



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

**County Road 52 Celina,  
TX 75009**

The Proposed Mixed-Use Development at the high profile Intersection of the Dallas Parkway and Collin County Outerloop is positioned well to the future development and just few minutes North of the new PGA Headquarters.

The location, at the Southeast Corner of the Intersection, is at major thoroughfare serving Celina and Collin County Outerloop. The site is designed for Mixed-Use with Retail Pads, Hotel, Office and Medical Offices.



LAND PRICE :- **CALL FOR PRICE**

### NEARBY



### TRAFFIC COUNTS

Collection Street	CrossStreet	Traffic Volume
FM 428	FM 455 N	3,759 VPD
TX 360	Co Rd 50 S	3,248 VPD
Co Rd 55	Co Rd 89 E	3,108 VPD

**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)  
📞 (972) 897-2002

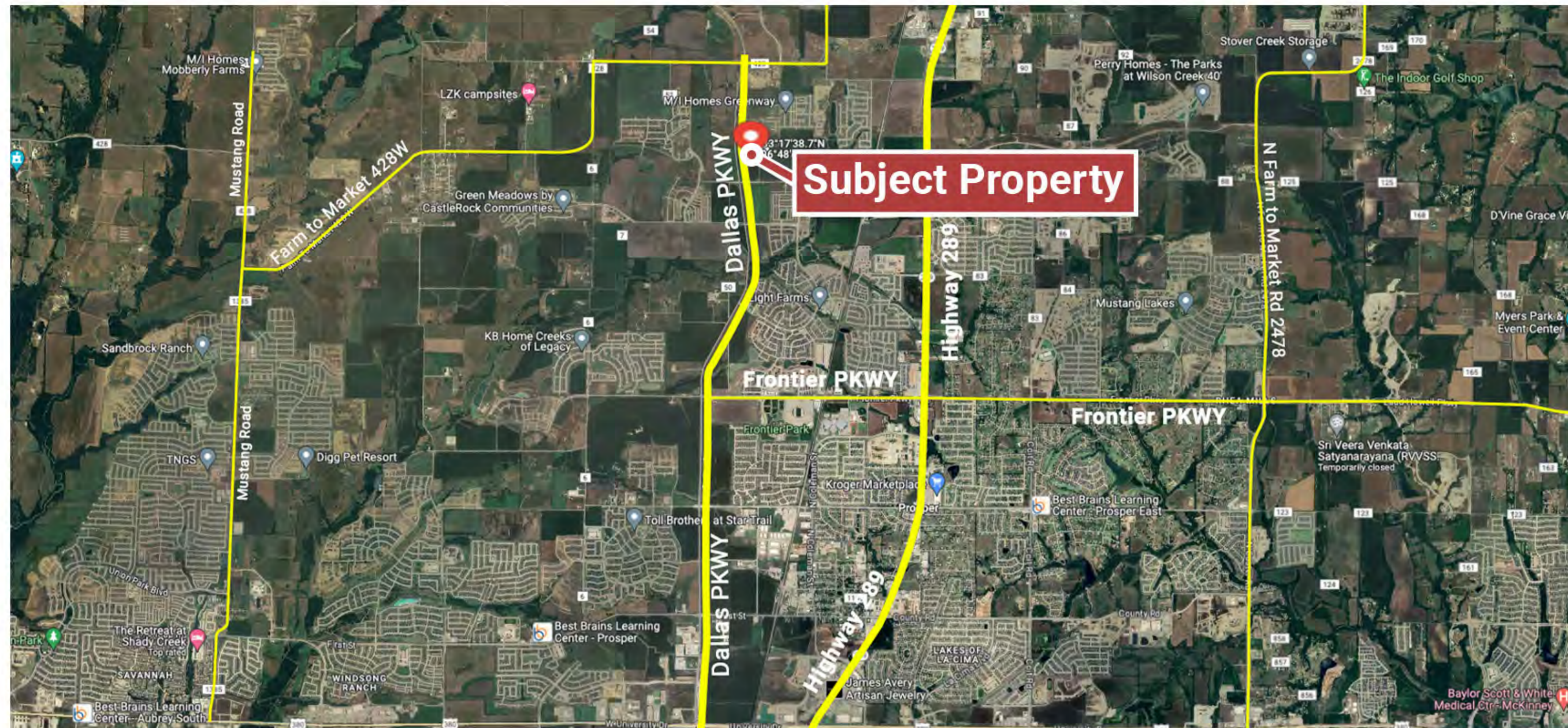
8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE



