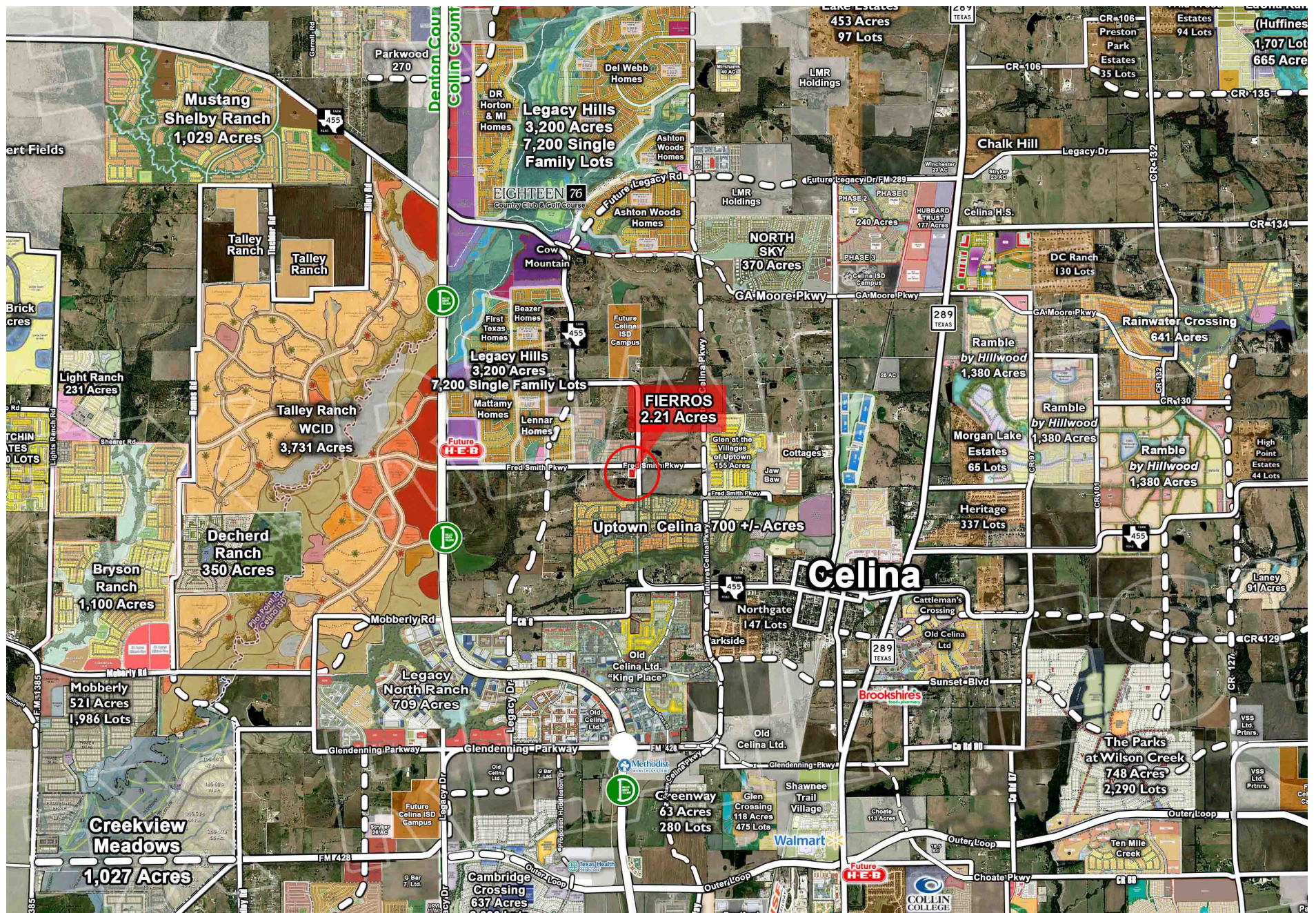


2.21 ACRES • 15963 W FM 455, CELINA, TX



PROPERTY OVERVIEW

LOCATION

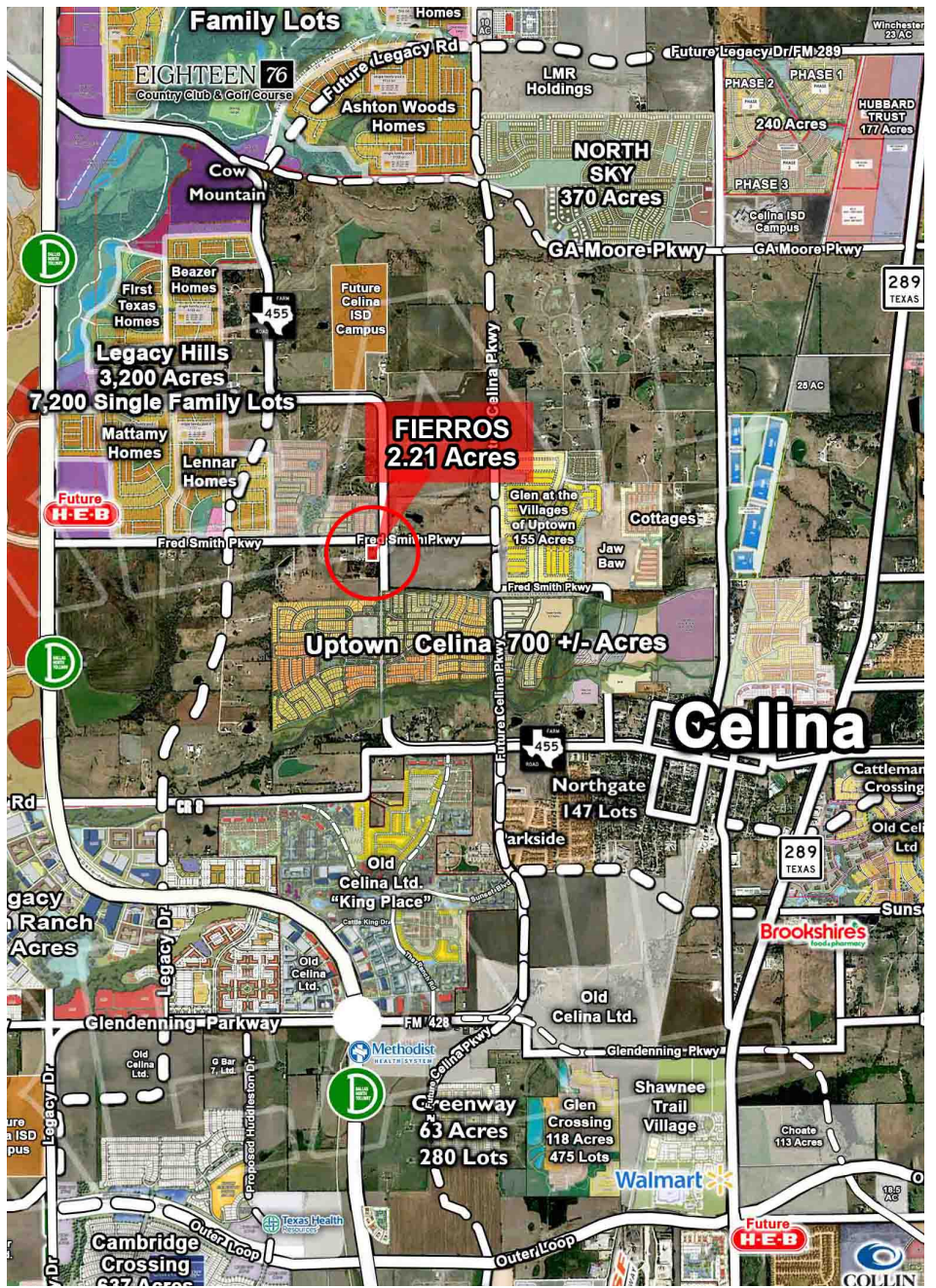
Southwest corner of FM 455 and Fred Smith Pkwy at 15963 W FM 455 in Celina, TX

HIGHLIGHTS

- 2.21 +/- Acres Available at 15963 W FM 455 in Celina
- Potential Future Retail/Commercial Zoning
- 224 +/- feet of frontage on Fred Smith Parkway (CR 9)
- 430 +/- feet of frontage on FM 455
- Located just south of the Legacy Hills 3,200 acres +/- Centurion American Development with a new Del Webb community and Celina's first 18-hole golf course.
- Located just north of the Uptown Celina 700 +/- acre Development.
- Celina Independent School District

