

Celina Retail Development

SEC Preston Road & Country Road 102 | Celina, TX 75009

For Sale & For Lease

Offering Memorandum

Lot	Tenant	SF/AC
1	Retail for Lease	1,500-16,000 SF
2	Pad Site for GL/BTS	1.00 AC
3	Pad Site for GL/BTS	1.00 AC
4	Pad Site for Sale	1.00 AC
5	Phase 2	5.17 AC



MATTHEWS™

Jeffrey Carr
Senior Associate
(214) 295-4228
jeffrey.carr@matthews.com
License No. 789827 (TX)

Baylor Worman
Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

Project Scope

±1,500-16,000 SF
Available

±21,373 VPD
Preston Road

Project Scope

- **Retail Available** for Lease: ±1,500 - ±16,000 SF
- **Prime Preston Road Frontage:** The development offers high-visibility, direct frontage along N Preston Road
- **Rapid Growth:** Celina ranks as the #5 fastest-growing city in Texas, with a staggering 16.8% population growth within a 3-mile radius between 2020 and the current year.
- **Master-Planned Communities:** The site is surrounded by thousands of incoming homes in upscale master-planned communities, including Celina 638 (2,014 lots) , Chalk Hill (400-500 homes) , and Hubbard (492 acres) , plus thousands of additional acres slated for future residential development.
- **Adjacent to Celina High School:** Provides built-in daily traffic from 1,519 students and faculty.



Nearby Area Retailers



Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	45,602	90,023	428,753
Current Year Estimate	37,997	75,837	369,65
2020 Census	20,652	46,299	270,259
Growth Current Year-Five-Year	4.0%	3.7%	3.2%
Growth 2020-Current Year	16.8%	12.8%	7.4%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	13,740	27,279	135,373
Current Year Estimate	11,426	22,930	116,381
2020 Census	6,154	13,846	84,327
Growth Current Year-Five-Year	4.1%	3.8%	3.3%
Growth 2020-Current Year	16.1%	12.3%	7.5%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$204,214	\$204,730	\$182,180



Available
1,500-16,000 SF



Subject Property



Chalk Hill

±400-500 Homes
±154 AC

289

134

134

134



N Preston Rd ± 21.373 VPD

289



Celina High School

1,519 Students





Razor Ranch

North Preston
Lake Estates
453 AC
97 Lots

Preston
Park
Estates
35 Lots

Wild
Wood
Estates
94 Lots



Subject
Property

Chalk Hill
154 AC

Celina H.S.
677 Students

Hubbard
492 Acres

DC Ranch
130 AC

Celina 638
2,014 Lots

Central
Frisco LTD.
449 AC

G Bar 7
(Future
Residential)

Morgan Lake
Estates
65 Lots

Central
Frisco LTD.
314 AC

Central
Frisco LTD.
644 AC

CELINA, TX

Celina, Texas, is a rapidly expanding North Texas community located approximately 40 miles north of Downtown Dallas along the Dallas North Tollway growth corridor. The city has emerged as one of the fastest-growing municipalities in the Dallas-Fort Worth Metroplex, attracting significant residential and commercial development due to its strong demographics, high quality of life, and accessibility to major employment centers throughout Collin and Denton Counties. Known for its small-town character combined with upscale master-planned communities, Celina continues to draw affluent households and corporate investment from across the region.

Celina's retail and commercial landscape is evolving alongside its population growth, with new mixed-use developments, neighborhood retail centers, and hospitality projects supporting the expanding residential base. The city benefits from strong consumer spending power, highly ranked schools within Celina ISD and Prosper ISD, and proximity to major regional destinations including Frisco, Prosper, and Plano. Ongoing infrastructure improvements and residential construction activity continue positioning Celina as one of the premier long-term growth markets within North Texas.

64,000+
CELINA
POPULATION

\$170,000+
AVG HOUSEHOLD
INCOME IN TRADE AREA

#5
FASTEST
GROWING CITIES IN TX



Plano, TX MSA ±31 Miles Away



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.



11-2-2015

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.

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.

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

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **SEC of N Preston Rd & County Rd 102, Celina, TX, 75009** ("Property"). It has been prepared by Matthews™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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Vice President
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baylor.worman@matthews.com
License No. 784561 (TX)

Broker of Record
Patrick Graham
Broker Lic. No.: 528005 (TX)
Firm Lic. No.: 9005919 (TX)