



# PROPERTY OVERVIEW



## LOCATION

SWC Preston Rd & Collin County Outer Loop  
Celina, TX



## HIGHLIGHTS

- Located at the Southwest Hard Corner of Preston Road and the Collin County Outer Loop
- Zoned as a PD with Mixed-Use Base Zoning
- 260 Units of approved Multifamily
- Over 1,000 feet of frontage along Preston Road
- Over 1,100 feet of frontage along the Collin County Outer Loop
- Utilities Available



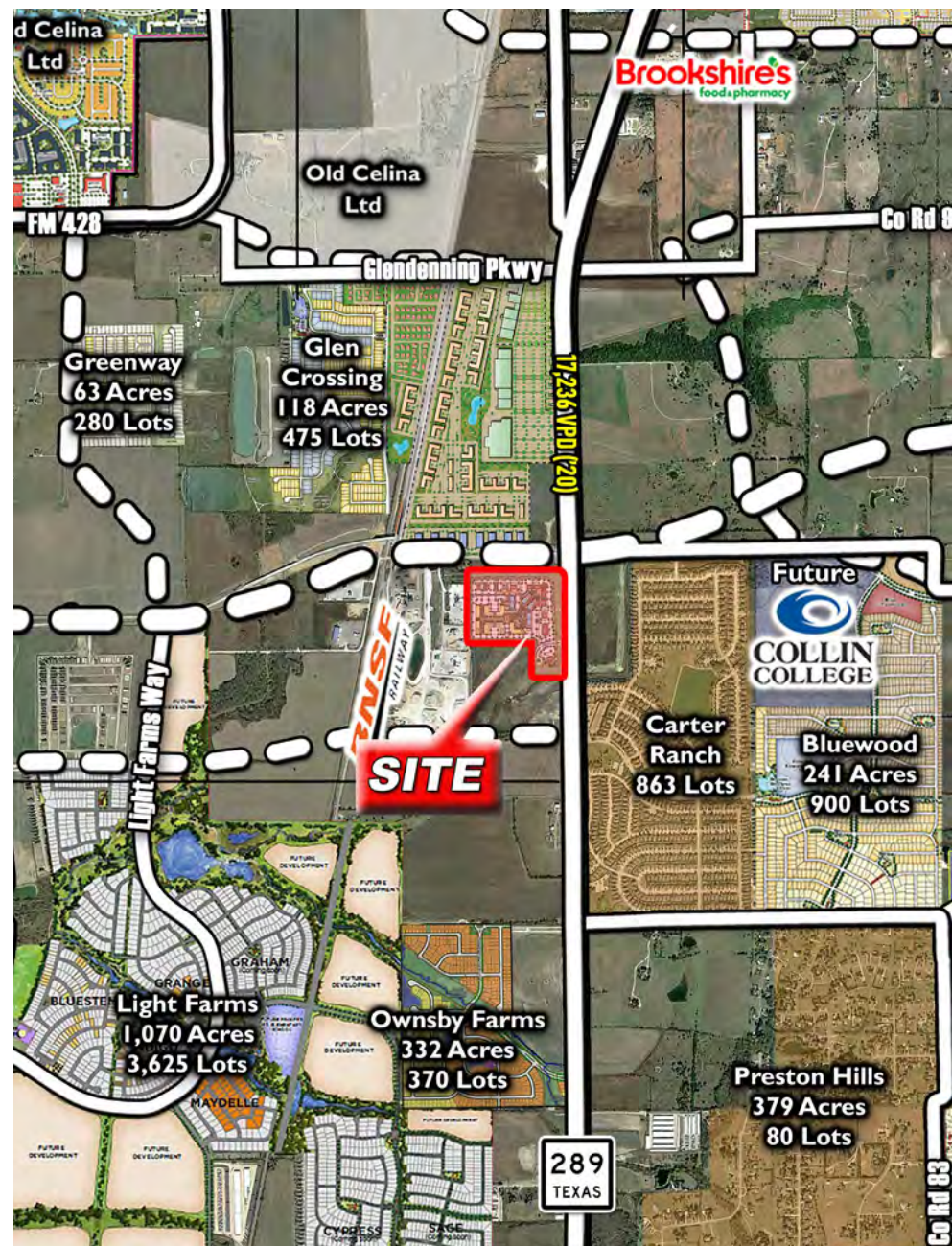
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION</b>	4,100	25,589	46,754
<b>HOUSEHOLDS</b>	1,132	8,046	14,542
<b>AVERAGE HH INCOME</b>	\$173,863	\$165,299	\$172,834



