

MALONE ST. OFFICE CONDOS
CELINA, TX
OWN OR LEASE

21,000 SQUARE FEET OF SHELL OFFICE CONDO SPACE

STENZEN CONZ

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DOWNTOWN CELINA, TX

EXECUTIVE SUMMARY 01

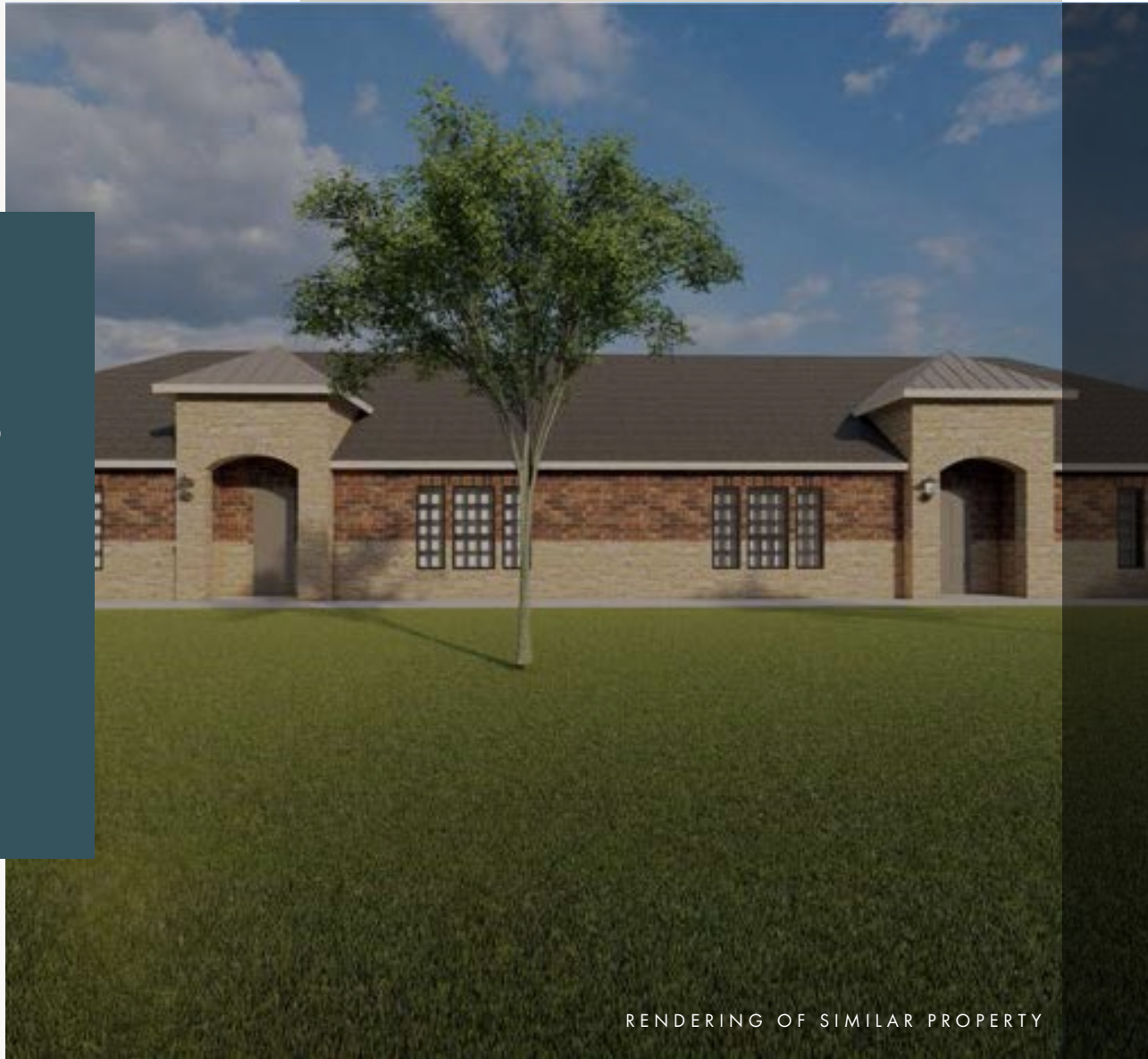
MAP OVERVIEWS 02

LOCATION OVERVIEW 03

DEMOGRAPHIC OVERVIEW 04

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RENDERING OF SIMILAR PROPERTY

01 EXECUTIVE SUMMARY

THE OFFERING

The Malone Street Office Condos present a unique opportunity to own or lease modern office space in Downtown Celina, Texas. The project delivers approximately 21,000 square feet of shell office condos, designed for growing businesses and professional users.

