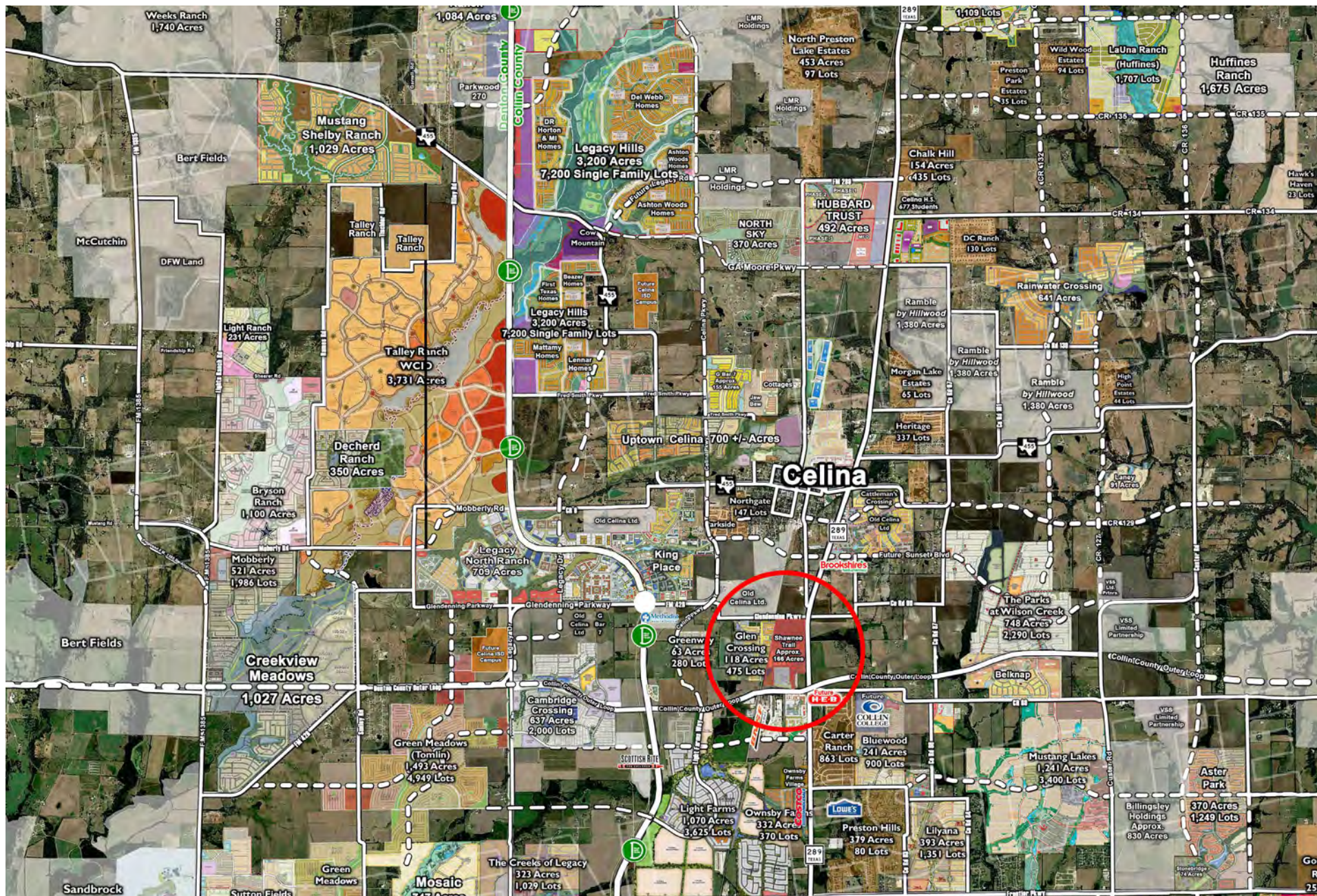


166 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



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