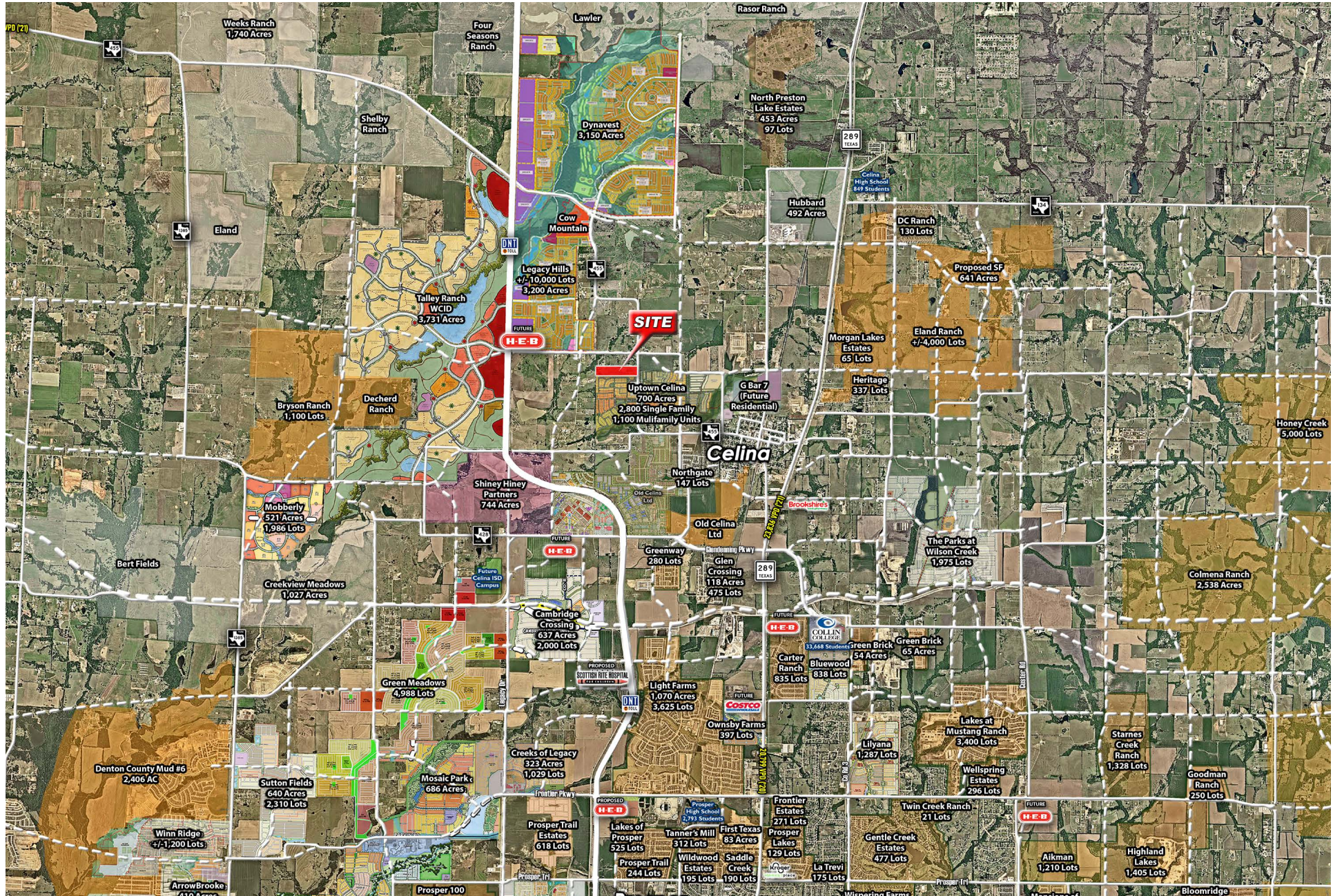


34 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



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 REX@REXREALESTATE.COM

972-250-1263
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PROPERTY OVERVIEW



LOCATION

East side of FM 455, just south of CR-9
Celina, Texas



HIGHLIGHTS

- Located on FM-455, adjacent to/north of future Uptown Celina, a 700-acre master planned development with 2,800 single family homes and 1,100 multifamily units planned
- Close proximity to future H-E-B
- Easy access to Dallas Tollway & SH-289
- Surrounded by residential developments including Legacy Hills (10,000 lots/3,200-acres), Dynavest (3,150-acres), Creekview Meadows (1,027 acres) and many more

