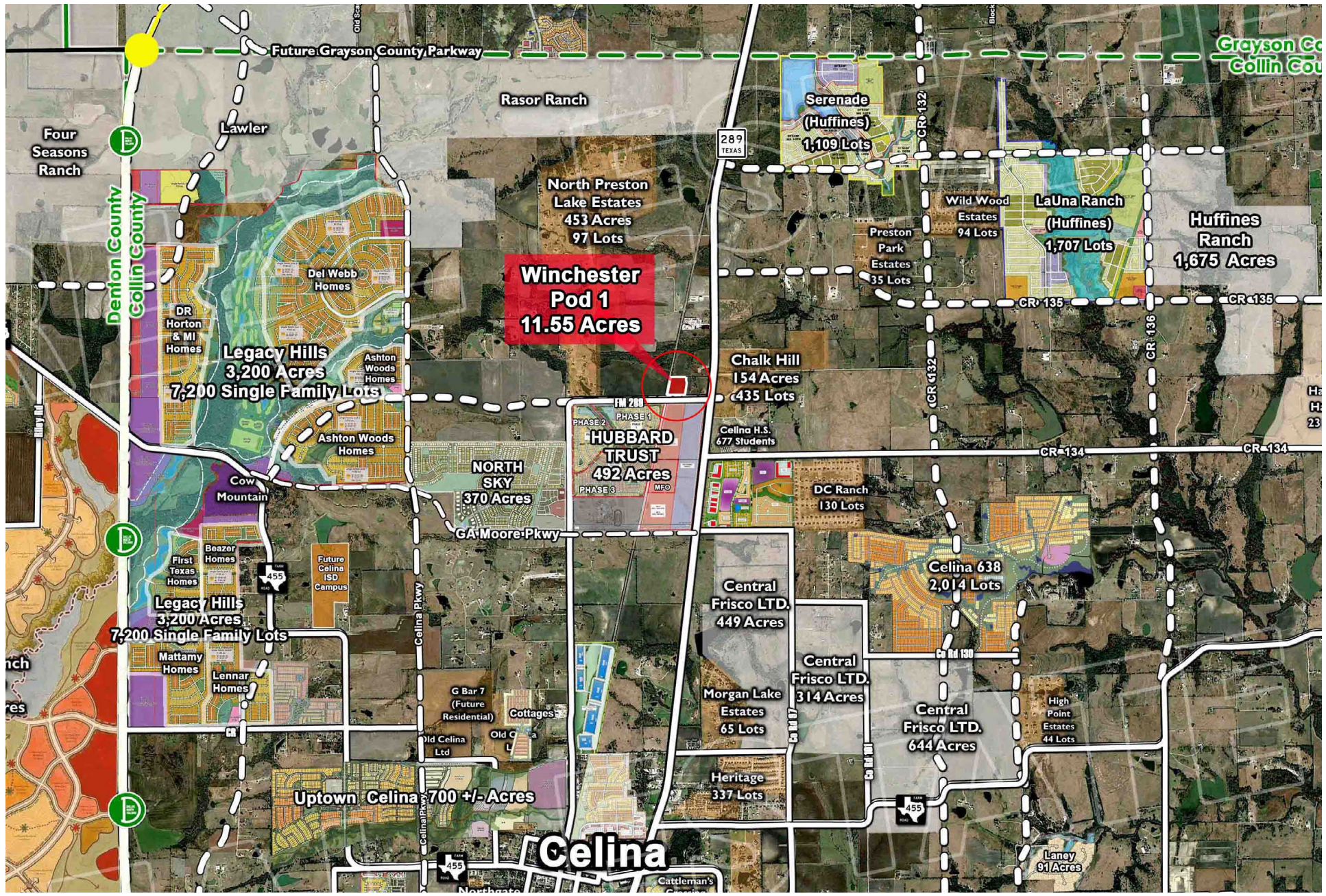


11.55 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



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PROPERTY OVERVIEW



LOCATION

Preston Rd & Future Legacy Drive
 Celina, Texas



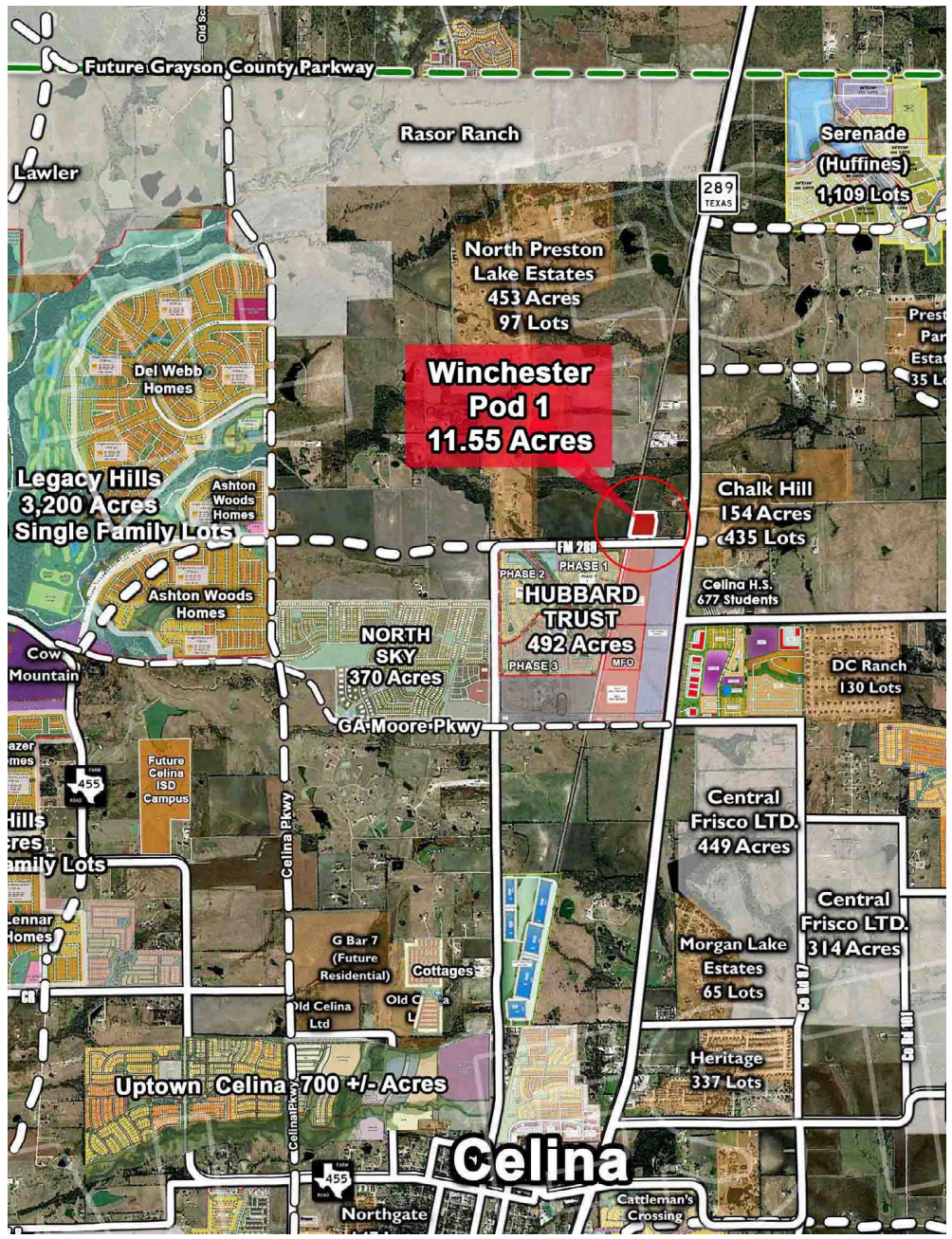
HIGHLIGHTS

- Located at the northwest corner of Preston Rd & Future Legacy Drive
- Located just east of Dallas Parkway
- The Property is located 0.6 miles east of Celina High School (677 Students)
- Surrounded by residential developments including Legacy Hills (3,200 AC, 7,200 Lots), North Preston Lake Estates (453 AC, 97 Lots) Hubbard Tract (492 AC) and many more
- Several new multi-family projects coming soon nearby



DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2022 POPULATION	4,737	10,461	30,671
2027 PROJ. POP.	7,522	16,020	44,541
AVG HH INCOME	\$173,635	\$154,192	\$176,295



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SITE AERIAL



VICINITY MAP
 JURISDICTION: COLLIN COUNTY, TX; CITY OF CELINA ETJ
 TO GUNTER
 TX-289 BUS
 CELINA HIGH SCHOOL
 N PRESTON RD / TX-289
 TO CELINA

TOTALS
 TOTAL SITE ACREAGE: ± 23.7 ACRES
 PROPOSED LAND USE
 MF-2 (MULTIFAMILY DISTRICT, URBAN EDGE) ± 11.6 ACRES
 C (COMMERCIAL OFFICE AND RETAIL) ± 21.3 ACRES



