

The Ranch
at Uptown

**DOWNTOWN CELINA
RETAIL & RESTAURANTS:**

Carmela Winery
Hey Sugar Candy Store
Jimbo's Pizza
Mangiamo Italian Market & Deli
Papa Gallo's Mexican Restaurant
Rollertown Brewery
Summer Moon Coffee
Tender Smokehouse
Toasted Walnut Table & Market
Valley Vines Tasting Room
Buff City Soap
Honeysuckle Rose Boutique
Terramania
Thrown Axe Co.
Two29 on the Square Event Venue
Willow House Boutique

The Villages
at Uptown

The North Square
at Uptown

The Heights
at Uptown

First Baptist
Church Celina

Heritage
337 Lots

Future
Multifamily
500 Units

Future
Retail/Office
Development

SITE

Celina
Junior High

5,294 VPD (22)

Bobcat
Stadium

Celina ISD
Administration

CITY HALL

Northgate
147 Lots

Old Celina
Park &
Baseball Fields

Lykins
Elementary

Cattlemen's Crossing
565 SF Lots | 49 MF Units
281 Acres
Office, Commercial,
Residential

The Parks at
Wilson Creek
2,000 Lots

±6.4 ACRES FOR SALE
E MALONE ST @ OKLAHOMA DR

CELINA, TEXAS

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Call For Info & Price 214.720.0004

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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±6.4 ACRES FOR SALE | E Malone St @ Oklahoma Dr, Celina, Texas

OVERVIEW

- ±6.4 acres available in Celina
- Conveniently located just west of Preston Rd and just north of Bobcat Stadium
- Surrounded by numerous residential developments including the Heights at Uptown with 455 SF lots and 550 MF units, Heritage with 337 SF lots, Calltemen's Crossing mixed-use development with 505 SF lots & 49 MF units, Hillside Village with 289 SF lots and many more
- Call for Info & Price

TRAFFIC COUNTS

Preston Rd: 17,049 VPD
(TXDOT, 2022)

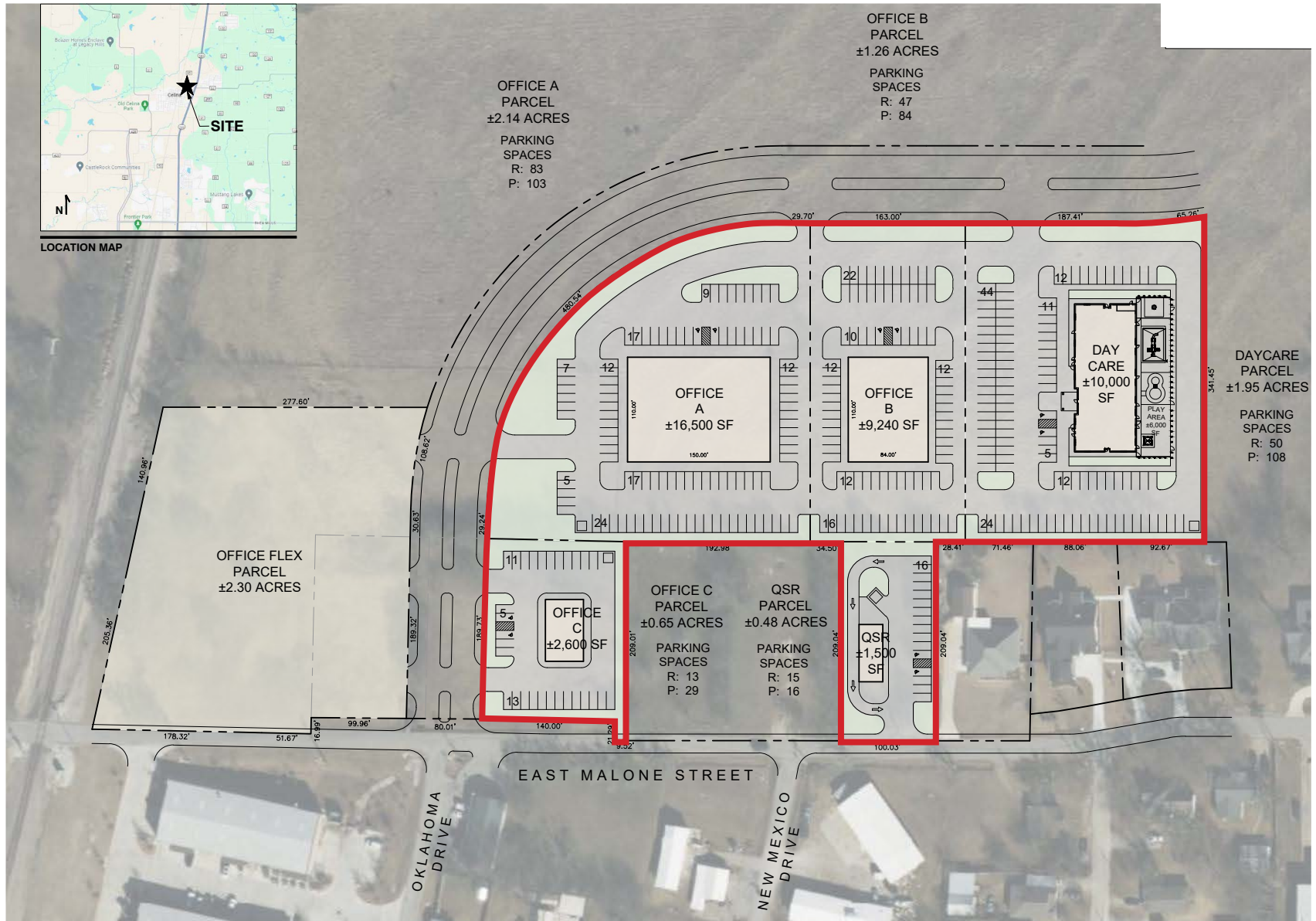
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	3,146	10,507	36,823
2028 Projected Pop.	4,069	14,248	53,767
Daytime Population	3,122	9,053	25,692
Avg HH Income	\$120,070	\$153,846	\$189,935