**County Road 52 Celina,  
TX 75009**



### KEY FACTS

Property Use	Mixed Use
Land Size (AC)	12.40± Acres
For Sale	2± to 5± Acres
Zoning	Dallas North Tollway Overlay District. (DNT0)
Property Visibility	Dallas Pkwy, County Rd 52.
Utilities	Sewer -0.5 Mile Far (City Approved) Water Close to Our Site
Adjacent Parcels Available	Yes
Frontage Access	Dallas Pkwy, County Rd 52.
School District	Celina Independent School District, TX.

### HIGHLIGHTS

- Methodist Hospital Opening Q'3 2024
- Surrounded by several master planned communities including Light Farms, Cambridge Crossing, Green Meadows.
- DNT Toll lanes under construction, to be open by the end of 2024.

**MUKESH PARNA**

✉ **MP@SankalpRealty.US**  
📞 **(972) 897-2002**

**8195 Custer Rd, Suite 200 A  
Frisco, TX 75035**



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

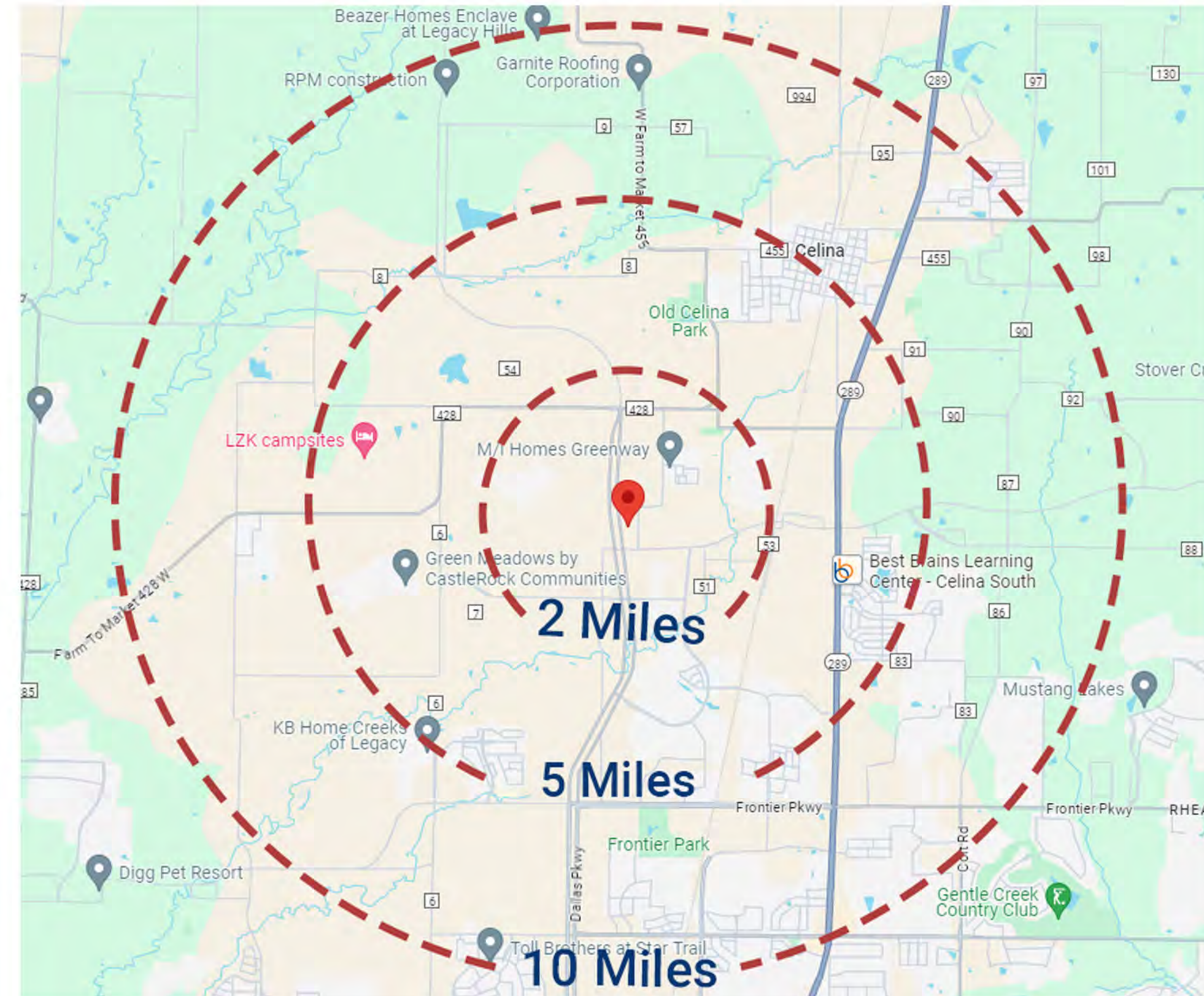
### LAND FOR SALE

**County Road 52 Celina, TX 75009**



### DEMOGRAPHICS

2023 Summary	2 Miles	5 Miles	10 Miles
Population	6,920	57,341	304,788
2028 Projected Population	8,677	72,463	372,933
Average Household Size	3.2	3.3	3.2
Median Age	36	36.6	37
2024 Households	2,134	17,076	94,883
Average Household Income	\$135,147	\$173,429	\$163,098
Median Household Income	\$107,250	\$149,907	\$139,268