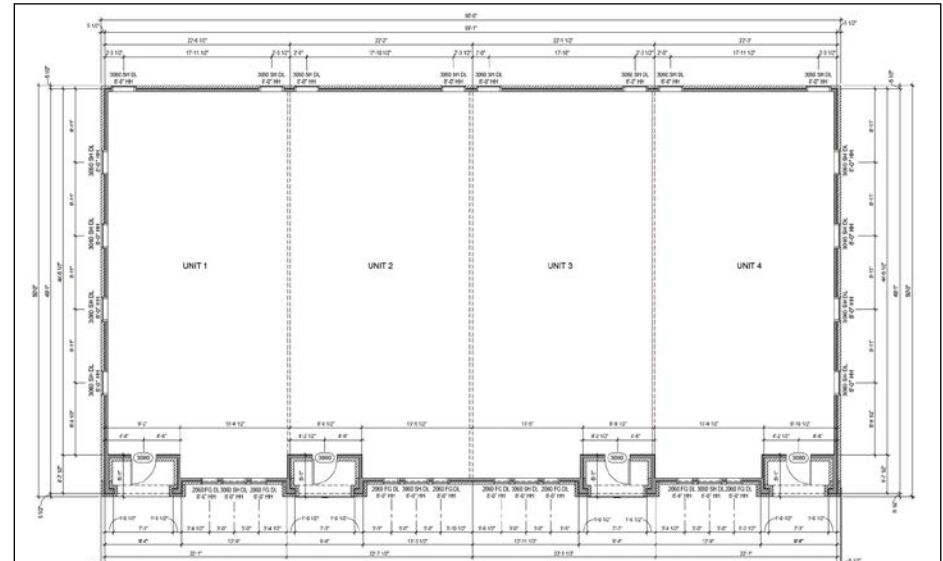
Located adjacent to the planned Celina Entertainment District and surrounded by rapid residential and retail expansion, the property benefits from Celina's population growth, affluent demographics, and strong infrastructure investment. Its central location ensures excellent visibility and easy access across the DFW metroplex.

Offering flexibility in ownership or lease with customizable build-outs, the development appeals to both occupiers and investors seeking quality space in a market poised for long-term success.

