

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
TOTAL POPULATION	4,100	25,589	46,754
HOUSEHOLDS	1,132	8,046	14,542
AVERAGE HH INCOME	\$173,863	\$165,299	\$172,834



TRAFFIC COUNTS (TXDOT 2020)

SH-289 / PRESTON RD: 17,236 VPD



SITE AERIAL



SITE PLAN

REX GLENDENNING
REX@REXREALESTATE.COM

970-250-1263
REXREALESTATE.COM

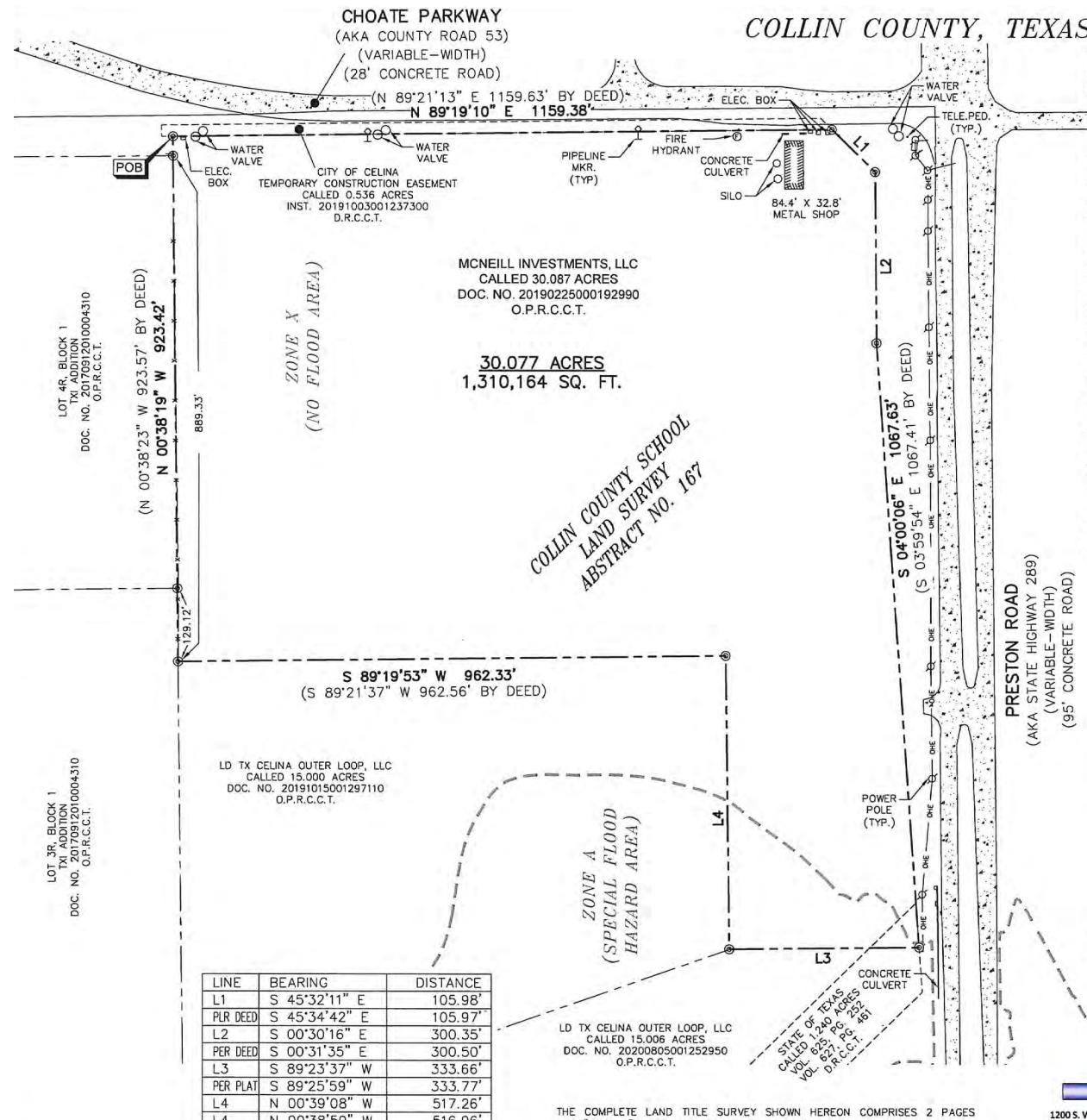
 **REX**
REAL ESTATE®



SAHARA EQUITY
CONCEPT PLAN
JUNE 2007 20032

KEM
ENGINEERING & DESIGN

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