PROPERTY OVERVIEW

LOCATION

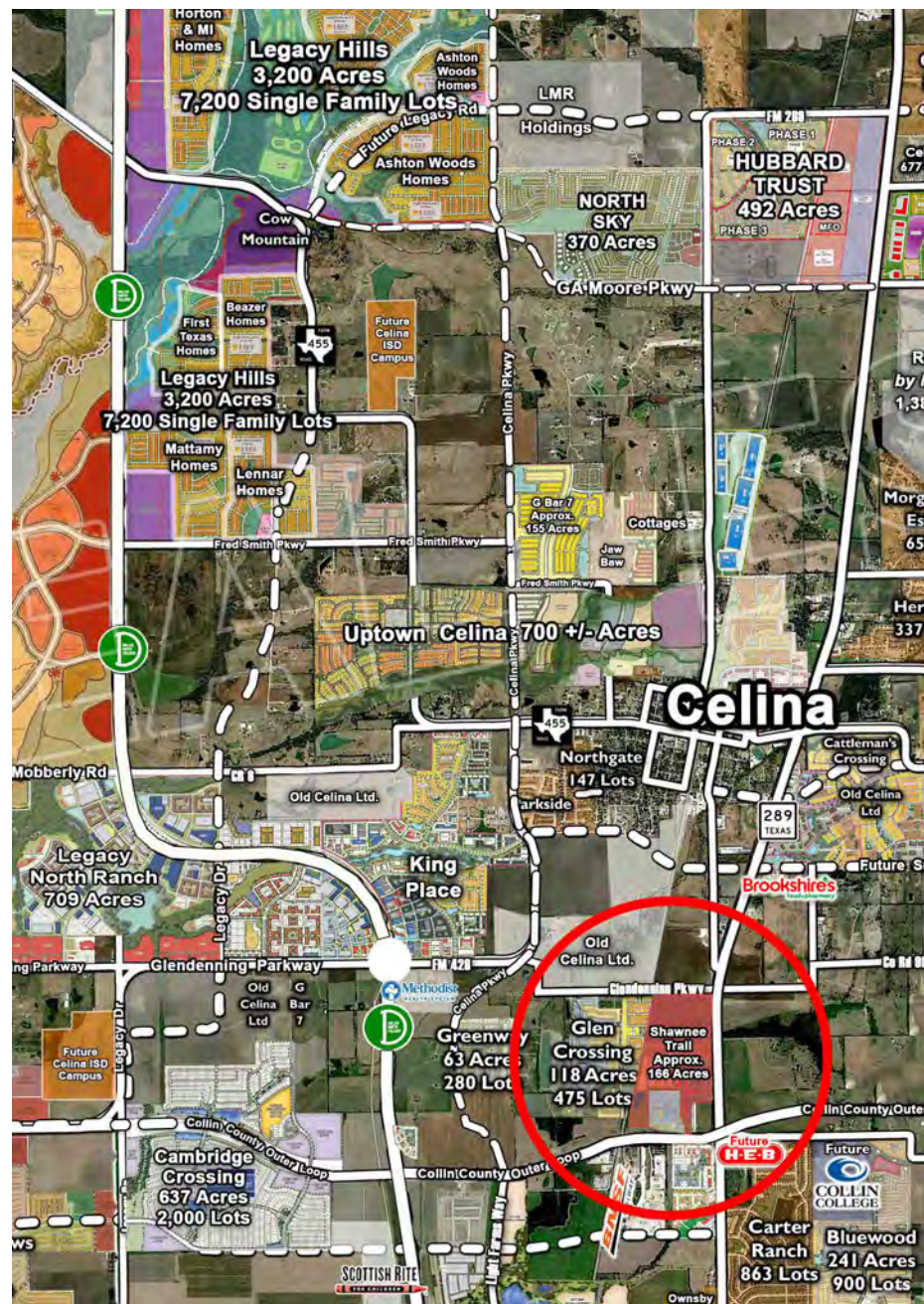
Southeast Corner of Preston Road & Glendenning Parkway

