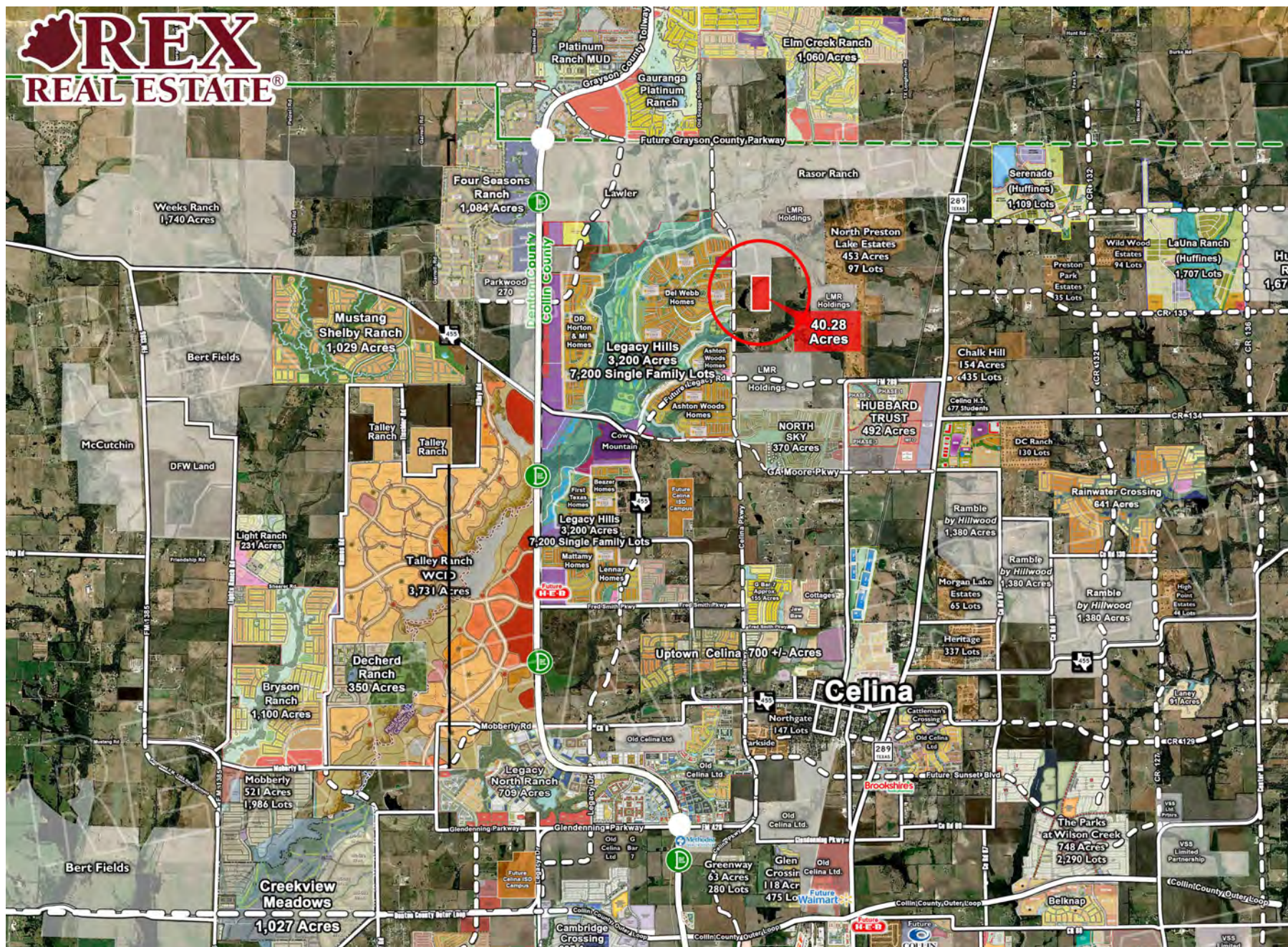


±40 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW



LOCATION

Southeast Quadrant of CR-59 & Future
Celina Parkway (CR-58) in Celina, Texas 75009



HIGHLIGHTS

- 40 Acres of Undeveloped Land for sale in Celina, TX. Celina is the fastest growing city in Texas, with it's population growing by nearly 150% from 2020-2023
- The property is surrounded by extensive residential and commercial developments in the Celina/Prosper Area.
- Located directly across the Proposed Celina Parkway from Legacy Hills, a large-scale residential/commercial development with over 7,000 Single Family Lots, as well as Celina's first 18-hole golf course and a Del Webb community with a \$30,000,000 amenity center.
- Other surrounding residential developments include North Preston Lake Estates and North Sky