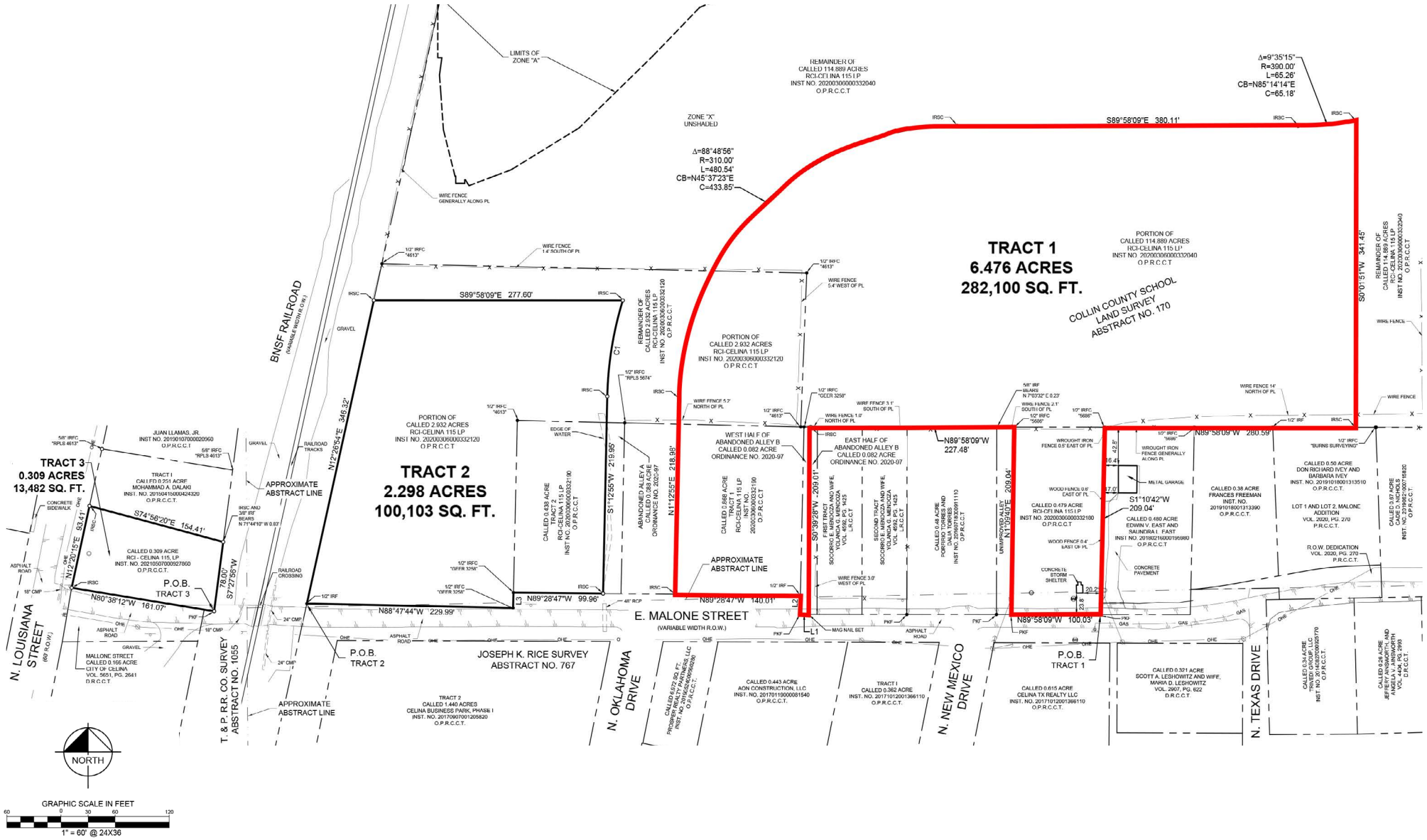
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CONCEPTUAL SITE PLAN