HIGHLIGHTS

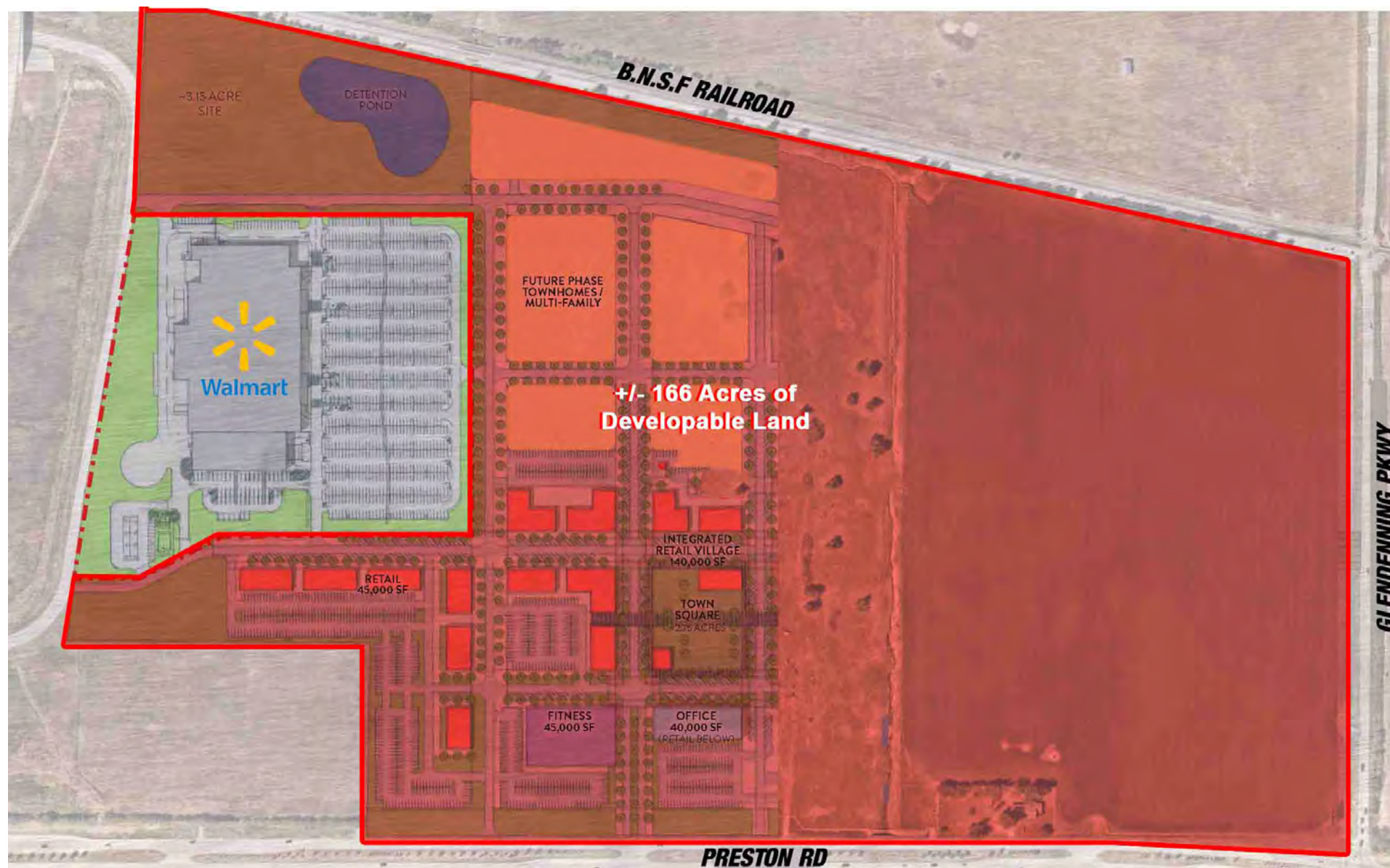
- +/- 166 Acres Available
- Adjacent to Celina's first new concept Walmart
- Zoned Mixed Use
- Surrounded by residential developments, including Legacy Hills (3,200 AC, 7,200 lots), North Preston Lake Estates (453 AC, 97 Lots), and North Sky (370 acres)
- Over 7,000 Single Family Lots are currently under development in Legacy Hills as well as a Del Webb community with a \$30,000,000 amenity center
- As of January 2024, the population of Celina has nearly doubled since 2010
- In the past couple of years Celina has added the following national retailers: Walmart, Costco, Lowe's, Home Depot, HEB, AT&T, Verizon and 7-Eleven