CONCEPT PLAN



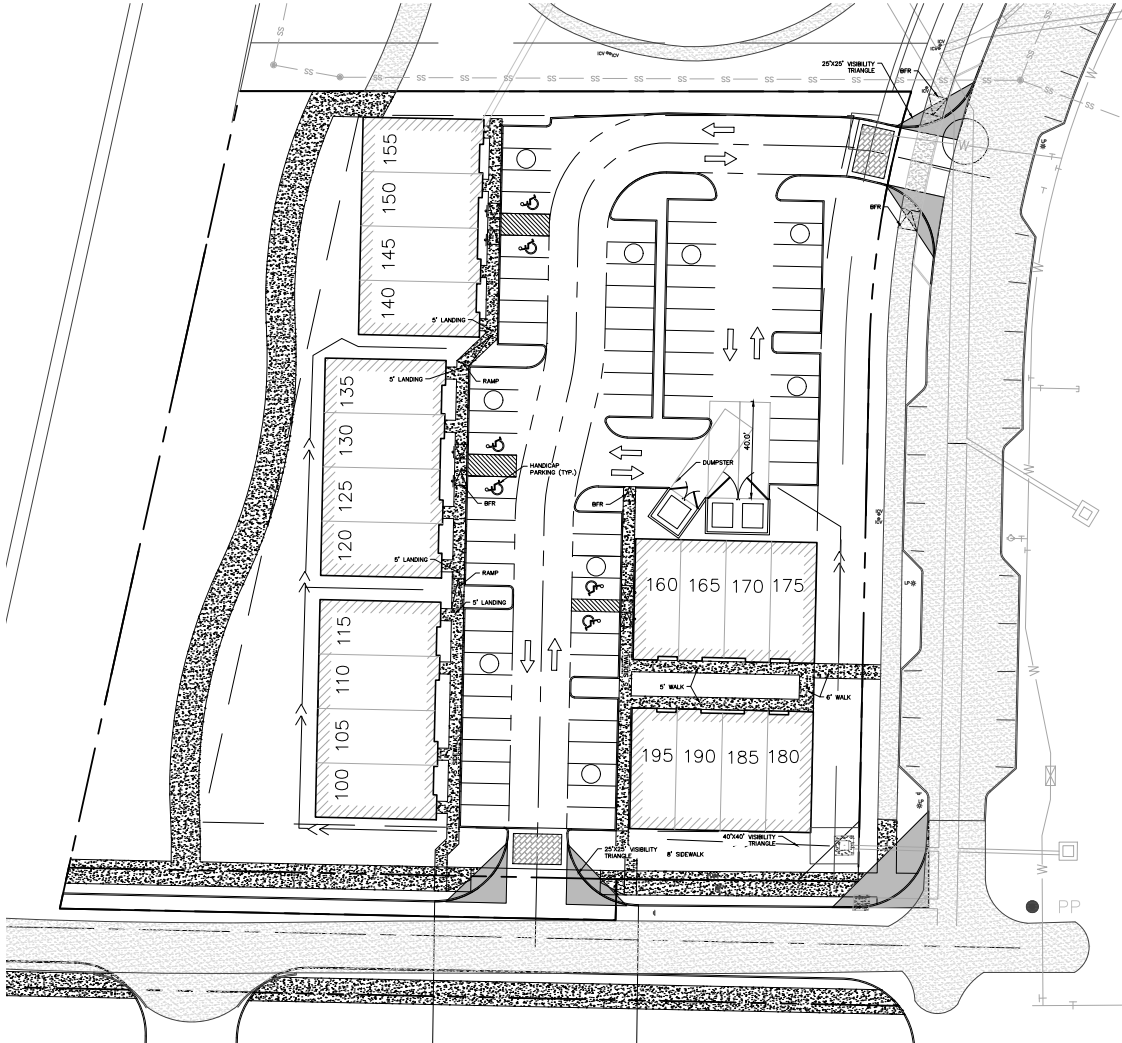
SAMPLE FLOOR PLAN



THE MALONE ST. OFFICE CONDO DEVELOPMENT IS
LOCATED IN **DOWNTOWN CELINA, TEXAS**

**DEVELOPMENT PLANS FOR APPROXIMATELY
21,000 SQUARE FEET OF SHELL OFFICE
CONDO SPACE**

SITE PLAN

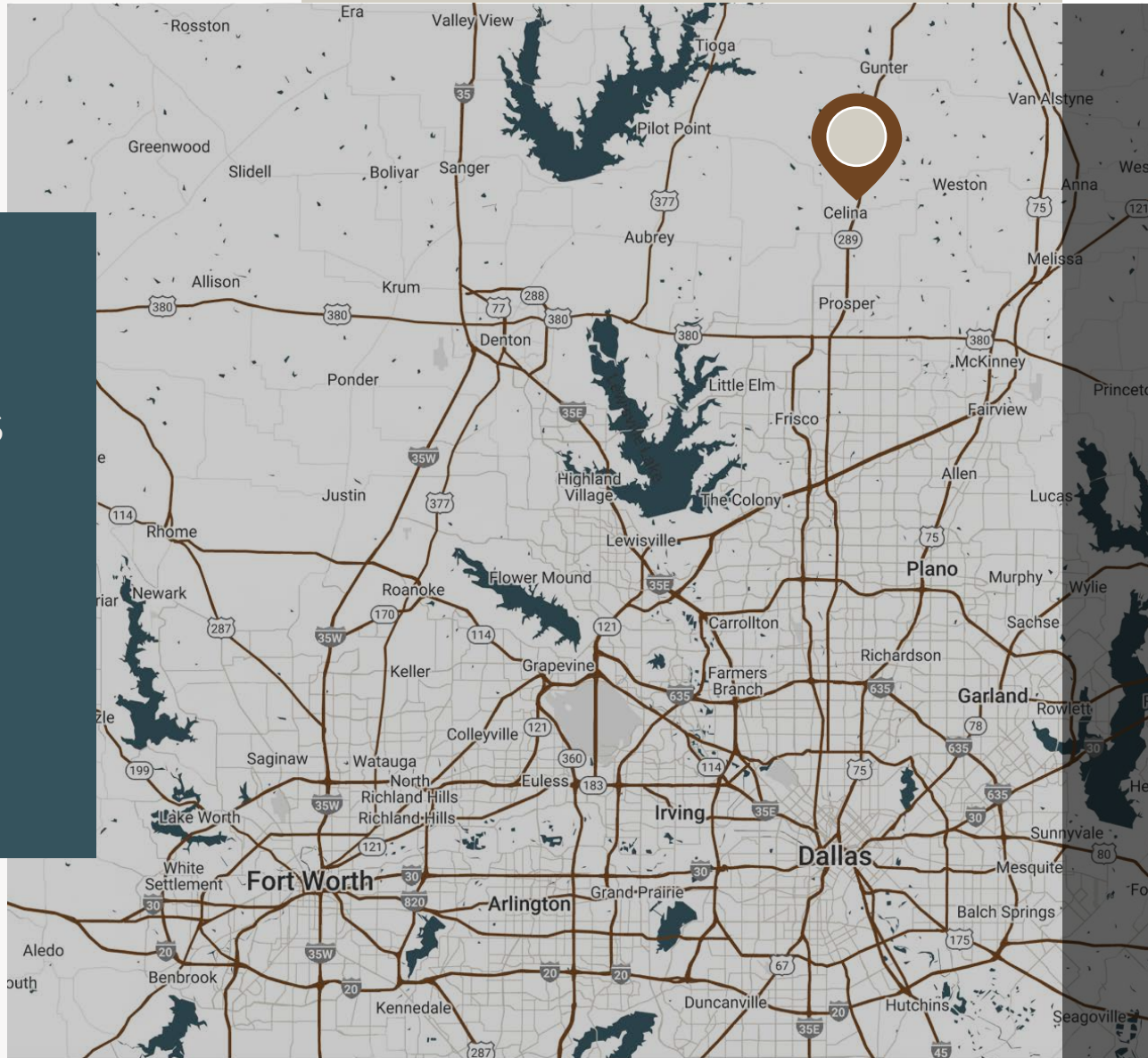


DEVELOPMENT HIGHLIGHTS

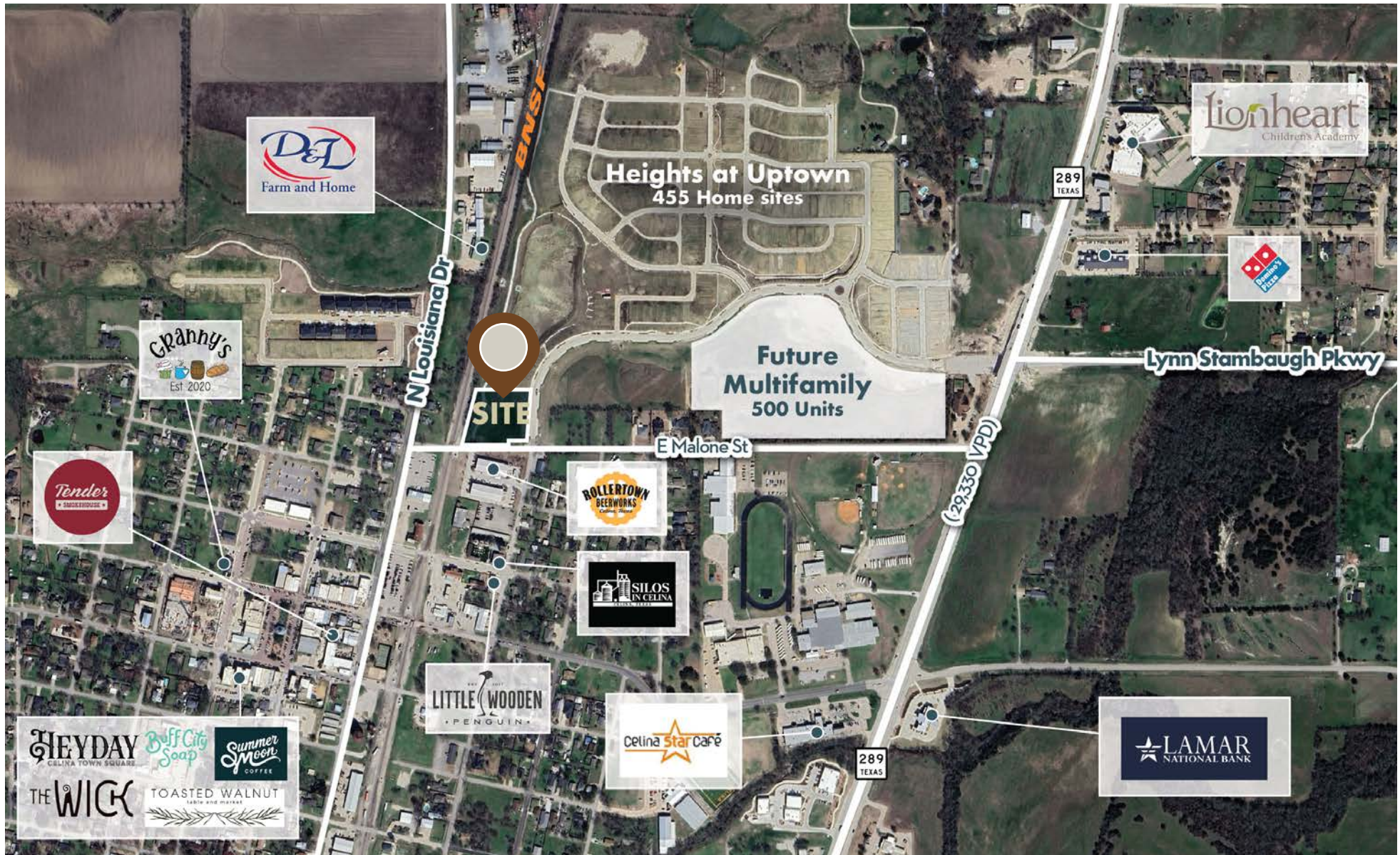
- 21,000 SF of shell office condo space
- Downtown Celina location
- Adjacent to the Celina Entertainment District
- Own or lease opportunities available
- Flexible build-out for professional users

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AERIAL



RETAIL & AMENITIES MAP



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CELINA SILOS

EMERGING HOUSING LANDSCAPE

MASTER-PLANNED COMMUNITIES DRIVING GROWTH

RAMBLE BY HILLWOOD: A 1,380-acre, nature-focused master-planned community bringing 4,000 new homes to Celina. Groundbreaking is expected in late 2024, with a grand opening in 2025. Builders include American Legend, Coventry, Drees, Highland, and Perry Homes. The development also features parks, trails, and retail to create a balanced live-work-play environment.

