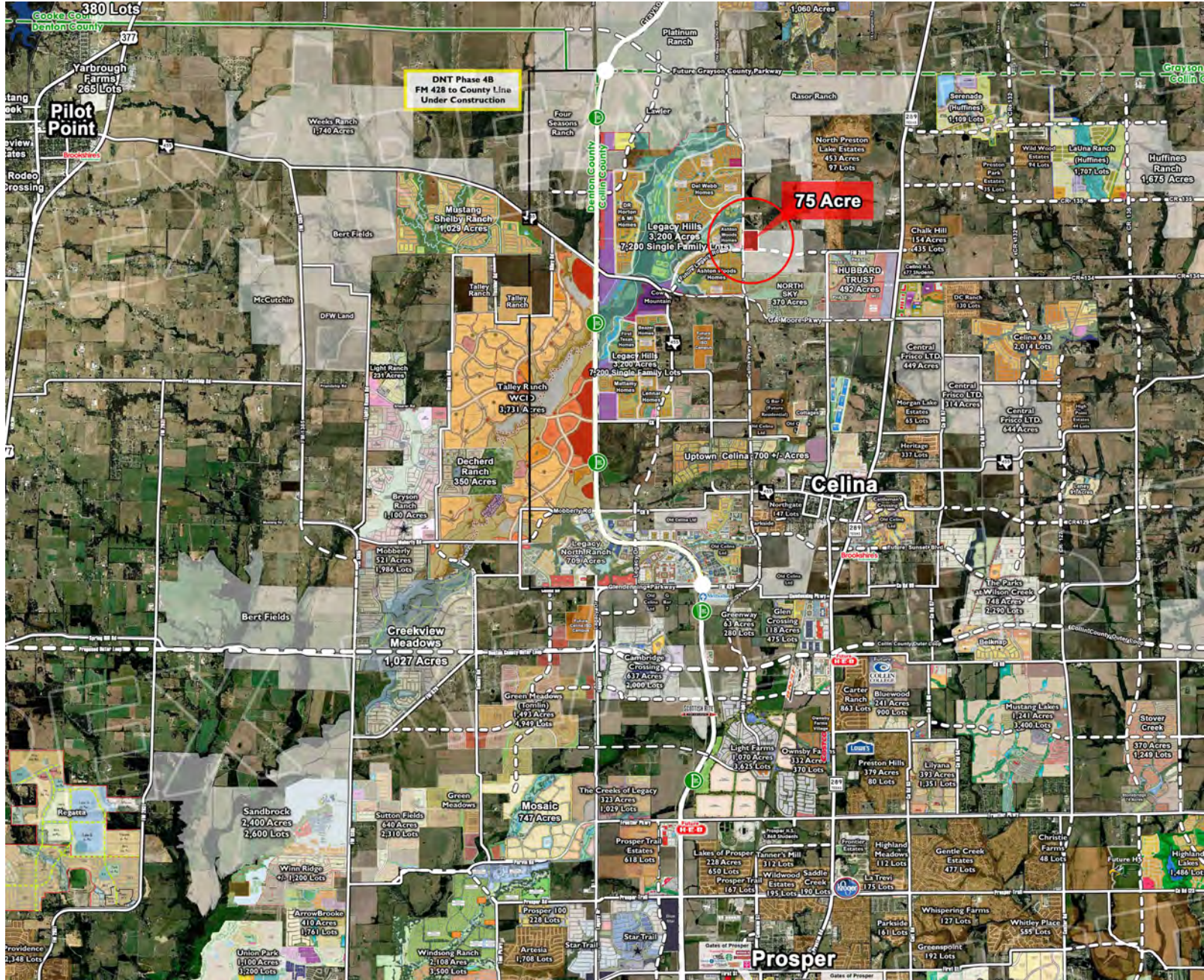


# 75 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



**REX GLENDENNING**  
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 REXREALESTATE.COM