DEMOGRAPHICS

2025 POPULATION	54,473
CITY'S ANNUAL GROWTH RATE	26.6%
ESTIMATED BUILDOUT POPULATION	378,000
MEDIAN HOUSEHOLD INCOME	\$142,643
MEDIAN AGE	37



PRELIMINARY CONCEPT PLAN



ADJACENT WALMART



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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

DFW METROPLEX HIGHLIGHTS

Dallas/Fort Worth is home to more than 10,000 corporate headquarters, the largest concentration in the U.S. As a leading business and financial center, the DFW metro boasts an excellent quality of life with amenities including the arts, professional sports organizations and a wide array of entertainment destinations. According to the Dallas Regional Chamber, Dallas/Fort Worth is regularly identified as one of the nation's top markets for new and expanded corporate facilities. DFW has attracted an impressive list of expansions or relocations that spans several diverse industries, maintaining a "Top 5" position for such investments across the United States.

MORE THAN
10,000
CORPORATE
HEADQUARTERS

1ST FASTEST GROWING METRO IN THE U.S.

3400 NEW RESIDENTS EACH DAY MORE THAN 1.3 MILLION RESIDENTS WERE ADDED FROM 2010 TO 2020 AND OVER 10.6 MILLION PEOPLE ARE EXPECTED TO LIVE IN DFW IN 2040

HIGHLY DESIRABLE CENTRAL U.S.
LOCATION WITH THE **WORLD'S**

3RD-BUSIEST AIRPORT

2ND IN REVENUE

GENERATED FROM
FORTUNE 500
COMPANIES

PRO-BUSINESS
ENVIRONMENT WITH
LOW COST OF LIVING
& DOING BUSINESS

3RD HIGHEST PROJECTED GROWTH

AMONG MAJOR U.S.
MARKETS IN 2021
(OVER 196,000 NET
JOBS ADDED)



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Walmart to debut in DFW boomtown of Celina

Supercenter to anchor broader billion-dollar development.

One of North Texas' fastest-growing cities is set for a major retail and residential expansion as work begins on a new mixed-use development.

The billion-dollar Shawnee Trail project broke ground March 10 with the start of infrastructure work, said Rex Glendenning of Frisco-based brokerage Rex Real Estate Inc.

Anchoring the project will be Celina's first Walmart Supercenter — a 200,000-square-foot store projected to open by the first quarter of 2026. The arrival of Walmart Inc. (NYSE: WMT) marks a new milestone for the region, which ranked as the fastest-growing city in the country from 2022 to 2023. Celina's population had climbed to more than 43,000 as of 2023, up more than 25,000 over five years, according to U.S. Census Bureau data.

That's put it on the radar of many big-box retailers. Home Depot, Lowe's and Costco Wholesale Corp. have all announced plans to open stores in Celina, expanding the city's retail offerings. This growth is being driven by Celina's rapid housing boom, which has created a need for more shopping and services.

Several master-planned communities are fueling the population surge. Developments such as The Ranch at Uptown Celina, Ten Mile Creek, Legacy Hills by Centurion American Development Group, and Ramble by Hillwood Communities are bringing thousands of new homes to the area.

In 2024, Celina issued a record 2,930 single-family residential building permits, a 17% increase from 2023, Mayor Ryan Tubbs told Dallas Business Journal on Jan. 7.



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Walmart to debut in DFW boomtown of Celina

(cont.)