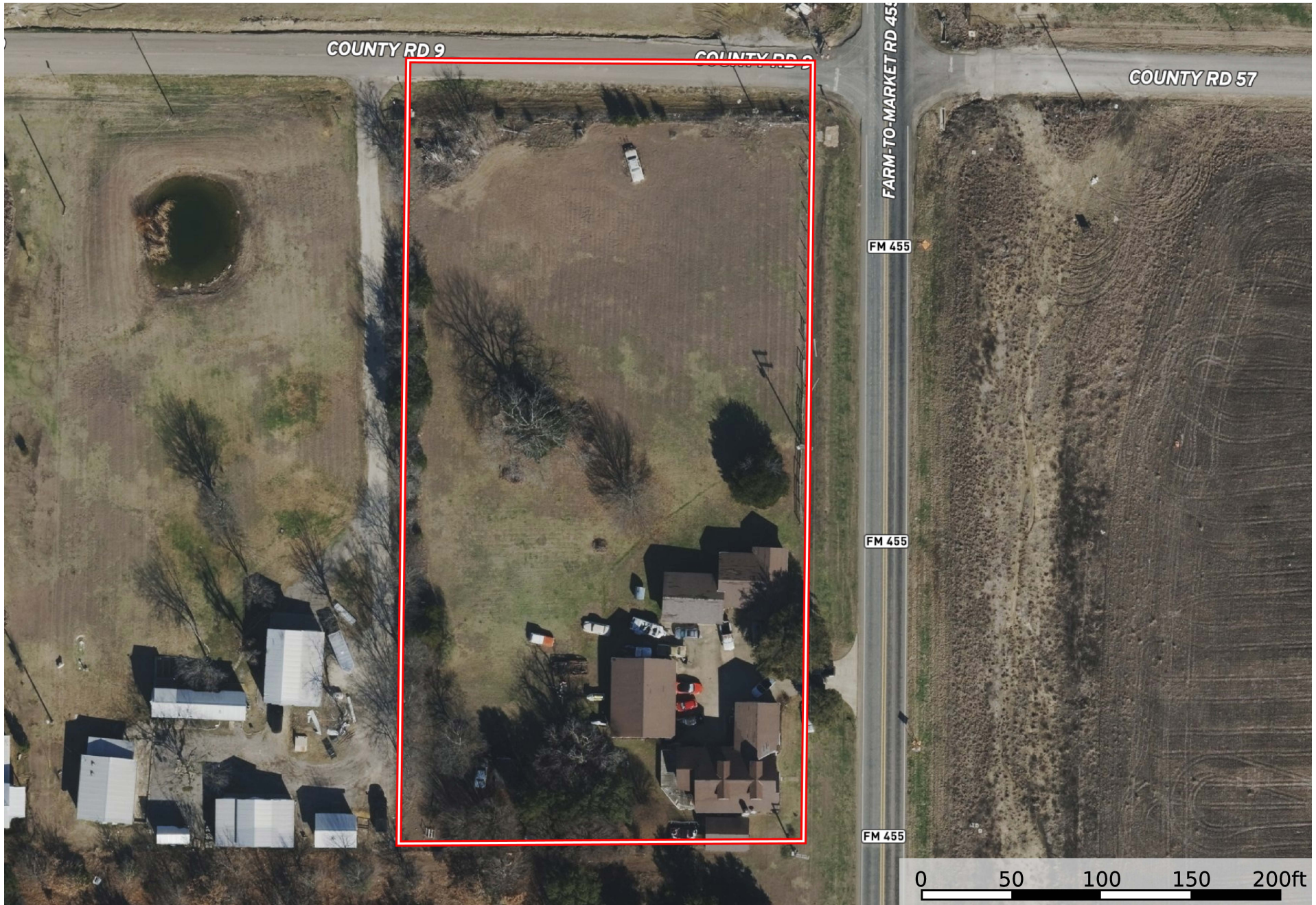
DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
2024 POPULATION	11,600	24,800	52,000
2029 PROJ. POP.	18,400	38,900	77,800
AVERAGE HH INCOME	\$198,000	\$191,000	\$184,000



The information contained herein was obtained from sources deemed reliable; however, REX Real Estate I, L.P. makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