0 50 100 200
 Scale: 1"=100'
WINCHESTER 23
 BUBBLE PLAN

OCTOBER 19th, 2022
 THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

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SITE AERIAL



VICINITY MAP
 JURISDICTION: COLLIN COUNTY, TX; CITY OF CELINA ETJ
 TO GUNTER
 TX-289 BUS
 CELINA HIGH SCHOOL
 N PRESTON RD / TX-289
 TO CELINA

SITE KEY

GARDEN MULTI-FAMILY: 214 UNITS

1 3-STORY GARDEN-STYLE POD (2-313 UNITS) ± 11.17 ACRES ± 28 UNITS PER ACRE

2 OPEN SPACE (20%, AS REQUIRED)

COMMERCIAL SPACE: ±121,260 SF

2 ± 53,550 SF RETAIL (214 TOTAL PARKING (214 REQUIRED))

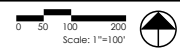
3 ± 36,200 SF RETAIL (145 TOTAL PARKING (145 REQUIRED))

4 ± 25,000 SF RETAIL (100 TOTAL PARKING (100 REQUIRED))

5 ± 3,250 SF QSR (33 TOTAL PARKING (33 REQUIRED))

6 ± 3,250 SF QSR (33 TOTAL PARKING (33 REQUIRED))

7 DETENTION POND



WINCHESTER 23
 ILLUSTRATIVE CONCEPT PLAN

THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

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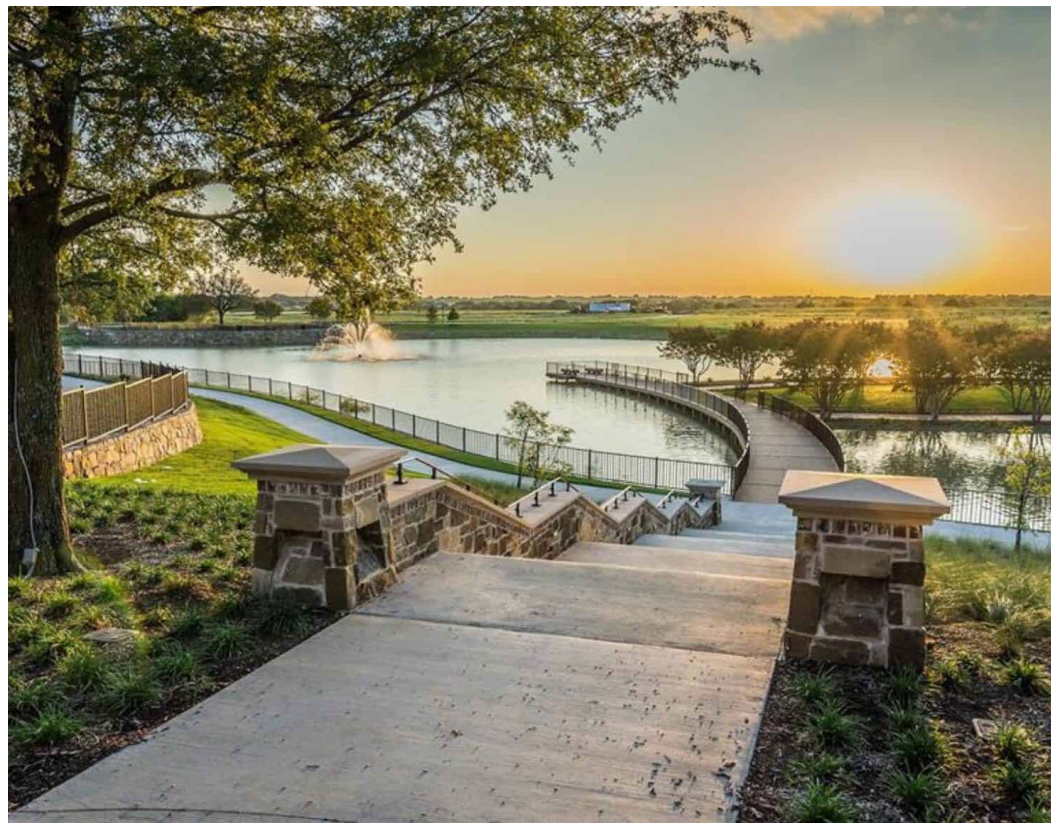


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CELINA HIGHLIGHTS

CITY FEATURES

- #1 fastest growing city in North Texas by the Dallas Business Journal in 2019 and 2020
- Celina’s maximum projected buildout population is approximately 350,000
- 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 by providing a vibrant downtown, walkable, urban development, and great quality of life
- Retail and commercial businesses are moving into Celina, creating expansion and development which are keeping a rapid pace throughout the city



ADJACENT 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

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