## TRAFFIC COUNTS (TXDOT 2020)

**SH-289 / PRESTON RD:** 17,236 VPD



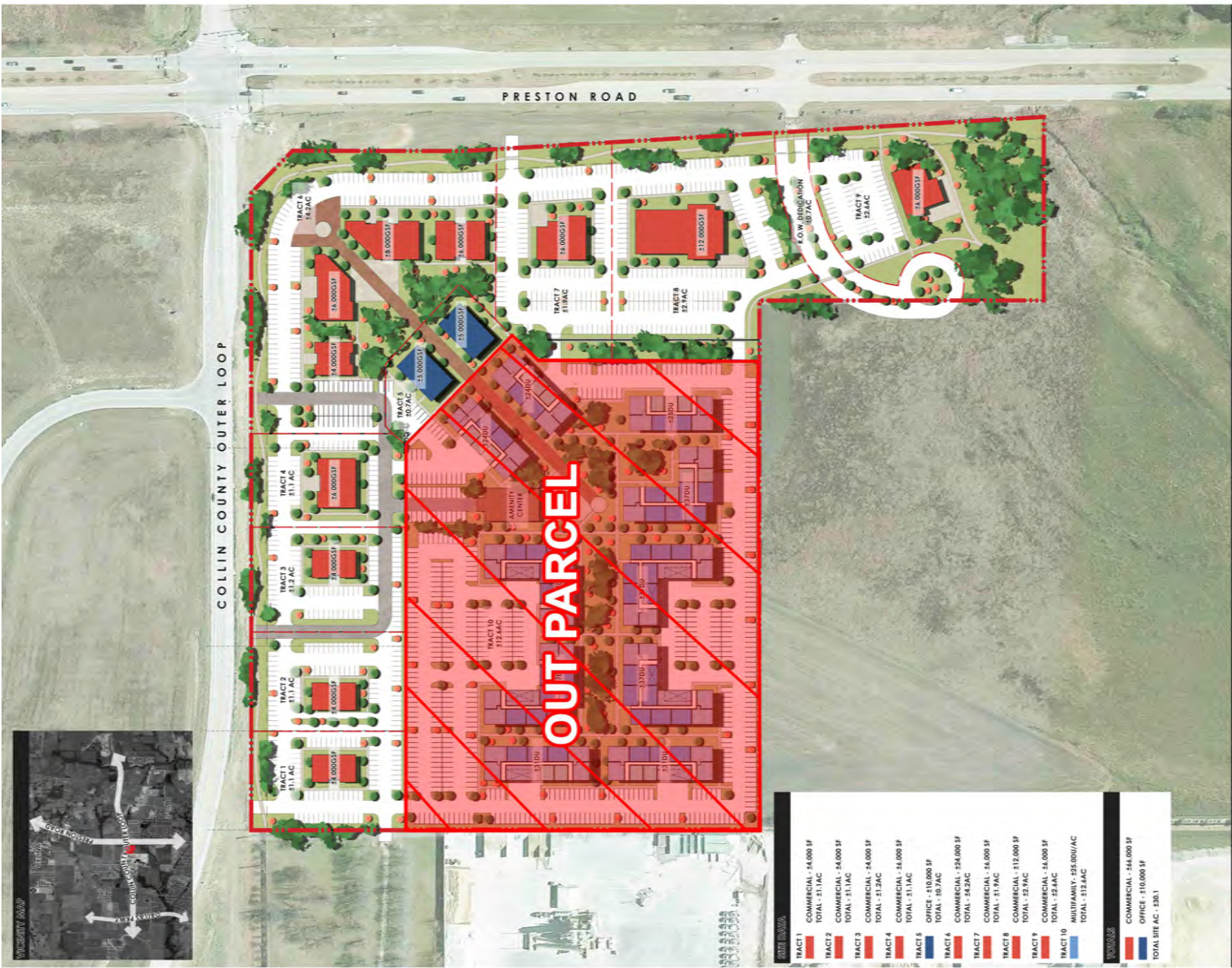