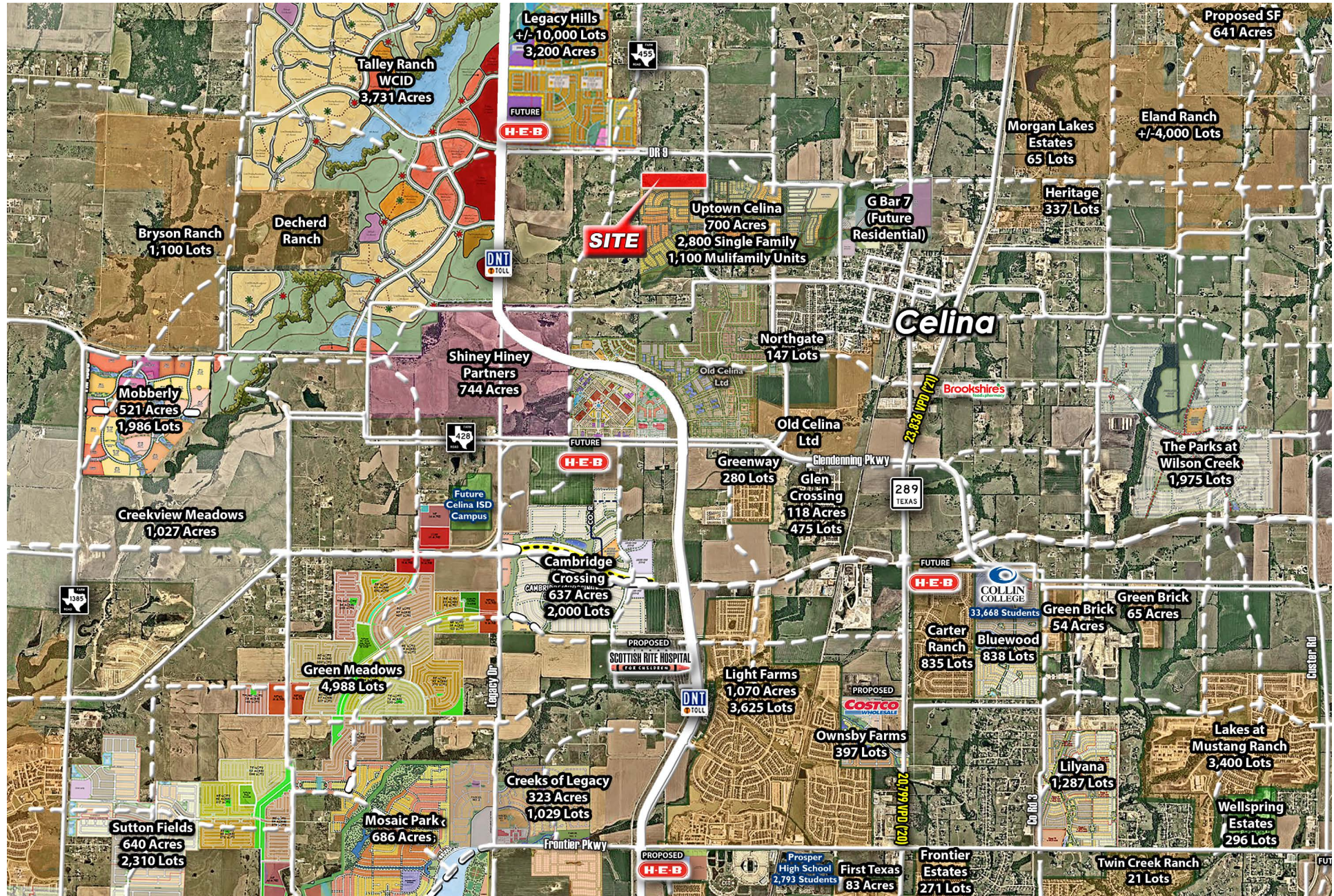


DEMOGRAPHICS

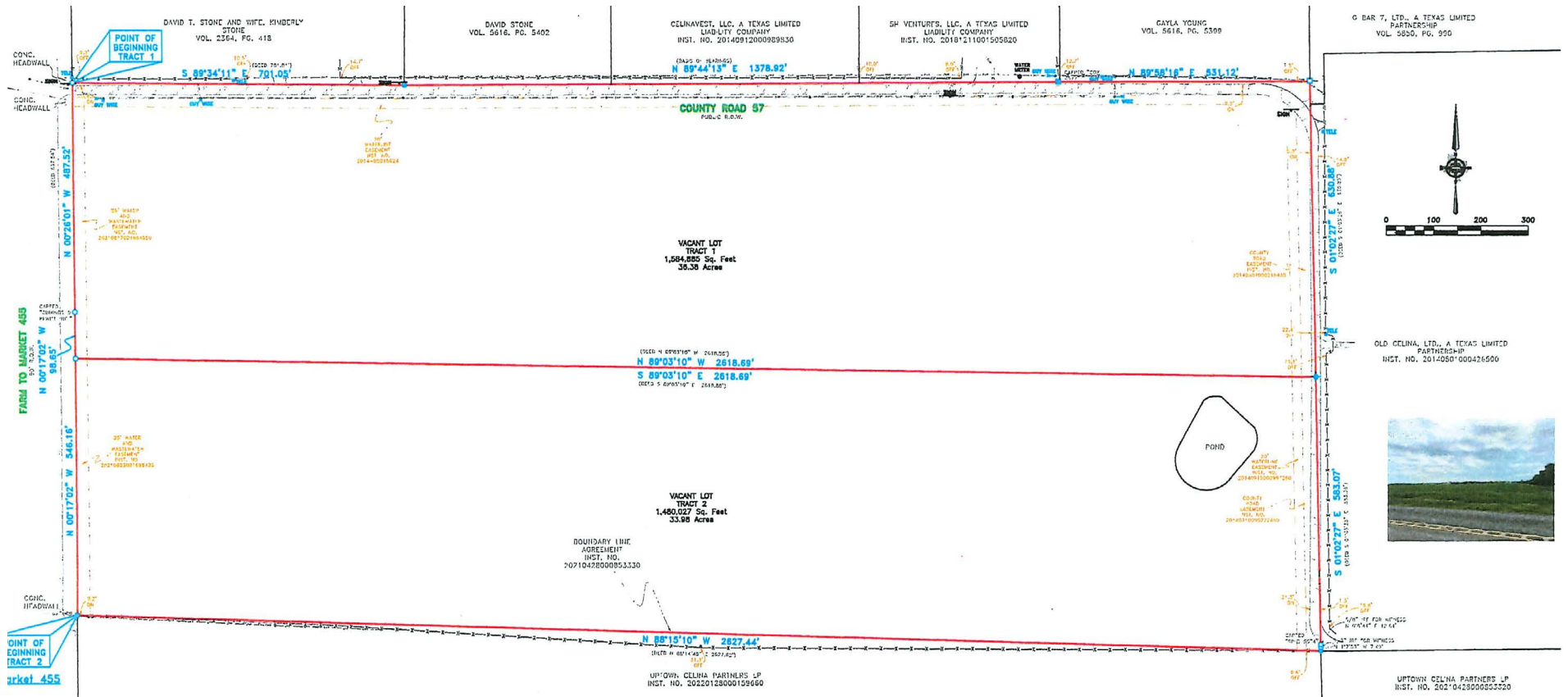
	3 MILE	5 MILE	7 MILE
2022 POPULATION	6,615	23,982	50,687
2027 PROJ. POP.	8,261	31,735	71,196
AVERAGE HH INCOME	\$136,193	\$175,124	\$175,059



SITE AERIAL



SURVEY

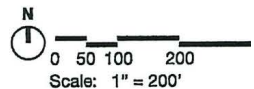


CONCEPTUAL MASTERPLAN



MASTERPLAN DATA				
Designation	Developable Acreage	Use	Units	Parking
W.1	5.15	RETAIL		
W.2	6.00	MF-2	168	210
W.3	2.96	RETAIL		
W.4	6.14	MF-0	78	
W.5		MF-0	35	
W.6	0.90	PARK/POND		
E.1	4.70	MF-2	135	243
E.2	4.17	MF-2	119	214
E.3	5.17	MF-3	310	558
		HOTEL	150	40
		RETAIL		
E.4	5.74	MF-2	220	396
E.5	6.06	RETAIL/F&B		