"The project has received significant interest from major retailers, and we are currently in the process of finalizing our tenant roster," Glendenning said. "We are also working with the city of Celina and Avid Trails to create a trail system that will run throughout Shawnee Trail and connect back to the city's larger trail network."

In total, Shawnee Trail will span 195 acres at the northwest corner of Preston Road and the Collin County Outer Loop.

The first phase of the project will cover 64 acres and is expected to be completed in roughly two years. Along with Walmart, this phase will include specialty retail shops, office space, a restaurant and entertainment complex, and community gathering areas featuring parks and an amphitheater. The full build-out is planned in at least two phases, with the possibility of a third. Urban living units and office space will also be included in the project.

For Walmart, the new store is part the retailer's plan to open 150 modernized stores across the U.S. by 2029.

G-Man Development, a subsidiary of Glendenning 1887, is leading the project. Glendenning 1887 is development arm of Rex Real Estate.

Nelson Partners, O'Brien Architects, Avid Trails and KFM Engineering & Design, are also part of the development team. Retail leasing is being handled by Thomas Glendenning of Shop Co. and Matthew Kiran of Glendenning 1887.

Shawnee Trail will feature a village-style layout with architecture and materials that honor its history as a cattle drive route to Missouri, according to the city's website.

In addition to this project, Glendenning is developing a large mixed-use project called King Place. The 600-acre site is located along the recently extended stretch of the Dallas North Tollway, just north of Glendenning Parkway. Exact plans for the project have yet to be revealed. Glendenning's family history in Celina dates back to 1887, when his great-grandfather and other founding families first settled in the area.

(Source: Dallas Business Journal; Aayush Gupta; March 2025)

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Homebuilding boom rolls on in nation's fastest-growing city

Celina issued record number of single-family residential permits last year.

Growth has defined North Texas for decades and on the Dallas side of the Metroplex, that growth has been centered in Collin County.

Celina is a poster child for that explosive growth. It led the entire country in estimated population gain from 2022 to 2023, according to U.S. Census Bureau data.

That trajectory has continued. Celina Mayor Ryan Tubbs told Dallas Business Journal on Jan. 7 that the city issued 2,930 single-family residential permits in 2024 year, a single-year record and a 17% increase from 2023.

"Families are drawn to Celina for our outstanding schools, safe neighborhoods, and dynamic community life, while businesses recognize the strategic advantages of our location, robust infrastructure, and supportive environment," Tubbs said in a statement.

Major residential developers are busy on huge neighborhoods. Home sales started in the fall at Legacy Hills, a project by Mehrdad Moayed's Centurion American Development Group that's expected to have around 7,000 homes at build-out. Hillwood Communities, led by Fred Balda, will have room for about 4,000 homes in Ramble by Hillwood.

With quality of life in mind, Celina is also investing \$93.5 million in the revitalization of its downtown, including a new building with a library and a rooftop gathering and entertainment area, plus a new parking garage. The project is expected to finish in winter 2026.



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Homebuilding boom rolls on in nation's fastest-growing city

(cont.)

Local land sales guru Rex Glendenning is also working to develop what he deems his "legacy project" along a recently extended stretch of the Dallas North Tollway, just north of Glendenning Parkway in Celina. The 600-acre King Place is expected to have retail, office space, hotels and hundreds of single-family homes, plus denser, urban-style residences.

Collin County as a whole has added more than 200,000 residents since 2020, bringing the total population to 1.2 million, according to a 2024 credit analysis by Moody's, a New York-based financial services company.

With cities in southern Collin County quite large and developed, growth is concentrated in the county's northern reaches. Once-rural areas like Princeton, Prosper and Anna now rank among the fastest-growing places in the country. Construction is underway on large neighborhoods, family-friendly amenities, good schools and better infrastructure. Homes are more affordable, relatively speaking, with commutes possible to places like Frisco or Plano.

The emergence of the Collin County Outer Loop and expansion of the Dallas North Tollway are providing the connectivity that is key to sustaining such growth.



(Source: Dallas Business Journal; Aayush Gupta; January 2025)

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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.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date