GOOGLE EARTH



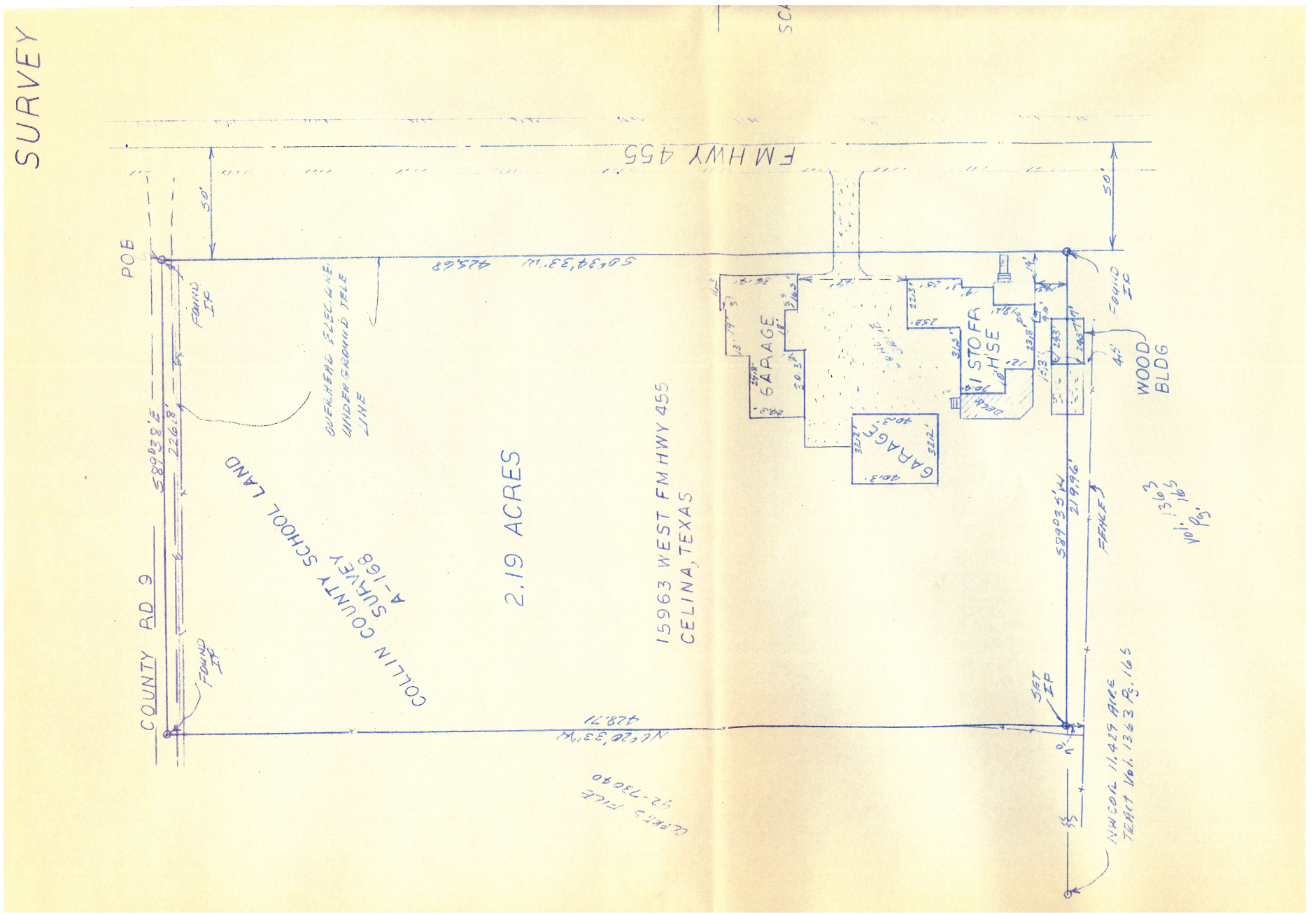
REX GLENENNING
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972-250-1263
REXREALESTATE.COM



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SURVEY



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ABOUT CELINA



Life Connected.

FASTEST GROWING CITY IN NORTH TEXAS

It's an exhilarating time in Celina! With a current population of over 30,000 people, the City of Celina's population has nearly tripled since 2010. This quick rate of growth makes Celina the fastest-growing city in North Texas (Dallas Business Journal).

Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 378,000. In other words, Celina is positioned geographically, demographically, and economically to quickly become a big player in the North Texas metropolitan community.

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

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

2023 POPULATION

City Limits: 34,776 | Service Area: 43,126

2027 PROJECTION

City Limits: 72,096 | Service Area: 84,373

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



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 Amenity 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.



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)





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