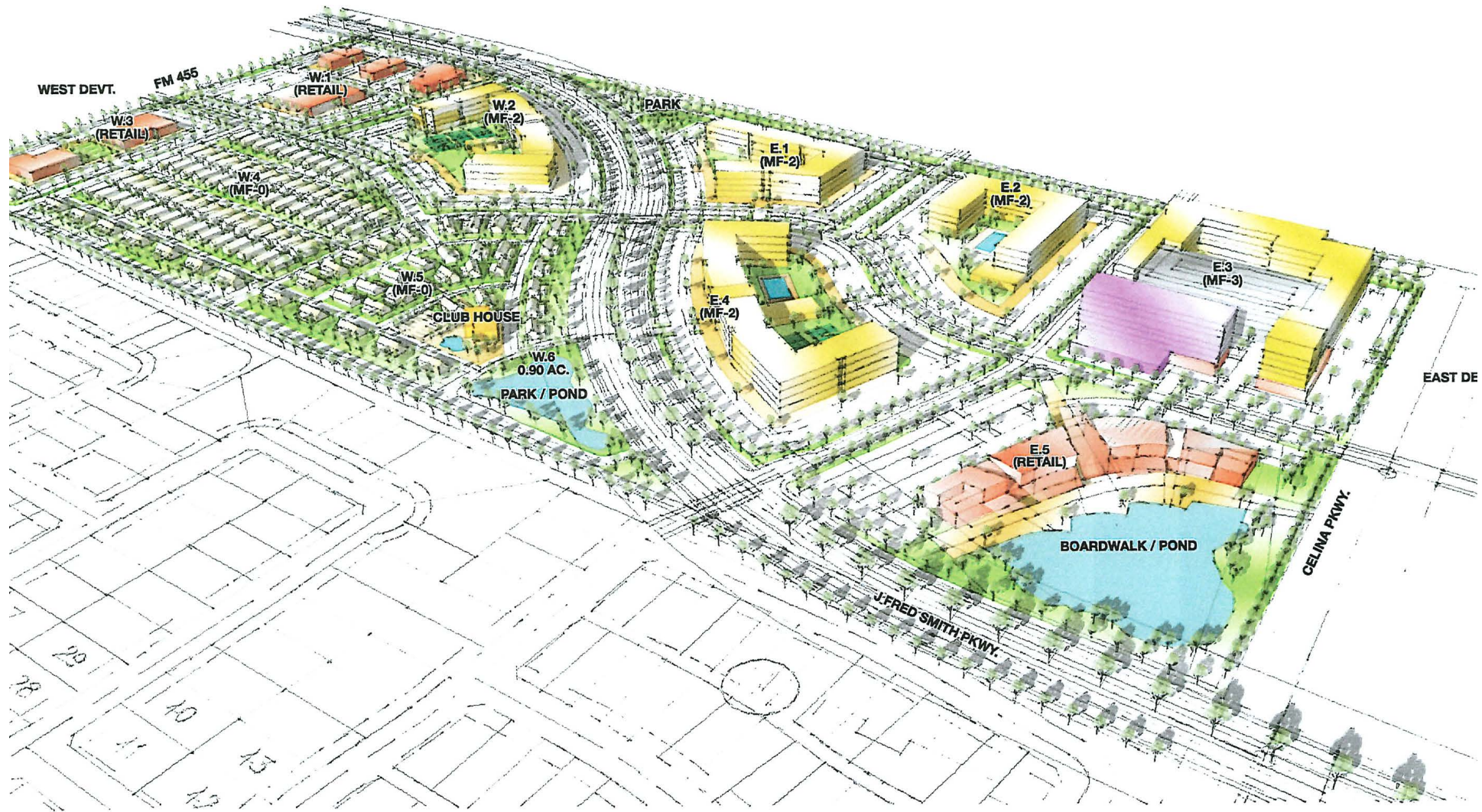
CONCEPT MASTERPLAN



Mova Architecture Workshop

November

CONCEPTUAL MASTERPLAN



CONCEPT MASTERPLAN
Southeast View

Celina Landing

Mova Architecture Workshop

November

CONCEPTUAL MASTERPLAN



CONCEPT MASTERPLAN
Northwest View

Move Architecture Workshop

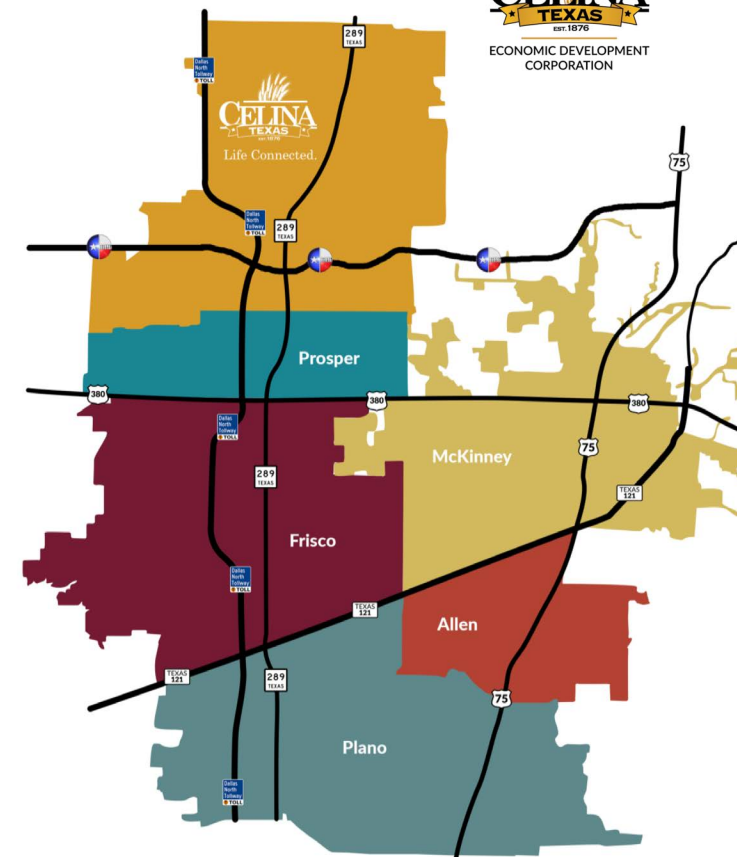
November

CELINA HIGHLIGHTS

- Situated in high growth Collin County and nestled between the major arteries of Preston Road to the east and the Dallas North Tollway to the west.
- Celina’s maximum projected buildout population is approximately 350,000
- Celina has been ranked the **#1 FASTEST GROWING CITY IN NORTH TEXAS** for three years in a row by the Dallas Business Journal.
- Currently - 38 Square Miles, Projected - 78 Square Miles

COMMERCIAL PROJECTS – ON HORIZON

- Costco with QSR’s and junior anchors
- Methodist Hospital
- Brewery
- Hotel & Conference Center
- H-E-B
- DIY Store



CELINA HIGHLIGHTS

2021 POPULATION

City: 22,793 | Service Area: 28,413

2026 PROJECTION

City: 51,000 | Service Area: 58,000

QUALITY OF LIFE

The city of Celina wants to be the best at quality of life. Celina represents a way of life that is part small-town and rural community while also part urban and metropolitan. Celina has a rich history and culture and is poised for a vibrant future.

STRATEGIC ADVANTAGE

Celina is actively planning, zoning and incentivizing major employers to locate in the area. Celina plans on continuing to be an attractive place to live and work providing a vibrant downtown, walkable, urban development and great quality of life.