**1,642**  
TOTAL BUSINESSES

**12,365**  
TOTAL EMPLOYEES

**\$150,553**  
MEDIAN  
HH INCOME

**\$57,596**  
PER CAPITA  
INCOME

**\$670,384**  
MEDIAN  
NET WORTH

**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)  
📞 (972) 897-2002

**8195 Custer Rd, Suite 200 A  
Frisco, TX 75035**



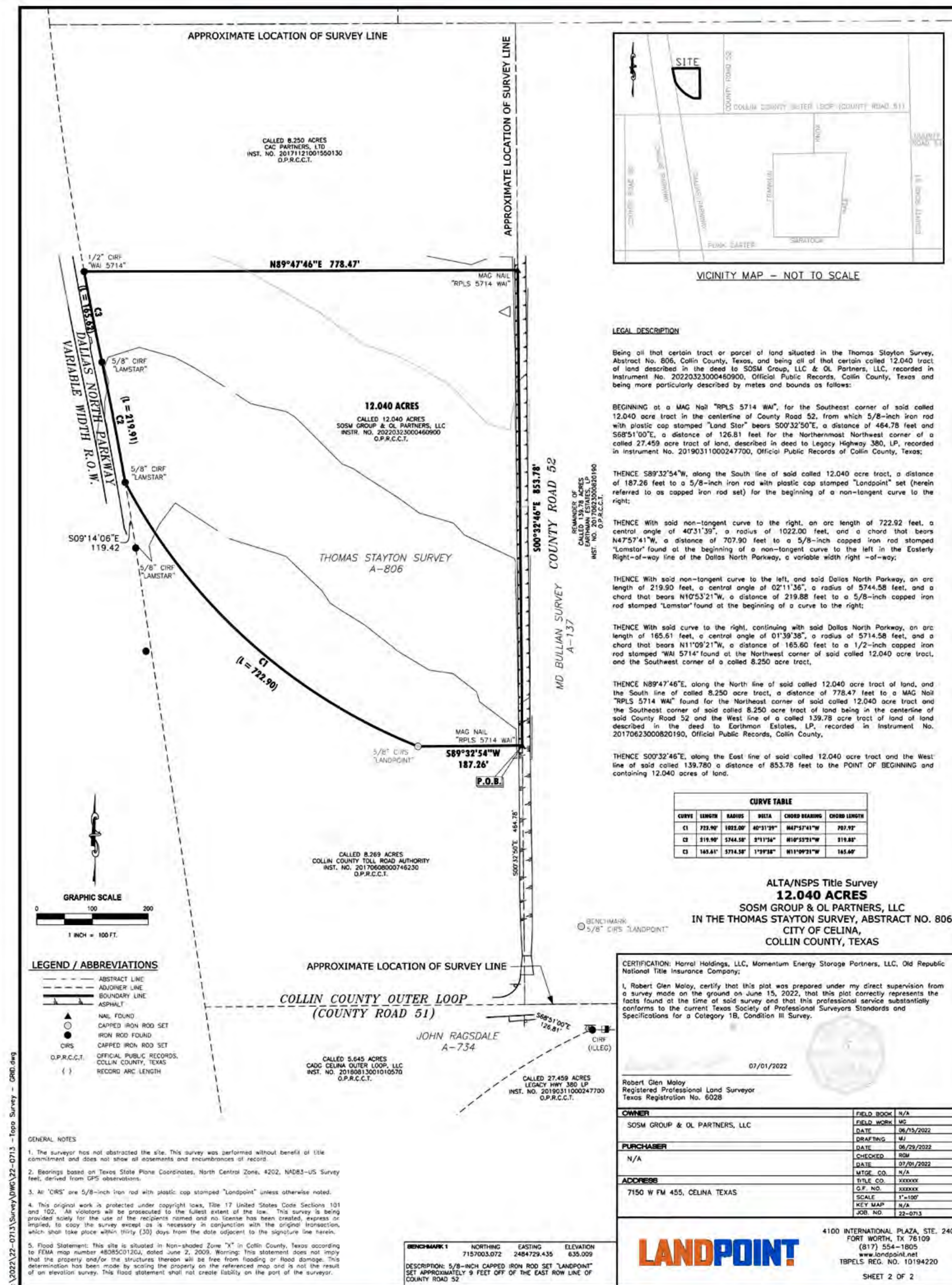
# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina, TX 75009

### BOUNDARY SURVEY



MUKESH PARNA

MP@SankalpRealty.US  
 (972) 897-2002

8195 Custer Rd, Suite 200 A  
 Frisco, TX 75035

The information contained herein was obtained from sources believed reliable; however, Sankalp Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



