaktx.org	200 Lakeview Pkwy. Red Oak, TX 75154 972-617-3631	11.5%	Mark Stanfill, Mayor
18	Wylie wylietexas.gov	300 Country Club Rd. Wylie, TX 75098 972-516-6000	10.8%	Eric Hogue, Mayor
19	Mansfield mansfieldtexas.gov	1200 E. Broad St. Mansfield, TX 76063 817-276-4200	10.7%	David Cook, Mayor
20	Rowlett ci.rowlett.tx.us	400 Main St. Rowlett, TX 75088 972-412-6100	10.4%	Tammy Dana-Bashian, Mayor
21	Burleson burlesontx.com	141 W. Renfro St. Burleson, TX 76028 817-426-9600	10.3%	Ken Shetter, Mayor
21	Flower Mound flower-mound.com	2121 Cross Timbers Rd. Flower Mound, TX 75028 972-874-6000	10.3%	Steve Dixon, Mayor
23	Glenn Heights glennheightstx.gov	1938 S. Hampton Rd. Glenn Heights, TX 75154 972-223-1690	9.9%	Harry Garrett, Mayor
24	Terrell cityofterrell.org	201 E. Nash St. Terrell, TX 75160 972-551-6600	9.8%	Rick Carmona, Mayor
25	Crowley ci.crowley.tx.us	201 E. Main St. Crowley, TX 76036 817-297-2201	9.6%	Billy Davis, Mayor

Construction starts on PGA of America office building in Frisco

The offices are part of a 660-acre golf and resort center.



By [Steve Brown](#) 10:58 AM on Sep 29, 2020

The PGA of America has begun construction on its new headquarters in Frisco. The 106,622-square-foot office building, designed by architect Page Southerland Page, will sit on more than 6 acres that are part of the 660-acre PGA Frisco campus, which also includes an Omni hotel and resort and two golf courses.

The four-story glass-and-limestone building will house 150 PGA corporate employees. There's a conference room and outdoor terrace overlooking one of the golf courses.

"This is a historic moment for the PGA of America, as we see the vision for our new PGA headquarters come to life," PGA of America chief operating officer Darrell Crall said in a statement. "The modern home of American golf at PGA Frisco is now within our sight, and we're delighted to break ground on our new state-of-the-art headquarters, which will serve as a destination for our nearly 29,000 PGA members and a catalyst for an inclusive and diverse workforce."

Construction on the PGA building was delayed because of the pandemic but is now underway.

Adolfson & Peterson Construction is the general contractor. Cushman & Wakefield is a development adviser on the project.

The headquarters is set to open in early 2022 just south of U.S. Highway 380.

"We are so proud to be a part of this project," said Brad Blankenship, senior managing director of Cushman & Wakefield. "Our primary goal is to deliver on the promise to create an extraordinary new home for the PGA of America's headquarters."

The PGA of America announced that it was moving its base from Florida to Frisco in 2018. Construction began on the golf courses and site work last year.

City grabs housing crown

STAFF REPORT

The north Dallas growth pattern is a fairly predictable model that dates back nearly 100 years.

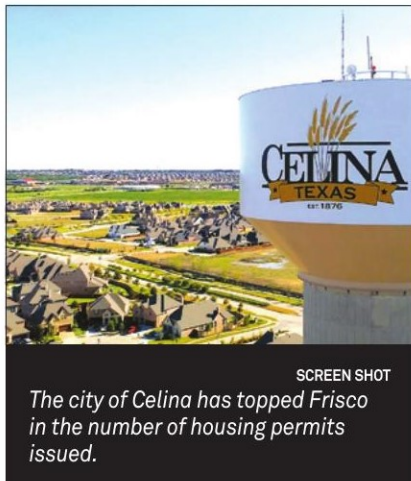
Its highest value and fastest-growing areas have generally followed the Preston Road and Dallas North Tollway (DNT) corridors. Each city along this path had enjoyed a time when it was tops in the region for new single-family home permits.

For the 21st Century, two cities have dominated new home starts – Frisco and McKinney, with the third spot rotating between various regional cities such as Little Elm, Denton, and most recently, Celina. However, in 2020, modifications to the order were observed. Early in 2020, Celina established itself as the No. 2 city in the region in terms of new single-family home starts, overtaking McKinney's long-tenured position among the top two growing cities.