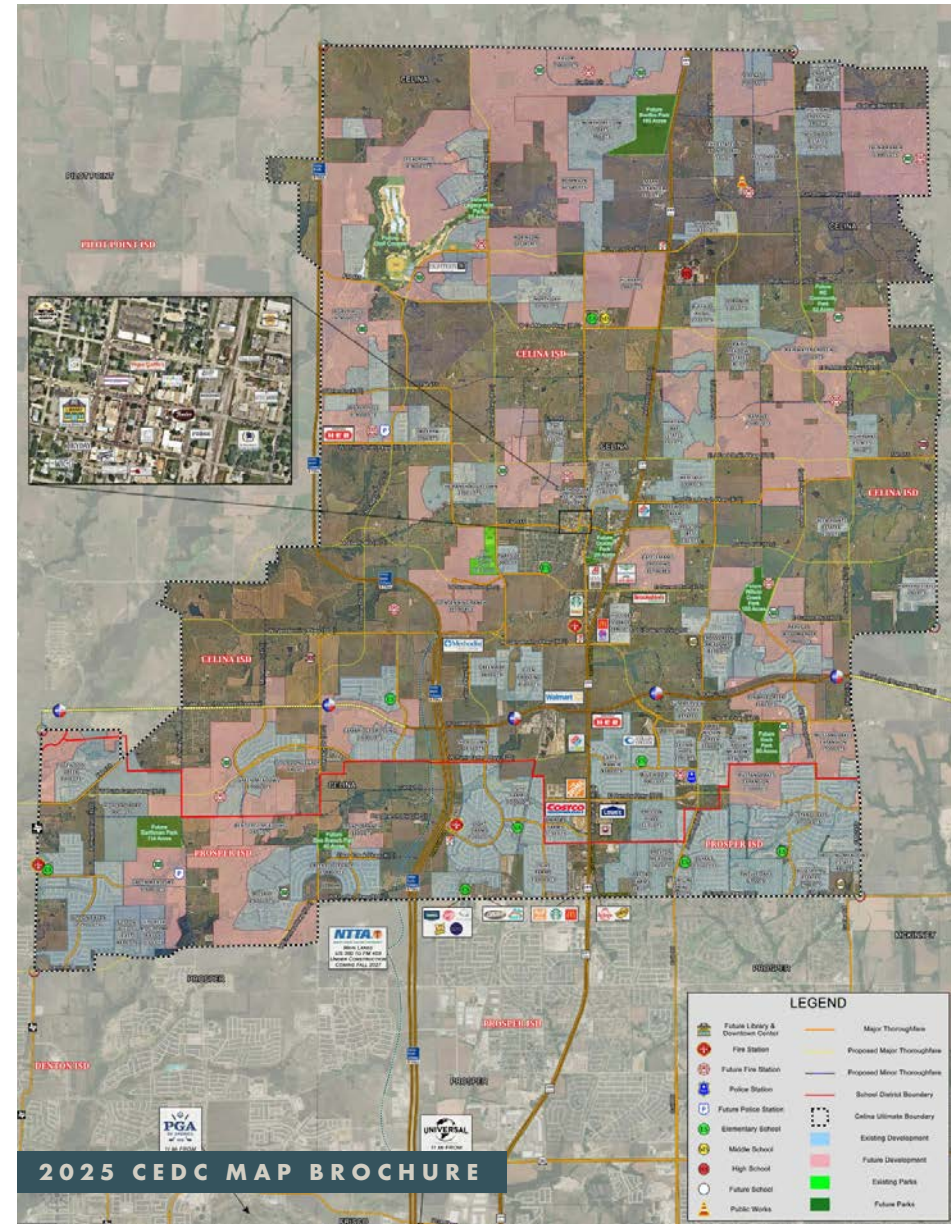
THE RANCH AT UPTOWN CELINA (Toll Brothers) and **MUSTANG LAKES** (Coventry Homes) are also reshaping the landscape with large-lot, high-end homes emphasizing lifestyle amenities and natural open space.