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# PROPERTY OVERVIEW

## LOCATION

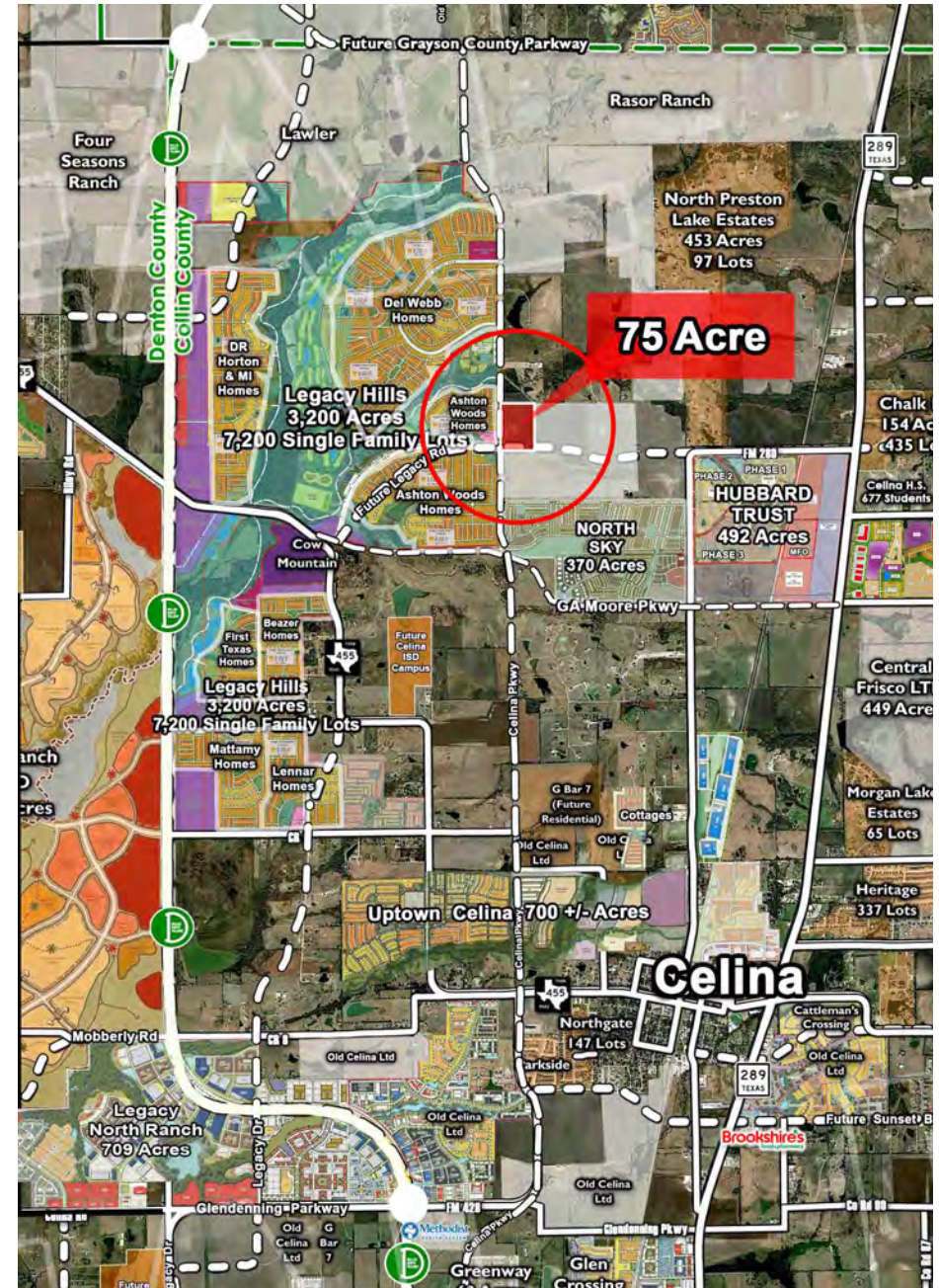
Northeast Corner of Future Legacy Drive & Future Celina Pkwy in Celina, Texas