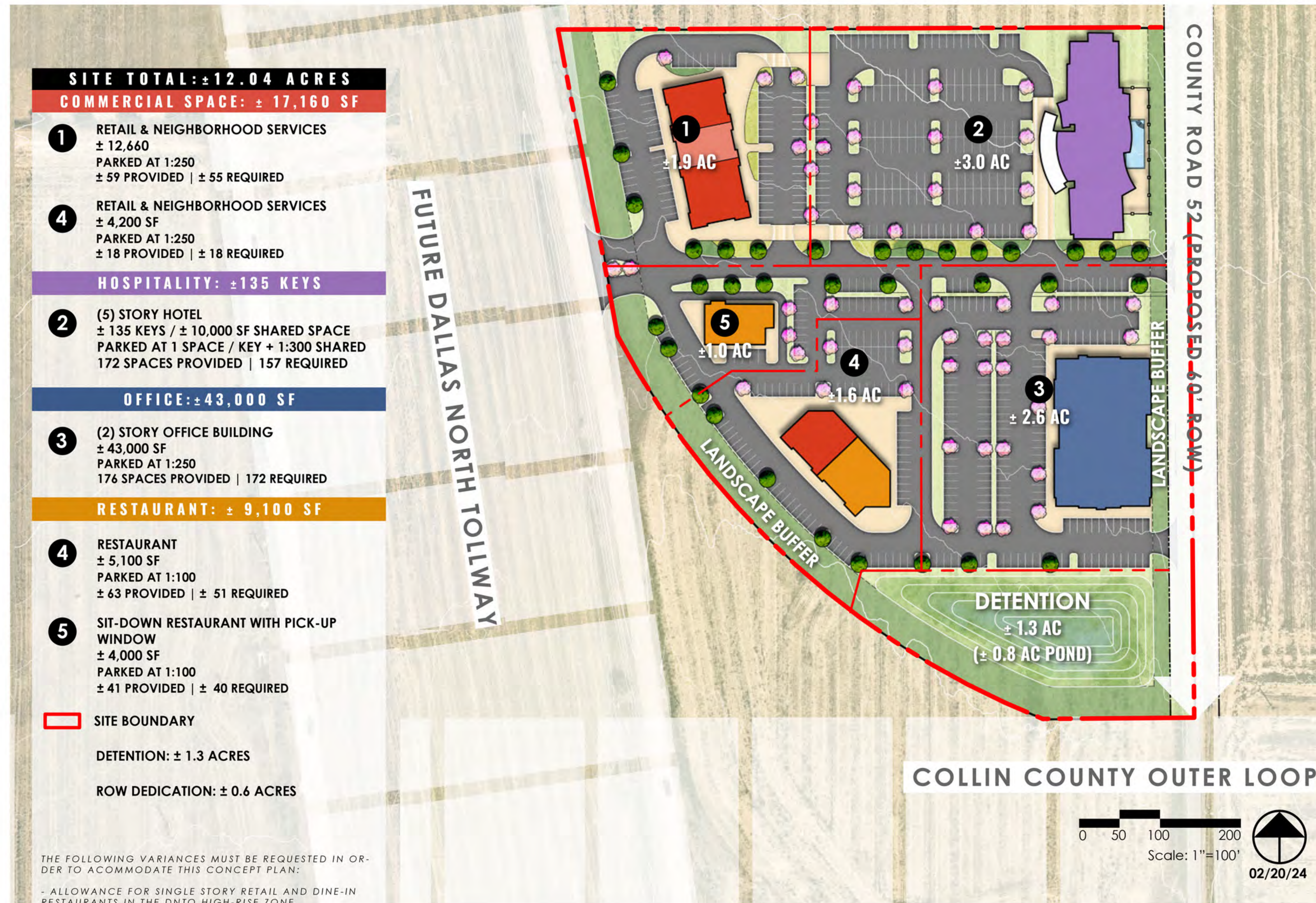
# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina,  
TX 75009

### SITE PLAN



THE FOLLOWING VARIANCES MUST BE REQUESTED IN ORDER TO ACCOMMODATE THIS CONCEPT PLAN:  
 - ALLOWANCE FOR SINGLE STORY RETAIL AND DINE-IN RESTAURANTS IN THE DNTO HIGH-RISE ZONE.