MARKET MOMENTUM

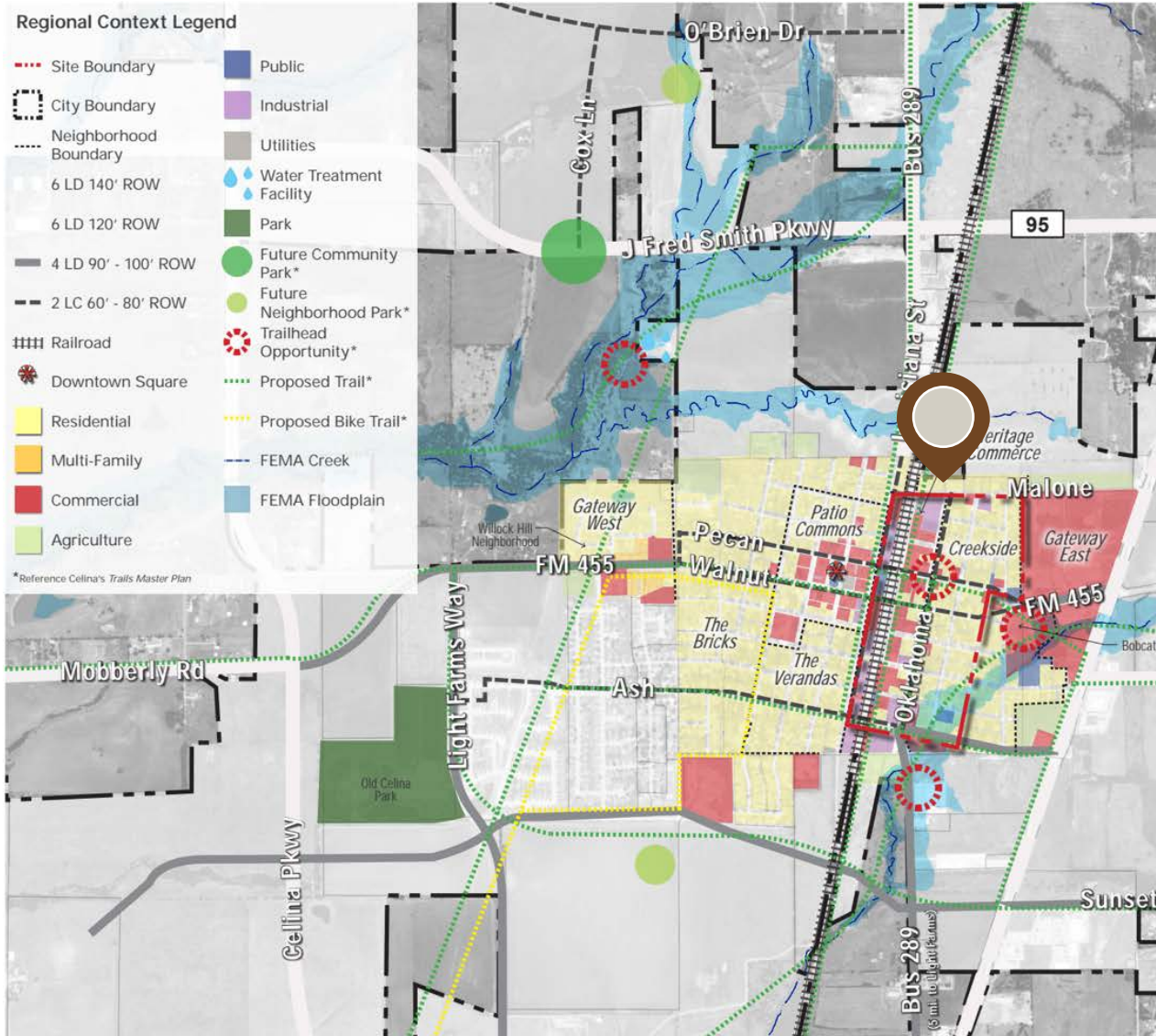
- » Active listings surged to 800+ homes in July 2025, signaling a robust pipeline of new supply.
- » Median home prices hover around \$596,000 (Zillow/Realtor.com), though pricing has softened slightly (-5 to -8% YOY) as inventory grows.
- » Homes are averaging 74 days on market, up from 49 the year prior, showing a cooling yet still active market.

WHY BUILDERS ARE BETTING BIG ON CELINA

- » Celina's location along the Dallas North Tollway puts residents within commuting distance of Frisco, Plano, and McKinney.
- » The city's strong school system, forward-looking infrastructure investments, and affluent demographics make it one of North Texas's most attractive areas for residential development.



CELINA ENTERTAINMENT DISTRICT A VIBRANT NEIGHBOR



Vision & Location

The Celina Entertainment District is a cornerstone of the city's "Life Connected" vision — designed to bridge downtown, residential neighborhoods, and commercial corridors. Located just steps from the subject property, the district is envisioned as a vibrant, walkable destination offering retail, dining, cultural, and recreational opportunities.

Community & Lifestyle Features

- » Pedestrian-friendly plazas, patios, and trails
- » Amphitheater and public event spaces
- » Mix of retail, office, hospitality, and residential
- » Linear parks and shaded greenways

Why It Matters for Investors

- » Anchors Celina's downtown expansion
- » Expected to draw thousands of weekly visitors
- » Adjacent to rapid housing growth
- » Blends small-town charm with modern amenities

CELINA, TEXAS**Rapid Growth & Strategic Location**

- » One of America's fastest-growing cities, with a staggering 26.6% population increase between July 2022 and July 2023, far outpacing the national growth rate of 0.5%
- » Nestled just 40 miles north of Dallas in Collin County, Celina benefits from connectivity via the Preston Road and Dallas North Tollway

