



PNC Bank

The Village at Ownsby Farms

3605 S Preston Rd.
Celina, TX 75009





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PNC Bank - The Village at Ownsby Farms

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DEMOGRAPHICS

PNC Bank

3605 S Preston Rd.
Celina, TX 75009

Year Built:

2025

Land:

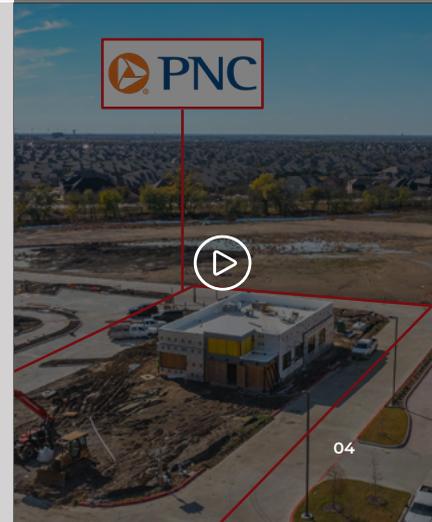
0.9 Acres
(39,204 SqFt)



GOMEZGROUP

Bldg:

3,156 SqFt





- 📌 Brand New 2025 Construction
- 📌 Absolute NNN Ground Lease
- 📌 20-Year Initial Term with Four 5-Year Renewal Options
- 📌 8% Rent Increases Every 5 Years
- 📌 Population +83,800 in 5 Miles with 16.38% Annual Population Growth Rate
- 📌 +\$216,800 Avg HHI in 1 Mile Radius, Higher than the National Average
- 📌 Celina, TX Ranked 4th Fastest-Growing City in the U.S. According to 2025 Census Bureau

- 📍 314% Population Increase, Ranking #3 in Top 10 Fastest-Growing Cities Over the Last Decade According to dallas.culturemap.com

- 📍 The Village at Ownsby Farms, a +100 Acre Development Anchored by Costco, with Lowe's, EoS, Academy Sports and More

- 📍 Located on Preston Rd. (9,680 VPD), a Major North-South Corridor with Prime Visibility, Frontage and Accessibility

- 📍 Directly Across Ownsby Pkwy from the Brand New The Home Depot, Estimated Opening August 2026

▶ WATCH PROPERTY VIDEO



- ❑ Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined
- ❑ Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai
- ❑ 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai
- ❑ Dense Retail Corridor with National Tenants such as Target, Walmart Supercenter, Hobby Lobby, DICK'S Sporting Goods, and Kohl's







The Ownsby Apartments
396 Units



Opening August 2026



S. PRESTON RD (9,680 VPD)

Retail Development
Coming Soon

S. PRESTON RD (9,680 VPD)



Future Retail Development



Retail Development Coming Soon



S. PRESTON RD (9,680 VPD)



S. PRESTON RD (9,680 VPD)





S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)



METHODIST CELINA MEDICAL CENTER
+11,000 Employees
System-Wide

Celina
ACE
Hardware

SONIC
Drive-Through

COVENTRY HOMES
HILLSIDE VILLAGE
71-Acre Community
165 Units

OPENING
AUGUST 2026

THE HOME DEPOT
IMPROVEMENT

THE OWNSBY APARTMENTS
396 Units

THE SHOPS AT CARTER RANCH

BLUEWOOD BY
HILLWOOD COMMUNITIES
1,380-Acre Master
Planned Community

FUTURE
DEVELOPMENT
COSTCO
WHOLESALE

UPS
Kwik Kar
CURB & AUTO CARE
SUBWAY

E&S
FITNESS

FUTURE
DEVELOPMENT

OWNSBY PKWY

FUTURE RETAIL
DEVELOPMENT

RETAIL
DEVELOPMENT
COMING SOON

LOWE'S

9,680 VPD

S PRESTON RD

PNC BANK
THE VILLAGE AT OWNSBY FARMS
3605 S. Preston Rd., Celina, TX 75009

289

Academy
SPORTS & OUTDOORS

PET SMART

FOSS
SUN SENEGAL
Rockaway
SUNSHINE
SUBBY PIZZA HOUSE
PREPARED PLATES
RP

Waga's Waga's
RESTAURANT

Lina Grill
RESTAURANT

WAGA'S WAGA'S

SOAK

SportClips
HAIRCUTS

PACIFIC
DENTAL SERVICES

Bojangles

FIVE GUYS
BURGERS AND PIES

TOTALCARE
FOUNDATION

CELINA STAR CAFE
FIREHOUSE
SUBS
TOUCHDOWN
RESTAURANT
COLD STONE

HunterDouglas

BLACK ROCK
COFFEE BAR



CHASE
 ANYTIME FITNESS
 SUPERCUTS
 SAJAD
 Buco
 il Zone
 Kroger

HIGHFIELD PRESTON
 251 Units

PROSPER ISD CHILDREN'S
 HEALTH STADIUM
 34,000 SqFt Natatorium

LILYANA BY
 HILLWOOD COMMUNITIES
 400-Acre Master
 Planned Community

LAUGHLIN TWO
 EIGHTY NINE
 268 Units

LIGHT FARMS
 1,070-Acre
 Master Planned
 Community
 +3,000 Homes

SecurCare
 Self Storage

JOHN CAMPBELL TRL

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THE VILLAGE AT OWNSBY FARMS
 3605 S. Preston Rd., Celina, TX 75009