## HIGHLIGHTS

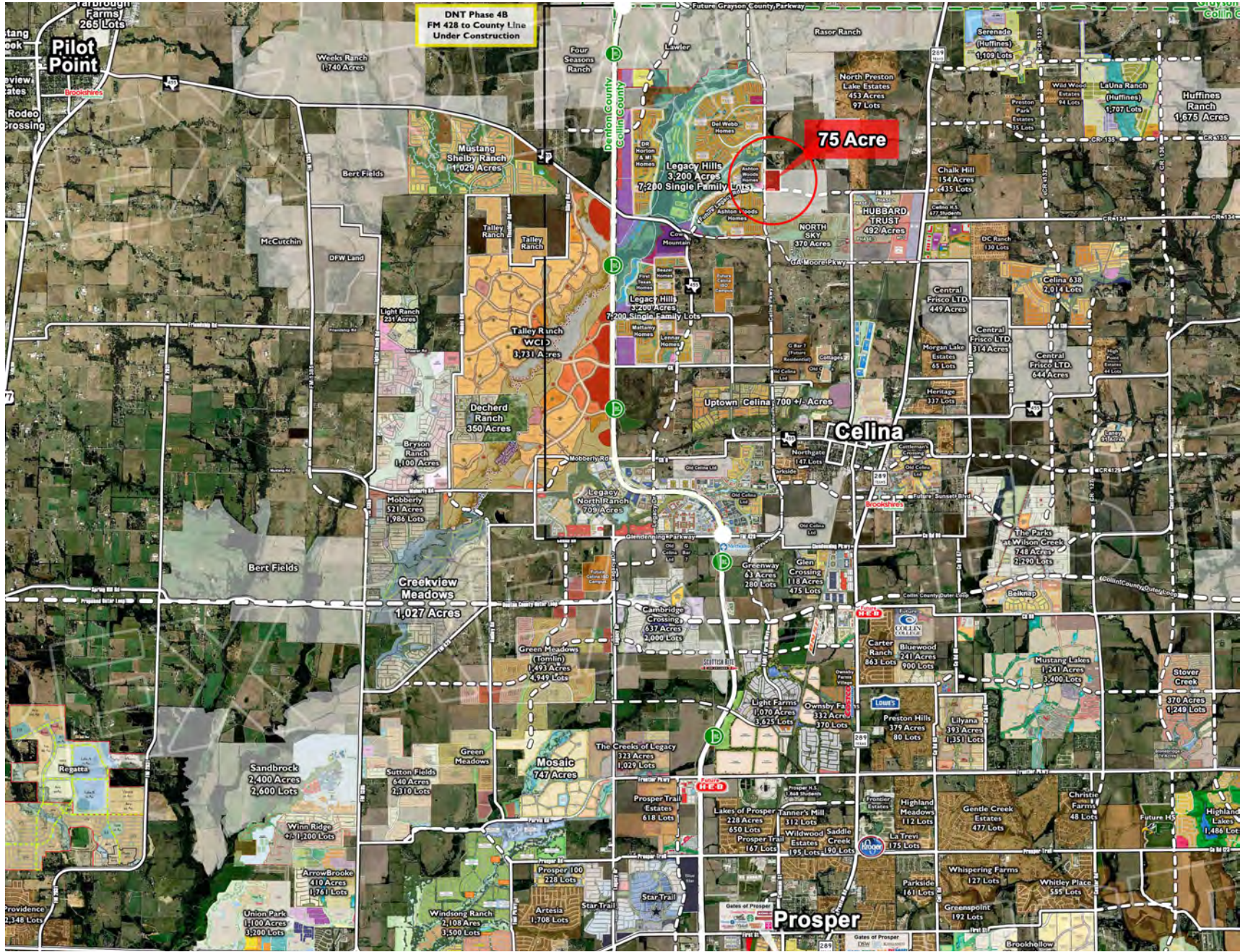
- The Property lies approximately 2 miles west of the Celina High School and Celina Athletic Facility/Stadium
- Located just east of the Dallas North Tollway
- Zoned Mixed Use
- Surrounded by residential developments, including Legacy Hills (3,200 AC, 7,200 lots), North Preston Lake Estates (453 AC, 97 Lots), and North Sky (370 acres)
- Over 7,000 Single Family Lots are currently under development in Legacy Hills as well as a Del Webb community with a \$30,000,000 amenity center

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
<b>2023 POPULATION</b>	2,642	9,631	28,403
<b>2028 PROJ. POP.</b>	4,873	15,009	39,390
<b>AVERAGE HH INCOME</b>	\$175,512	\$151,542	\$169,981



# SITE AERIAL



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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