**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)  
 📞 (972) 897-2002

8195 Custer Rd, Suite 200 A  
 Frisco, TX 75035



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina,  
TX 75009



**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)  
📞 (972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



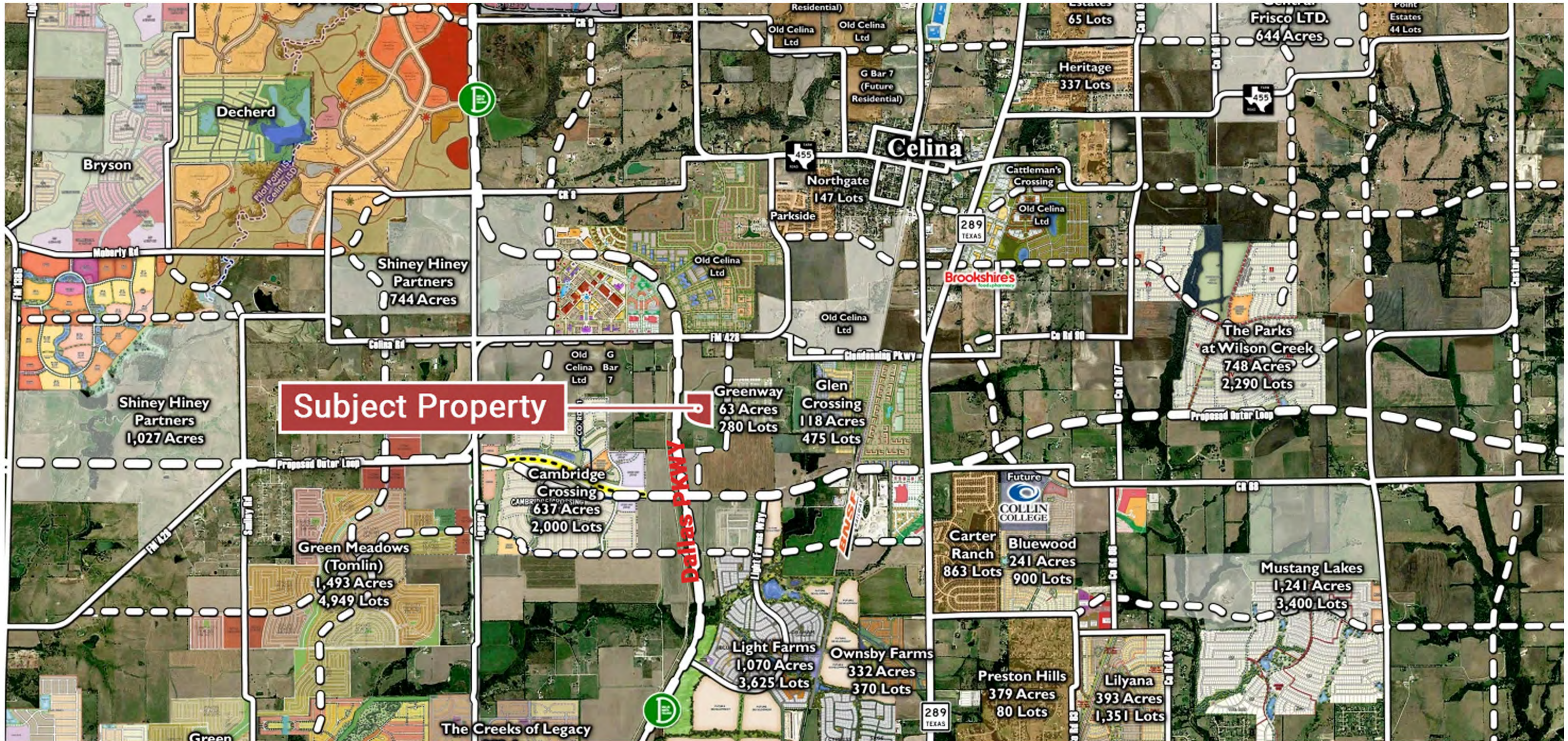
# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina,  
TX 75009

### PROPERTY SURROUNDINGS



**MUKESH PARNA**

MP@SankalpRealty.US  
(972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



# DNT & OUTER LOOP, CELINA, TX 2± to 5± Acres LAND FOR SALE

## County Road 52 Celina, TX 75009

### RETAIL/HIGHLIGHTS MAP



**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)  
📞 (972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035

The information contained herein was obtained from sources believed reliable; however, Sankalp Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.