Affluent & Educated Demographics

- » In 2023, the population reached ~27,000, with projections exceeding 50,000 soon. The broader service area is expected to surpass 100,000 by 2030
- » Median household income sits at ~\$155,875, with an average household income nearing \$184,300—marking nearly 10% year-over-year growth
- » Over 50% of the adult residents hold a bachelor's degree or higher

Community Vibrancy & Preservation

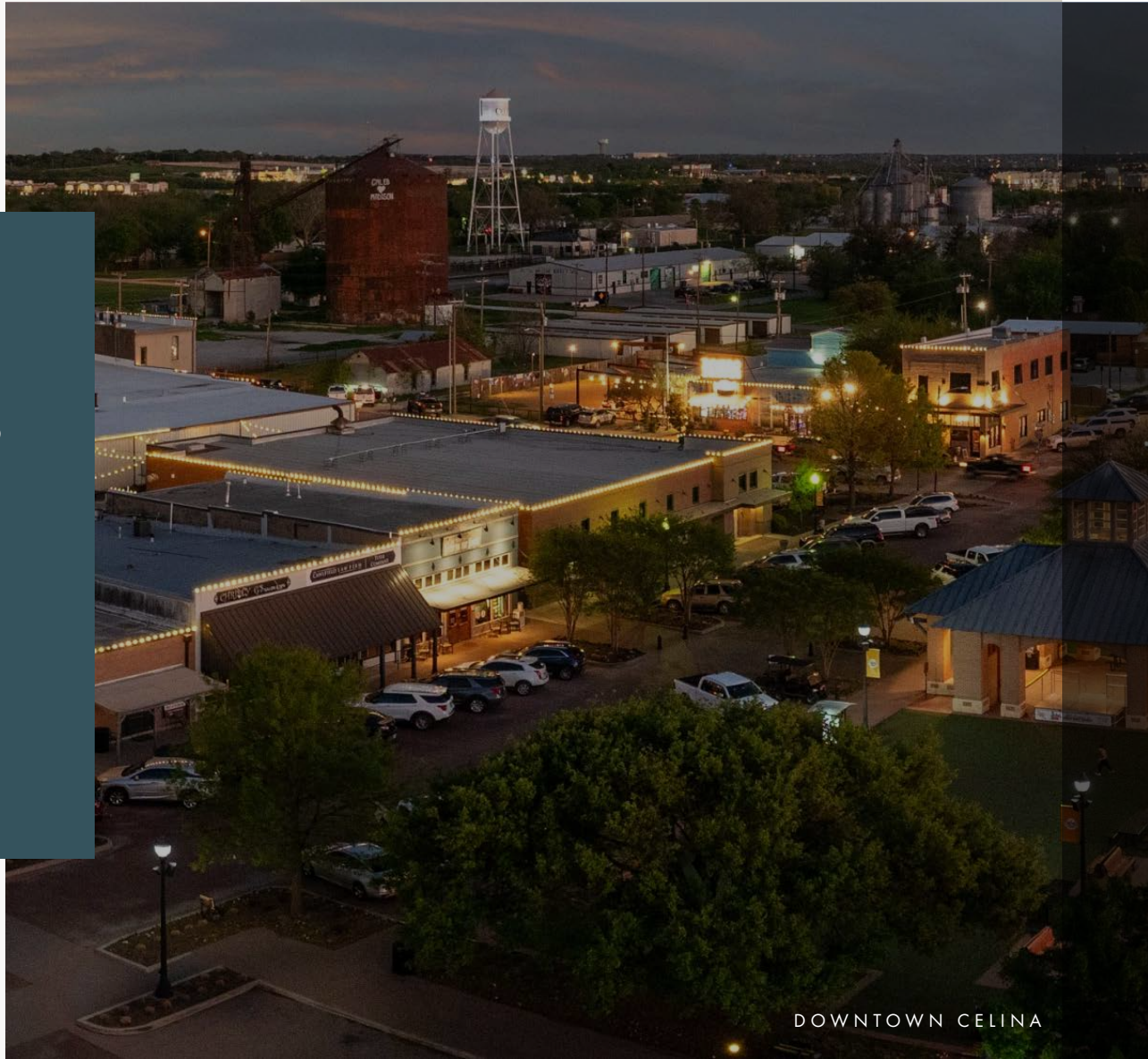
- » In 2025, Downtown Celina earned an Accredited Main Street America designation, reflecting its excellence in historic preservation, economic development, and community revitalization
- » Despite rapid development, the city's strategic planning emphasizes "growing with purpose", ensuring economic expansion alongside community values and sustainability

Emerging Retail & Infrastructure Investments

- » A major Costco warehouse (\$18.5M, 158,000 SF) is scheduled to begin construction in mid-2026, with additional outlets like H-E-B and Sprouts in the pipeline