RETAIL
 DEVELOPMENT
 COMING SOON

9,680 VPD

S PRESTON RD

289

HunterDouglas

BLACK ROCK

TOUCHDOWN

CHOP STYRE

FIREHOUSE
 SUBS

CHERRY
 PIZZA
 HOUSE

MILANO
 NAILS

Planet
 Play

Bojangles

FIVE GUYS
 BURGERS AND FRIES

TOTALCARE

CELINA STAR CAFE

PET SMART

DeLorean's
 RESTAURANT

SportClips
 HAIRCUTS

Luna Grill

RP

POSS
 SING SCHOOLS

PACIFIC
 DENTAL SERVICES

WAX
 PETALS
 NAIL SALON

SOAK
 SPA

TORCHY'S
 TACOS

Academy
 SPORTS+OUTDOORS

FUTURE
 DEVELOPMENT

COSTCO
 WHOLESALE



PNC BANK
THE VILLAGE AT OWNSBY FARMS

3605 S. Preston Rd., Celina, TX 75009

GREEN MEADOWS BY CASTLEROCK COMMUNITIES
1,400 Acres
+4,000 Homes

71-Acre Community
165 Units
COVENTRY HOMES HILLSIDE VILLAGE

ATLAS BLUEWOOD APARTMENTS
272 Units

THE OWNSBY APARTMENTS
376 Units

BLUEWOOD BY HILLWOOD COMMUNITIES
1,380-Acre Master Planned Community

MUSTANG LAKES
681-Acre Master Planned Community
Approx. 3,400 Homes

CHRISTOPHER TODD NEIGHBORHOODS CELINA PARK
108 Units

LIGHT FARMS
1,070-Acre Master Planned Community
+3,000 Homes

LAUGHLIN TWO EIGHTY NINE
268 Units

LILYANA BY HILLWOOD COMMUNITIES
400-Acre Master Planned Community

THE ROYALTON AT CREEKS OF LEGACY
270 Units

FRONTIER PKWY
12,204 VPD

PROSPER CROSSINGS
324 Units

HIGHFIELD PRESTON
251 Units

LEGACY MANSIONS BY HAMRA HOMES
+180 Acres
Part of Legacy Hills Master Planned Community with 3,200 Acres

STAR TRAIL MASTER-PLANNED COMMUNITY
900 Acres

THE MANSIONS OF PROSPER
450 Units

289

S PRESTON RD
9,680 VPD

Green Meadows by CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide



Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes

Tommie Dobie Bothwell Elementary School
Approx. 466 Students



Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development



Atlas Bluewood Apartments
272 Units

GHOATE PKWY

The Ownsby Apartments
396 Units

THE VILLAGE AT OWNSBY FARMS

Bluewood by Hillwood Communities
1,380-Acre Master Planned Community

Sundance Celina
261 Units

Light Farms, 1,070-Acre Master Planned Community
+3,000 Homes



Mustang Lakes
681-Acre Master Planned Community;
Approx. 3,400 Homes

Christopher Todd Neighborhoods Celina Park
108 Units



Laughlin Two Eighty Nine
268 Units



Ralph and Mary Lynn Boyer Elementary
±851 Students



Sam Johnson Elementary School
±614 Students

The Royalton at Creeks of Legacy
270 Units



Prosper ISD Children's Health Stadium
34,000 SqFt Natatorium



Lilyana By Hillwood Communities
400-Acre Master Planned Community

Lilyana Elementary School
±802 Students

Legacy Mansions by Hamra Homes
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper High School
±3,722 Students

Highfield Preston
251 Units



KROGER MARKETPLACE

PROSPER TRAIL (11,345 VPD)

AMERICAN PUBLISHERS

Prosper Ridge by Southgate Homes

DALLAS PKWY



Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

E. FIRST ST

COUNTRY RD

E. FIRST ST

Cynthia A. Cockrell Elementary School
±754 Students

The Mansions of Prosper
450 Units





PNC BANK
THE VILLAGE AT OWNSBY FARMS
3605 S. Preston Rd., Celina, TX 75009

COLLIN COLLEGE
2.2 Miles
±2,500 Students

THE UNIVERSITY OF TEXAS AT DALLAS
27.3 Miles
±29,886 Average Annual Student Enrollment