DEMOGRAPHICS

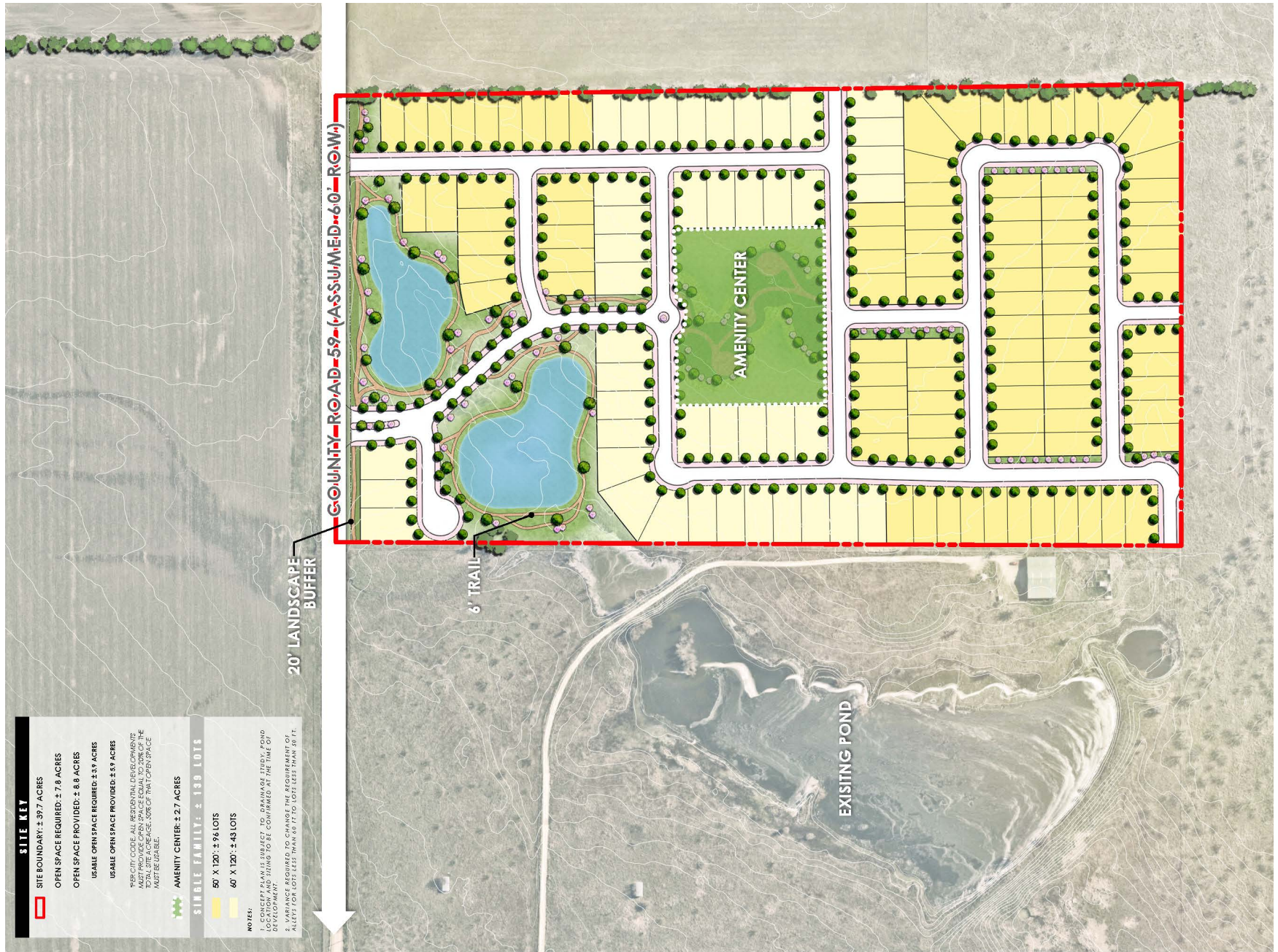
	3 MILE	5 MILE	7 MILE
TOTAL POPULATION	2,306	9,479	22,970
HOUSEHOLDS	674	2,955	6,760
AVERAGE HH INCOME	\$191,265	\$153,358	\$146,902



GOOGLE EARTH AERIAL



PRELIMINARY CONCEPTUAL LAND PLAN



DRONE SITE AERIAL



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LEGACY HILLS HIGHLIGHTS

Legacy Hills is a 3,200-Acre Development that is set to include a broad array of commercial and residential features, including:

- 6,882 Single-Family Homes
- 4,000 Multi-Family Units
- A 27-Acre Sports Park
- 100-Acres of Commercial Development
- Two future Celina ISD schools spanning across two 15-Acre Sections
- Two 7-Acre Police/Fire Stations
- A vast network of walking trails, featuring an abundance of amenities
- 7 Amentity Centers, including a Playscape and Swimming Pool
- A Private Championship Golf Course with many different features

Legacy Hills will provide direct access to the up and coming Dallas North Tollway extension, and it's various lots will be built by seven of the areas top builders.



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