# SITE AERIAL

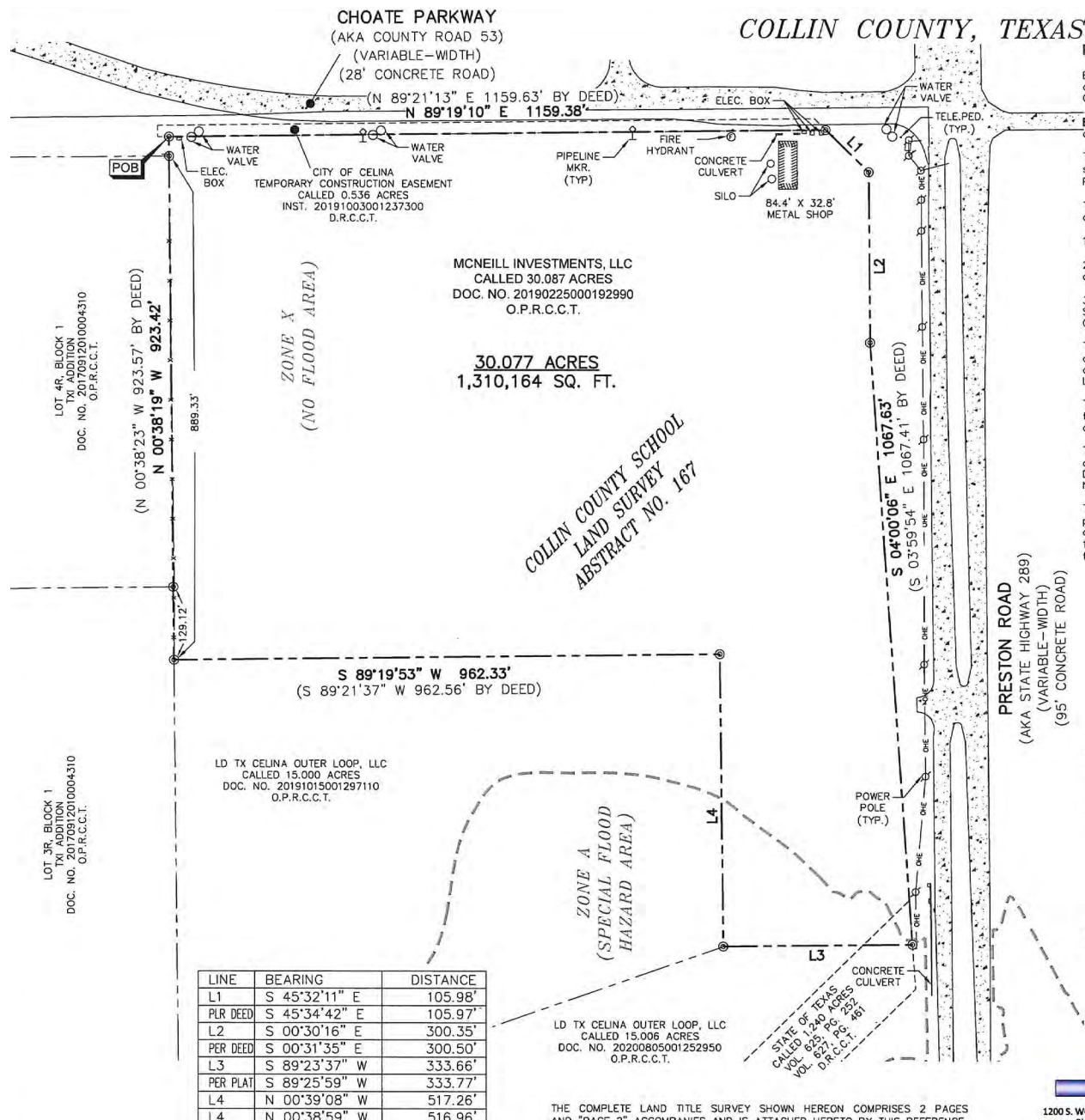




# SITE PLAN



# SURVEY





# 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