



**LEASE**  
**Outdoor Storage Space**

**4022 PRAIRIE CROSSING DR**

Celina, TX 75009

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$4,500.00 SF/Mo (Ground)
AVAILABLE SF:	1-6 Acres
LOT SIZE:	973,850 SF

## LOCATION DESCRIPTION

Located within the rapidly growing Light Farms master-planned community, 4022 Prairie Crossing Dr offers a prime position in one of Celina's most active development zones. With convenient access to Preston Road and the Dallas North Tollway, the site ensures excellent regional connectivity to Prosper, Frisco, and McKinney. Surrounded by thriving residential neighborhoods, schools, and community amenities, this location is well-suited for commercial use and poised to benefit from the area's continued expansion.

## PROPERTY HIGHLIGHTS

- Fencing is possible
- Gated access control for entire site

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## ADDITIONAL AERIALS



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## LEASE SPACES



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# LEASE SPACES

## LEASE INFORMATION

LEASE TYPE:	Ground	LEASE TERM:	Negotiable
TOTAL SPACE:	6 Acres	LEASE RATE:	\$4,500.00 SF/mo

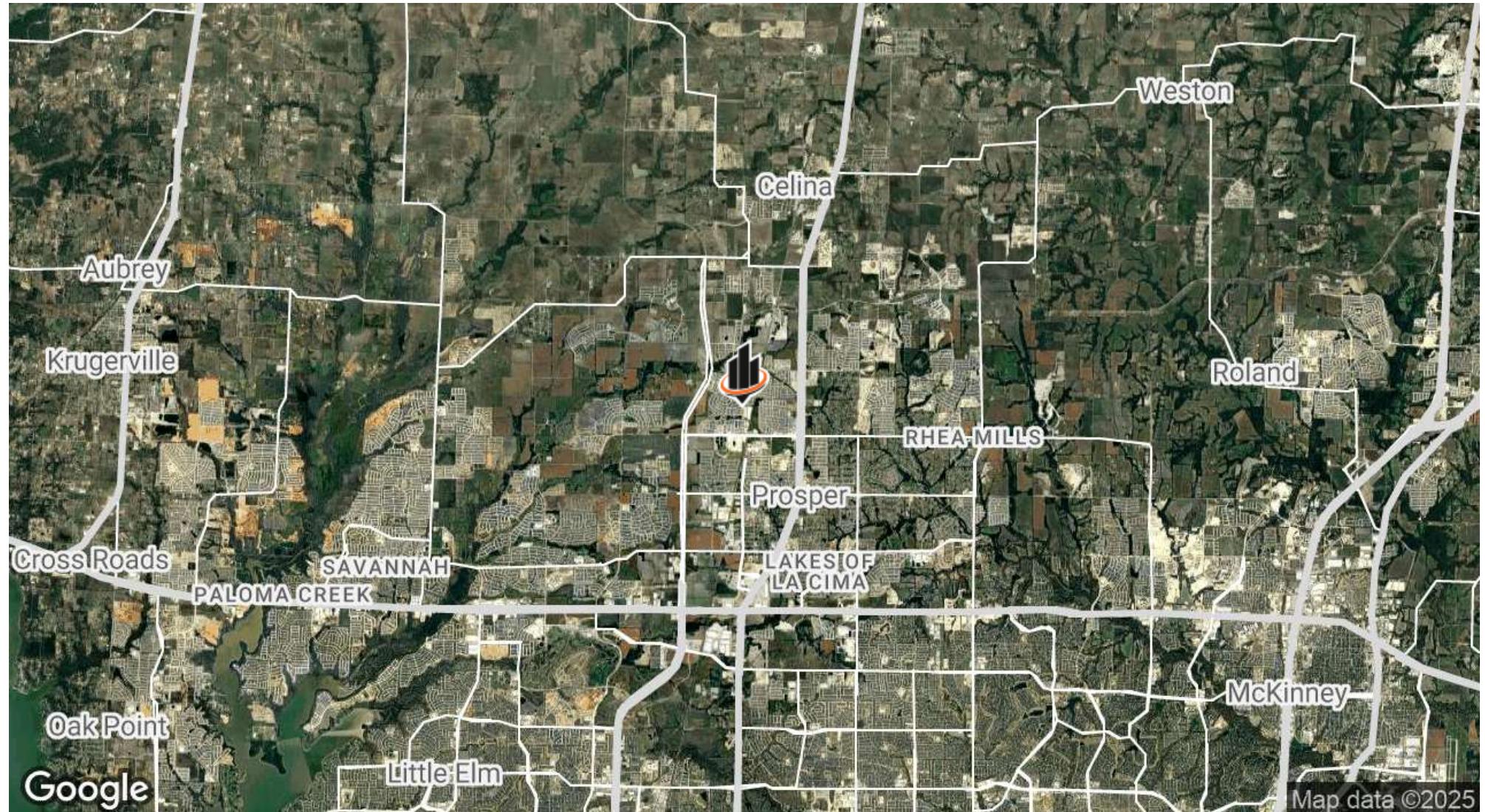
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Lot 1	Available	1 Acres	Ground Lease	\$4,500 per month
Lot 2	Available	1 Acres	Ground Lease	\$4,500 per month
Lot 3	Available	1 Acres	Ground Lease	\$4,500 per month
Lot 4	Available	1 Acres	Ground Lease	\$4,500 per month
Lot 5	Available	1 Acres	Ground Lease	\$4,500 per month
Lot 6	Available	1 Acres	Ground Lease	\$4,500 per month