NEARBY ATTRACTIONS

- Multiple wineries and vineyards
- Celina Balloon Festival
- Lewisville Lake
- Ray Roberts Lake & State Park
- Just a 24 minute drive to the bustling city and employment hub of Frisco

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/Preston Rd, FM-1385, FM-2478
- E/W: FM-455, FM-425, Collin County Outer Loop



METHODIST HOSPITAL - COMING SOON

Methodist Broke Ground in Celina

Construction on Methodist Celina Medical Center, the 7th wholly owned hospital by the Methodist Health System brand, started in **early 2023**. Celina is one of the fastest-growing cities in North Texas, tripled in size in just over a decade. The **\$240 million** investment will bring a range of services, from cardiovascular and cancer care to women's services, orthopedics, and robotic surgery.

- 30 medical-surgical beds
- 10 postpartum beds
- 8 intensive care unit beds
- 12 emergency beds
- 3 operating rooms, one with the robotic daVinci® Surgical System
- 1 cardiac catheterization lab
- 2 procedure rooms

"We are very thoughtful about where we decide to grow, so when we choose a new location, it is a big deal. In preparation for construction, we held meetings with city and community leaders and found we share many values. We couldn't be happier about building in this booming community."

— Pamela Stoyanoff, MBA, CPA, FACHE,
president and chief operating officer,
Methodist Health System