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SURVEY



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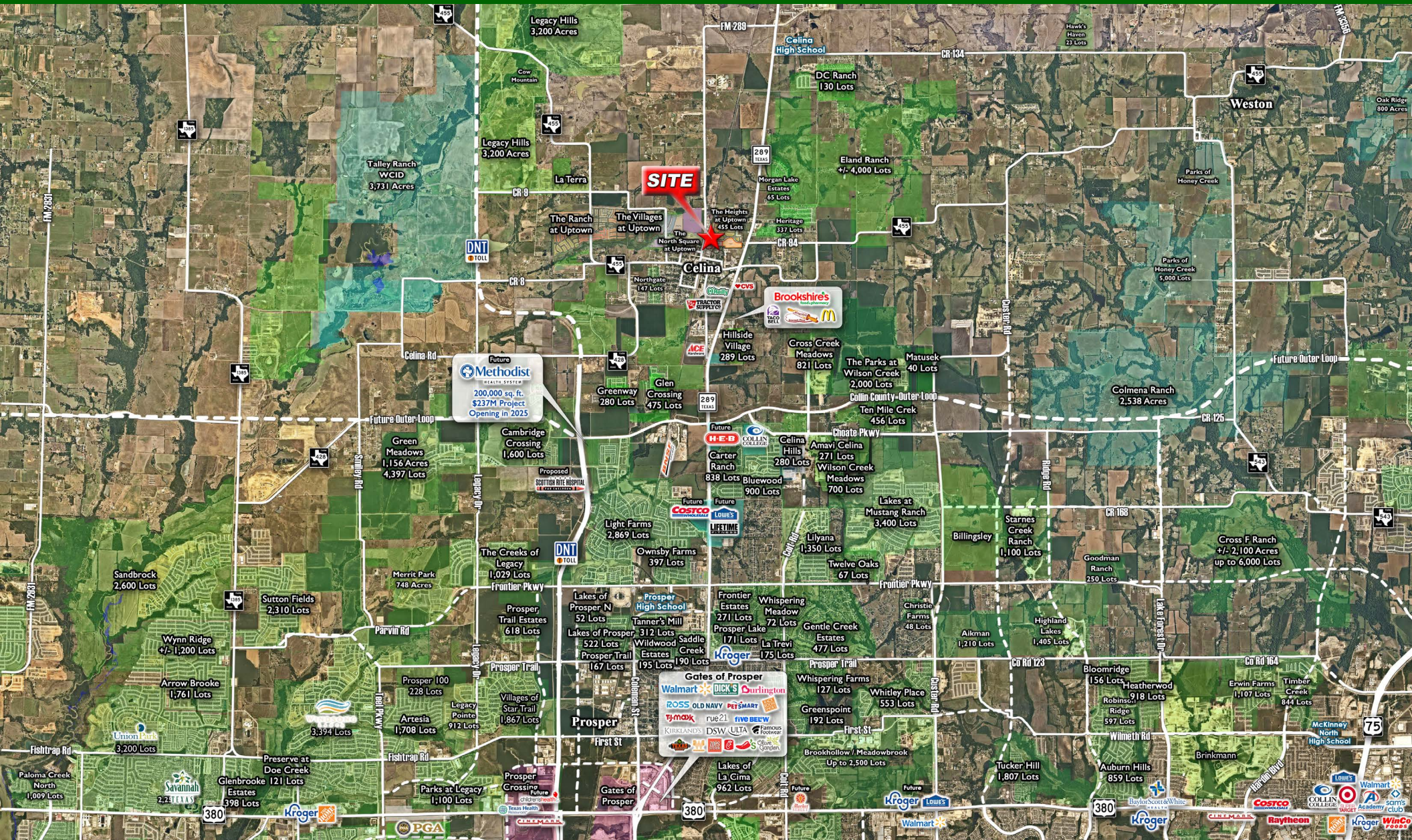
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Information About Brokerage Services

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.

DuWest Management Inc.	605046		214.720.0004
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