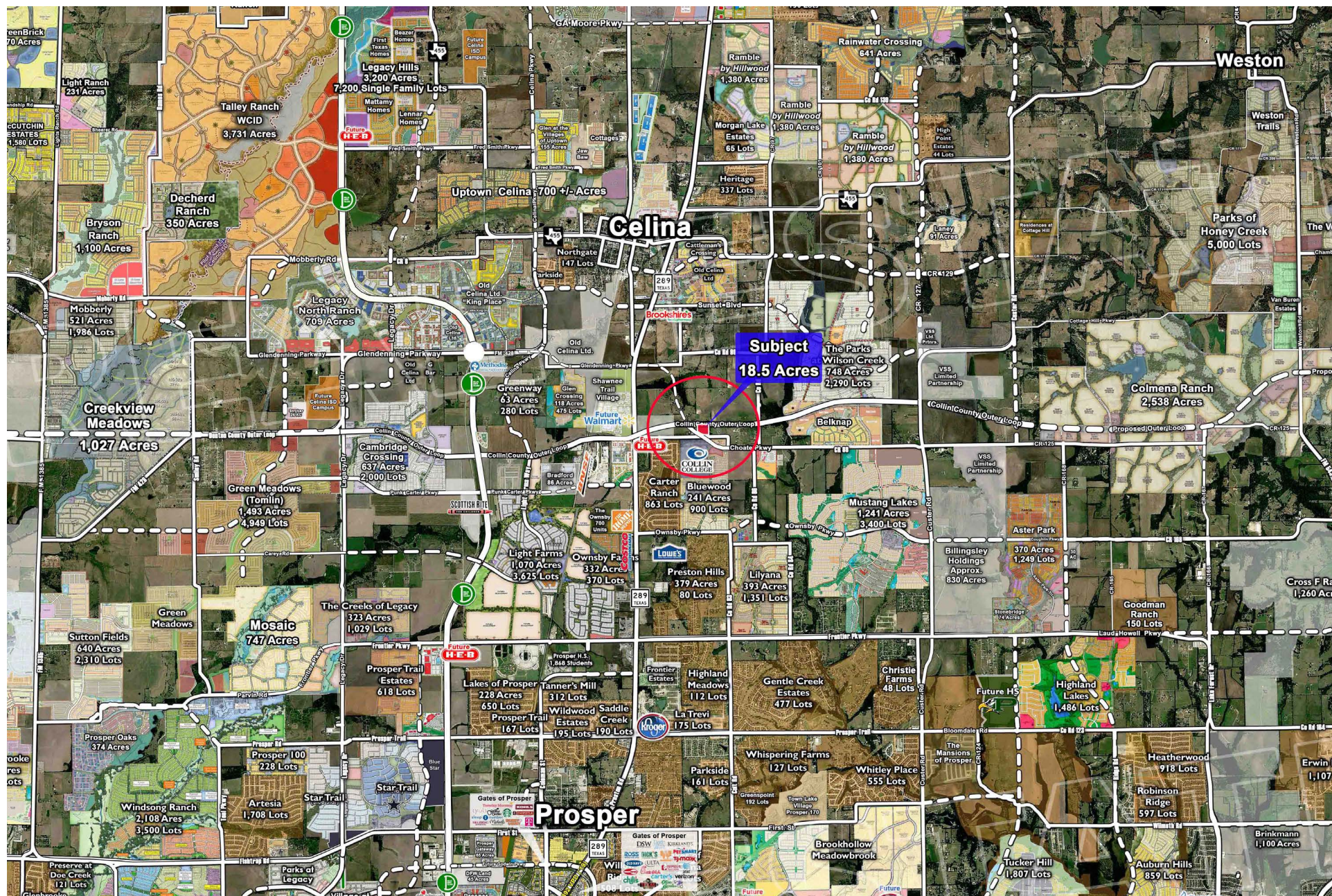


±18.5 ACRES • CELINA, TX • INVESTMENT OPPORTUNITY



PROPERTY OVERVIEW



LOCATION

SEQ of Collin County Outer Loop & Choate Pkwy
in Celina, Texas 75009



HIGHLIGHTS

- 18.5 Acres of Undeveloped Land for Sale
- Zoning is Outer Loop Overlay District and allows Commercial, Office and Multifamily.
- Across from Collin County Community College - Celina Campus and near future Walmart & HEB
- The property is surrounded by extensive residential developments in Celinas including Cross Creek Meadows (2,000 lots), Hillside Village (289 lots), Glen Crossing (475 lots) Carter Ranch (838 lots), Celina Hills (280 lots), Ten Mile Creek (456 lots) and many more
- Easy access to Preston Road & Dallas North Tollway



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 POPULATION	8,517	45,942	83,276
2030 PROJ. POP.	10,891	60,539	126,422
AVERAGE HH INCOME	\$235,914	\$227,502	\$229,567



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CONCEPT PLAN



ABOUT CELINA



Life Connected.

Situated in high growth Collin County and nestled between the major arteries of Preston Road to the east and the Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 350,000.

The culture in Celina is vibrant and community-oriented, embodying a blend of tradition, hometown spirit, and a forward-thinking outlook. Even with explosive growth in recent years, Celina still feels like the place you can always come home to. Our town takes pride in celebrating its rich history, making genuine connections, and growing with intention.

Celina believes in supporting local businesses. As part of this effort, the Celina EDC shares monthly Business Connection videos that highlight local Celina businesses.

Hear directly from the businesses that call Celina home about their successes and the support they've received from the Celina community. Lined with historic buildings, "The Square" acts as a central gathering place and entertainment hub for Celina residents and visitors. For everyday enjoyment, Celina's downtown offers great food, fun activities, and local shopping. For something special, an average 25 events are hosted here each year like the monthly Friday Night Market held from March through November, featuring over 60 local vendors, and large annual events like the Celina Cajun Fest, North Texas' biggest crawfish boil.

#1 FASTEST GROWING CITY IN NORTH TEXAS

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SCHOOLS

Celina residents enjoy fantastic education options in the highly-rated school districts of both the Celina ISD and the Prosper ISD. There is plenty of pride in the community for the Celina bobcats—you are sure to see orange gear all throughout the City.

In addition, Celina is proud to be home to a 75 acre Collin College campus that offers higher education to northwestern Collin County. The Celina Campus contains classrooms, three science labs, a workforce lab, and myriad amenities to support students.



CELINA HIGHLIGHTS

CITY FEATURES

- Celina is the first Gigabit City in the State of Texas.
- As retail and commercial businesses are moving into Celina, infrastructure and development are keeping a rapid pace throughout the city.
- With a population of over 30,000 (and growing), it is in an ideal location in the coveted Collin County corridor.
- 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.
- Downtown Celina has earned the 2025 Main Street America Accreditation.
- Topping the list of fastest-growing cities with a population of 20,000 or more: Celina, Texas, (near Dallas), whose population grew by 26.6%, more than 53 times that of the nation's growth rate of 0.5%.

NEARBY 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

2025 POPULATION

City Limits: 54,473 | Service Area: 65,145

2030 PROJECTION

City Limits: 127,038

TRANSPORTATION

AIRPORTS:

- Dallas Love Field Airport: 38.6 miles/45 min
- DFW Airport: 37.4 Miles/45 min

MAJOR HIGHWAYS:

- N/S: Dallas North Tollway, US-289/Preston Rd, FM-1385, FM-2478
- E/W: FM-455, FM-425, Collin County Outer Loop