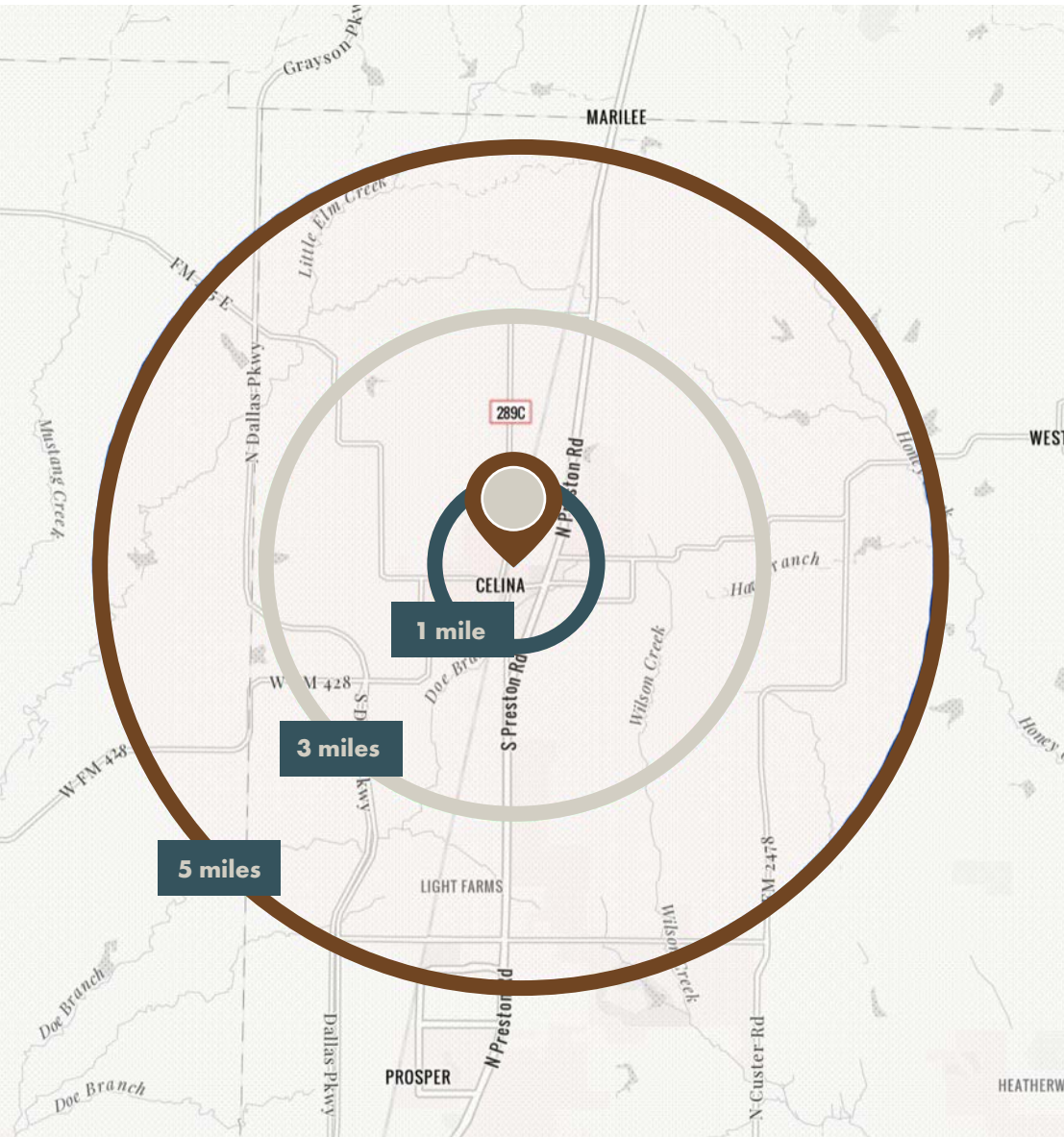
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DOWNTOWN CELINA

DEMOGRAPHIC DATA



2025 Summary	1 mile	3 miles	5 miles
Population	3,474	13,826	53,971
Households	1,154	4,261	16,290
Families	882	3,479	14,144
Average Household Size	3.01	3.24	3.31
Owner Occupied Housing Units	681	3,219	13,454
Renter Occupied Housing Units	473	1,042	2,836
Median Age	35.4	35.4	35.7
Median Household Income	\$94,605	\$152,350	\$182,616
Average Household Income	\$134,757	\$179,082	\$220,929
2030 Summary	1 mile	3 miles	5 miles
Population	5,453	21,867	88,423
Households	1,817	6,816	26,850
Families	1,404	5,578	23,069
Average Household Size	3.00	3.20	3.29
Owner Occupied Housing Units	688	4,377	20,798
Renter Occupied Housing Units	1,129	2,440	6,053
Median Age	36.7	36.2	36.1
Median Household Income	\$128,886	\$163,116	\$192,268
Average Household Income	\$156,203	\$195,563	\$227,723

DOWNTOWN CELINA DEVELOPMENT OPPORTUNITY

C O N T A C T

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