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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

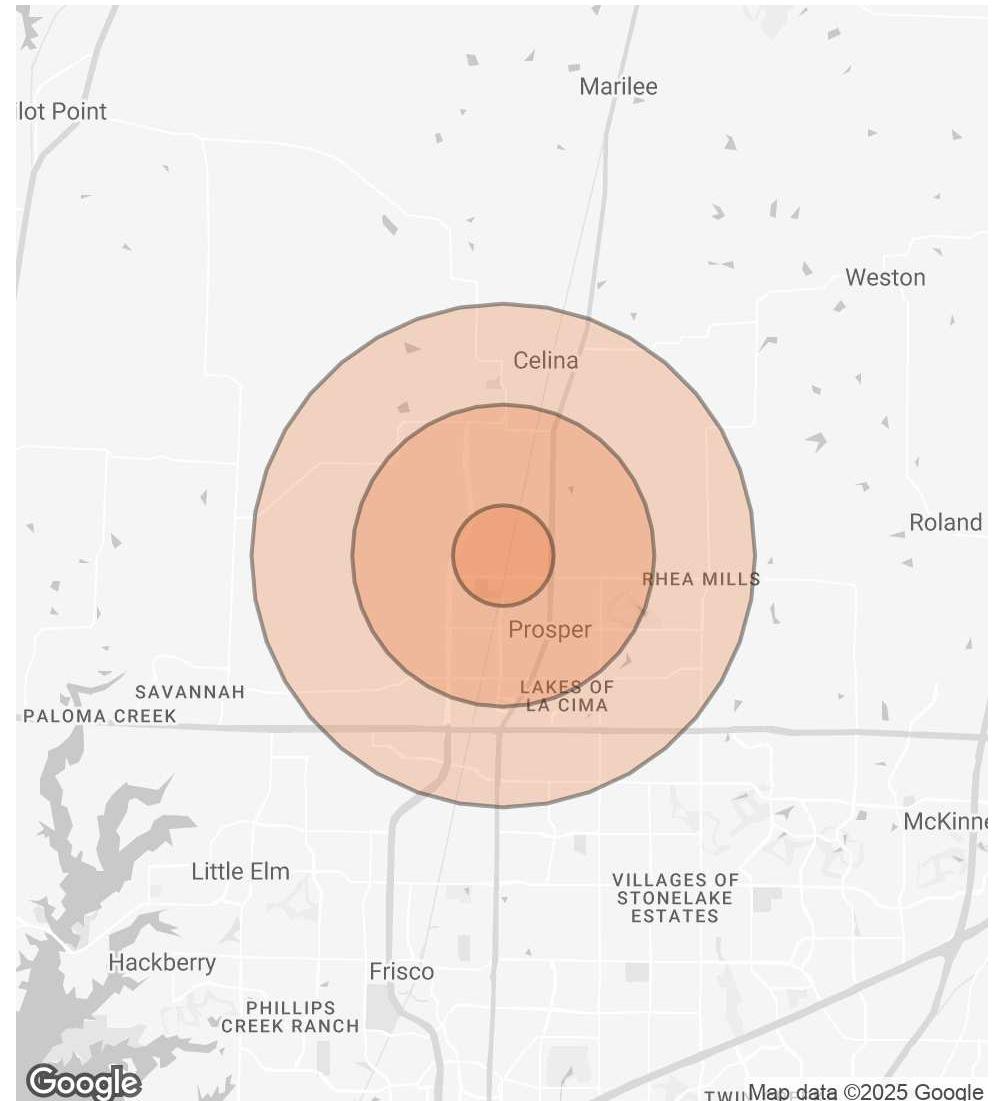
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,673	36,720	81,849
<b>AVERAGE AGE</b>	31	34	34
<b>AVERAGE AGE (MALE)</b>	31	34	34
<b>AVERAGE AGE (FEMALE)</b>	32	35	34

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,459	10,717	24,334
<b># OF PERSONS PER HH</b>	3.5	3.4	3.4
<b>AVERAGE HH INCOME</b>	\$222,273	\$209,022	\$202,006
<b>AVERAGE HOUSE VALUE</b>	\$626,469	\$669,573	\$657,957

Demographics data derived from AlphaMap



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## LISTING AGENTS



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