



**EXPANSION**

Frontier Estates  
271 Homes

Tanner's Mill  
Gated Community



**FRONTIER RD - 13,523 VPD**

Avilla Grove  
200 Units



Taco Bueno



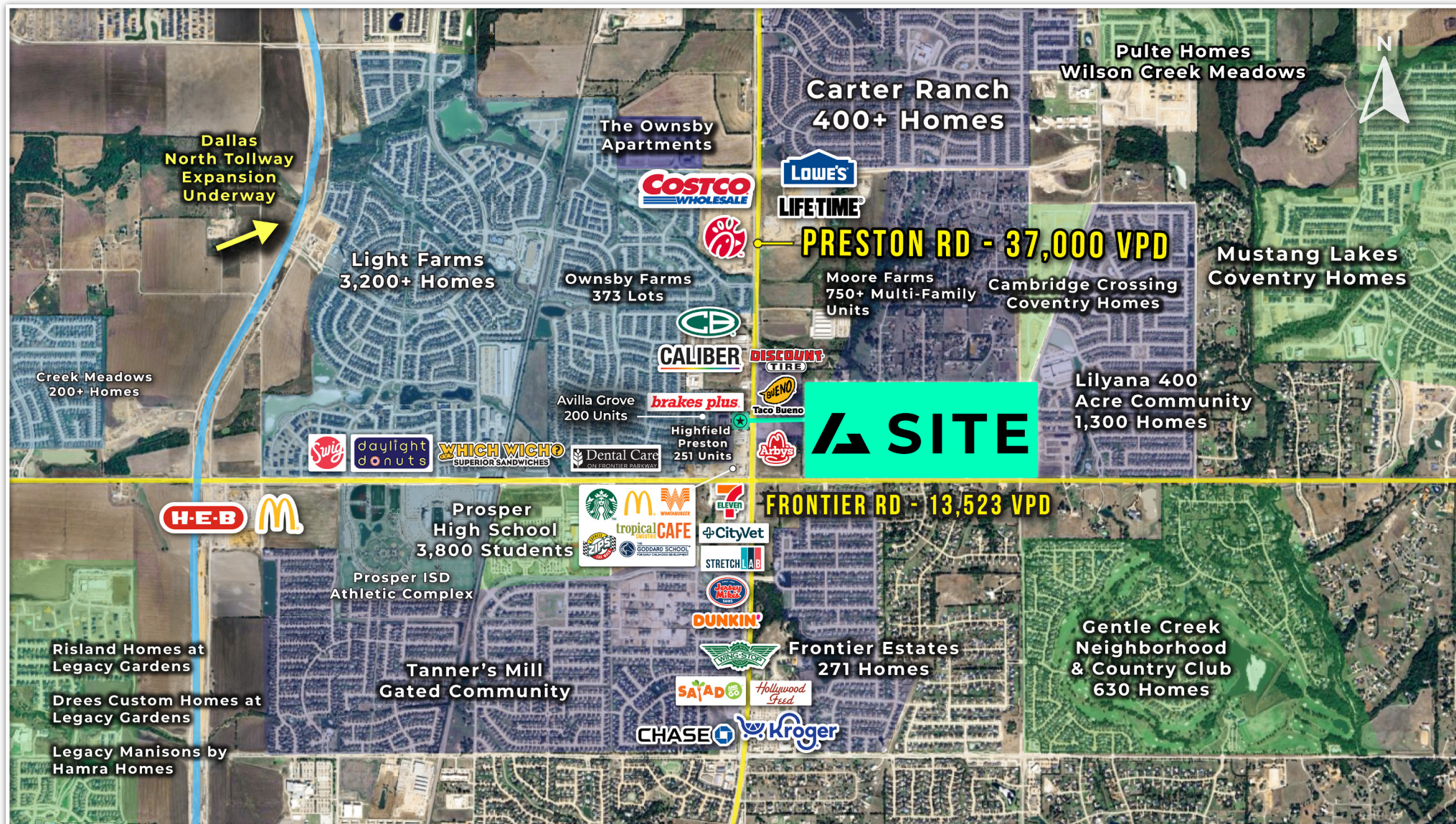
**PRESTON RD - 37,000 VPD**





# Macro Aerial

Preston & Frontier Rd | Celina, TX 75009





# Summary

- Lease Rate: Call for Pricing
- Building Size: 8,034 SF
- Available For Lease: 1,000-6,500 SF
- Completion Date: Q4 2025
- Co-Tenants: TBD

# Property Overview

- Prime positioned retail center on Preston Rd (37,000 VPD)
- Red hot suburb showing double-digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing area by CoStar in June 24

# Demographics

## 2025 Population

8,397 1 Mile	32,120 3 Mile	95,753 5 Mile
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## 2029 Projected Growth ('25-'29)

13.20% 1 Mile	7.60% 3 Mile	6.60% 5 Mile
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## Avg. Household Income

\$187,909 1 Mile	\$188,975 3 Mile	\$176,884 5 Mile
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# Site Plan

Preston & Frontier Rd | Celina, TX 75009





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