Various sources track housing permits monthly in North Texas, and during 2020, Celina finished the month ahead of McKinney during 10 of the 12 months. However, in December, the most surprising occurrence was when Celina issued 286 new home permits, topping Frisco, which issued 214 permits, Celina officials stated.

"Celina edging McKinney was news, but Celina beating out Frisco generated greater attention, even if the crown is just for one month," the city stated in a press release.

Celina is currently updating its Comprehensive Plan, and the process is



SCREEN SHOT

The city of Celina has topped Frisco in the number of housing permits issued.

LEARN MORE

For more information, visit celina-tx.gov.

expected to complete later this spring. Preliminary population estimates have Celina's ultimate build-out being around 378,000 people, achieving the 50,000 population threshold around 2025 and the new decade of the Thirties seeing Celina over 100,000 in population.

As these thresholds are met, Celina will dominate the housing market for the next 20-30 years, as other cities along the Preston Road and DNT corridors have previously, in addition to being amongst the fastest growing cities in the nation.

The city has been proactive in preparing for this growth through its long-range planning for extensive trail systems, fiber to every neighborhood, enhanced open space, wide sidewalks, and other requirements that ensure that Celina remains Life Connected, even while enduring record growth.



Celina Demographics

Life Connected.

Celina's Growth Rate since 2010 is 180%

POPULATION

	City	Service Area
Population 2021	22,793	28,413
Population 2026	51,000	58,000

2020 Trade Area: 36,385

2020 Single Family Permits: 1862

Buildout Population: 378,000



Median Age
37

Median Household Income: \$98,277
Average Home Value: \$408,052



TRANSPORTATION

Airports:

Dallas Love Field Airport - 38.6 Miles/45 Min

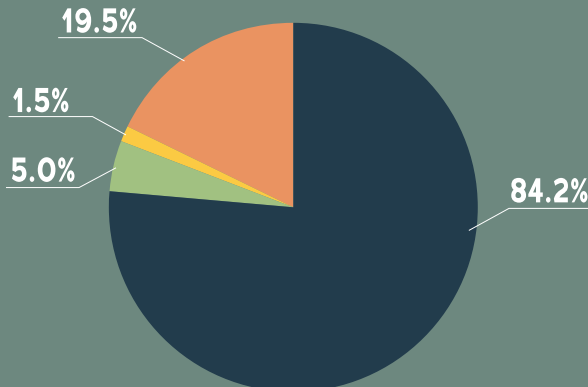
DFW Airport - 37.4 Miles/45 Min

Major Highways:

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478

E/W: FM 428, FM 455, Outer Loop (Estimated Completion 2021-22)

DEMOGRAPHICS



■ Caucasian ■ African American ■ Asian Origin ■ Hispanic Origin

EDUCATION

48% Bachelor's Degree/Grad/Prof Degree

28% Some College

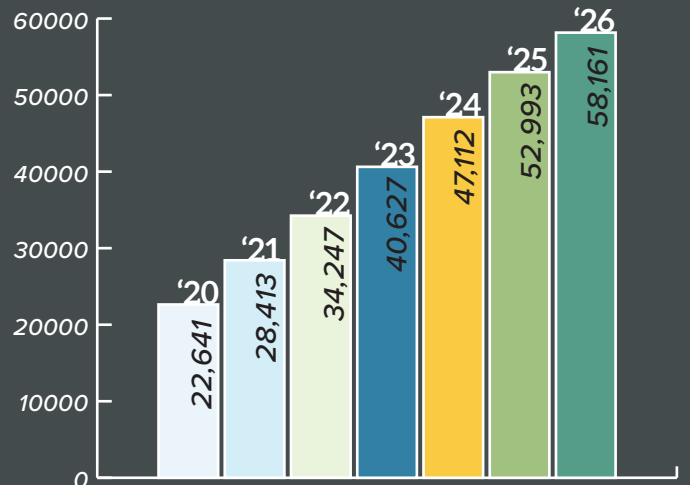
20% High School Graduate

Celina ISD - 1 High School, 2 Middle Schools, 3 Elementary Schools

Prosper ISD in Celina - 3 Elementary Schools

Future Collin College (Estimated Completion 2021)

PROJECTED GROWTH





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.

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- 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 BONA FIDE 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date