UNIVERSITY OF DALLAS
40.3 Miles
±2,538 Average Annual Student Enrollment

THE DALLAS ARBORETUM AND BOTANICAL GARDEN
40.2 Miles Over
1.1MM Annual Visitors

DALLAS ZOO
40.5 Miles
Over 1MM Annual Visitors

DALLAS FORT WORTH INTERNATIONAL AIRPORT
34.7 Miles
88MM Passengers in 2024

287

35W

35W

635

635

820

820

30

30

35E

35E

45

45

20

20



Lease Type
Absolute NNN Ground Lease

Lease Guarantor
PNC Bank, National Association

Rent Commencement Date
April 01, 2026

Lease Expiration Date
March 31, 2046

Term Remaining on Lease
±20 Years

Options
Four 5-Year

Increases
8% Increase Every 5 Years



| TENANT | LEASE TYPE | AREA (SF) | LEASE FROM | LEASE TO | ANNUAL RENT | ANNUAL RENT PER AREA | RENT INCREASE | RENT INCREASE DATE | OPTIONS |
|-----------------|---------------------------|-----------|------------|-----------|-------------|----------------------|---------------|---|--|
| PNC BANK | ABSOLUTE NNN GROUND LEASE | 39,204 | 04/01/2026 | 3/31/2046 | \$160,000 | \$4.08 | \$172,800 | 04/31 @\$4.41 04/36 @\$4.76 04/41 @\$5.14 | FOUR 5-YEAR: 04/46 @\$5.55 04/51 @\$6.00 04/56 @\$6.48 04/61 @\$6.99 |

► RENT ROLL

| | YEAR | MONTHLY RENT | ANNUAL RENT |
|----------------|---------------------------------------|--------------|-------------|
| CURRENT PERIOD | 04/01/2026 – 03/31/2031 | \$13,333 | \$160,000 |
| | 04/01/2031 – 03/31/2036 | \$14,400 | \$172,800 |
| | 04/01/2036 – 03/31/2041 | \$15,552 | \$186,624 |
| | 04/01/2041 – 03/31/2046 | \$16,796 | \$201,553 |
| | 04/01/2046 – 03/31/2051 (OPTION 1) | \$18,139 | \$217,582 |
| | 04/01/2051 – 03/31/2056 (OPTION 2) | \$19,591 | \$235,224 |
| | 04/01/2056 – 03/31/2061 (OPTION 3) | \$21,158 | \$254,041 |
| | 04/01/2061 – 03/31/2066 (OPTION 4) | \$22,850 | \$274,035 |

NOI
\$160,000



Cap Rate
4.50%



Price
\$3,555,555



Price/ft Land
\$90.69





PNC Bank, one of the largest financial institutions in the United States, is publicly traded on the NYSE under the ticker PNC and included in the S&P 500 index. Headquartered in Pittsburgh, Pennsylvania, the company provides a broad suite of services spanning consumer banking, corporate and institutional banking, wealth management, mortgage lending, and investment solutions. PNC employs roughly 53,000 people and serves customers across 28 states and the District of Columbia, operating more than 2,200 branches and a network of about 60,000 ATMs through both owned and partnered systems such as Allpoint and MoneyPass. In 2025, the bank reported \$33.8B in revenue, \$6.1B in net income, and \$568B in total assets. PNC has expanded its national presence through major acquisitions, notably National City Corporation in 2008 and BBVA USA in 2021, which significantly broadened its footprint. Looking forward, the company is prioritizing digital transformation, retail and corporate banking growth, and strengthening its asset management division. Consistently ranked among the largest U.S. banks by assets, PNC has also earned recognition for its customer service, workplace culture, and community engagement initiatives.



LOCATIONS
+2,200



2025 TOTAL REVENUE
\$33.8B



2024 EMPLOYEES
±53,000



WEBSITE
www.pnc.com



HEADQUARTERS
Pittsburgh, PA

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first “gigabit city” thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart (projected to open by Q1 2026), and the recently opened \$150MM Methodist Celina Medical Center. Guided by its “Life Connected” vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

[▶ WATCH PROPERTY VIDEO](#)

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received *Innovation Awards* for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the *Forbes Travel Guide*, and the region collectively won 12 Texas Travel Awards, underscoring its appeal as a premier travel destination.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

| | | | |
|-----------------------------|-------|--------|--------|
| 2024 Population | 7,760 | 44,684 | 83,857 |
| 2029 Population Projection | 9,201 | 52,935 | 98,521 |
| Annual Growth 2024-2029 | 3.7% | 3.7% | 3.5% |
| Median Age | 34.6 | 37.1 | 37.2 |
| Bachelor's Degree or Higher | 50% | 52% | 54% |
| U.S. Armed Forces | 0 | 40 | 102 |

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

| | | | |
|--|-----------|-----------|--------|
| 2024 Households | 2,305 | 13,280 | 25,266 |
| 2029 Household Projection | 2,737 | 15,760 | 29,746 |
| Annual Growth 2024-2029 | 3.7% | 3.7% | 3.5% |
| Owner Occupied Households | 2,466 | 14,522 | 26,297 |
| Renter Occupied Households | 271 | 1,239 | 3,449 |
| Avg Household Size | 3.4 | 3.4 | 3.3 |
| Avg Household Vehicles | 2 | 3 | 2 |
| Total Specified Consumer Spending (\$) | \$118.9MM | \$700.8MM | \$1.3B |

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$216,866

\$214,129

\$202,647

Median Household Income

\$195,432

\$197,192

\$184,298

► HOUSING

Median Home Value

\$619,922

\$725,764

\$711,402

Median Year Built

2011

2011

2011



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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 |
|---------------------------------------|------|