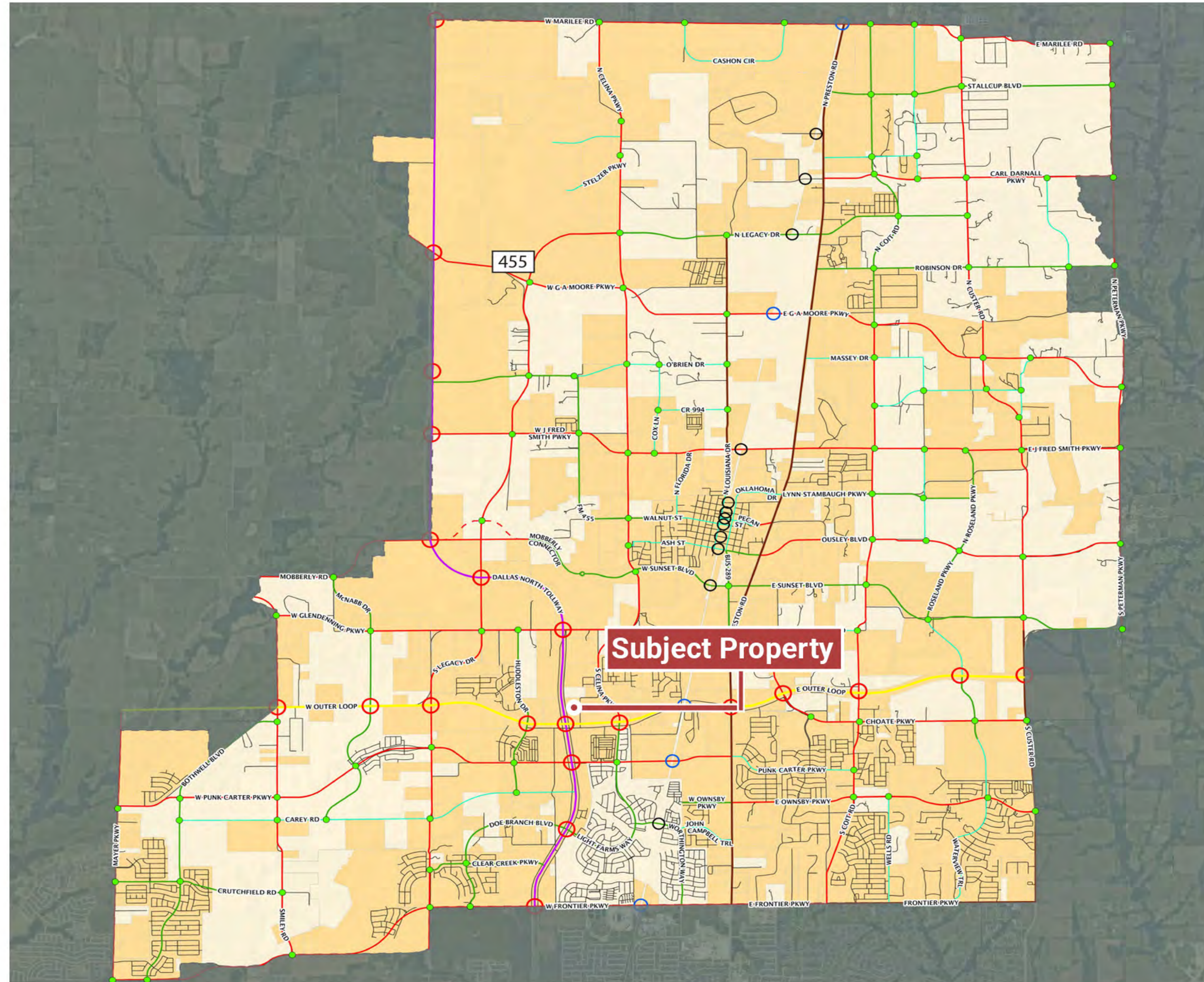
# DNT & OUTER LOOP, CELINA, TX.

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina, TX 75009

### THOROUGHFARE PLAN



#### Legend

- Roundabout
- Thoroughfare Crossing**
- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings
- Roads
- City Limits
- ETJ Limits
- - Ultimate Boundary
- Thoroughfare Plan**
- 2LC 60' - 80' ROW\*\*\*
- 4/6LD 100' ROW\*
- 4LD 90' - 100' ROW\*
- 6LD 120' ROW\*
- - - 6LD ALT 120' ROW\*
- 6LD 140' ROW\*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW

#### Notes:

- \* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS
- \*\* MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- \*\*\* MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY

**MUKESH PARNA**

MP@SankalpRealty.US  
(972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



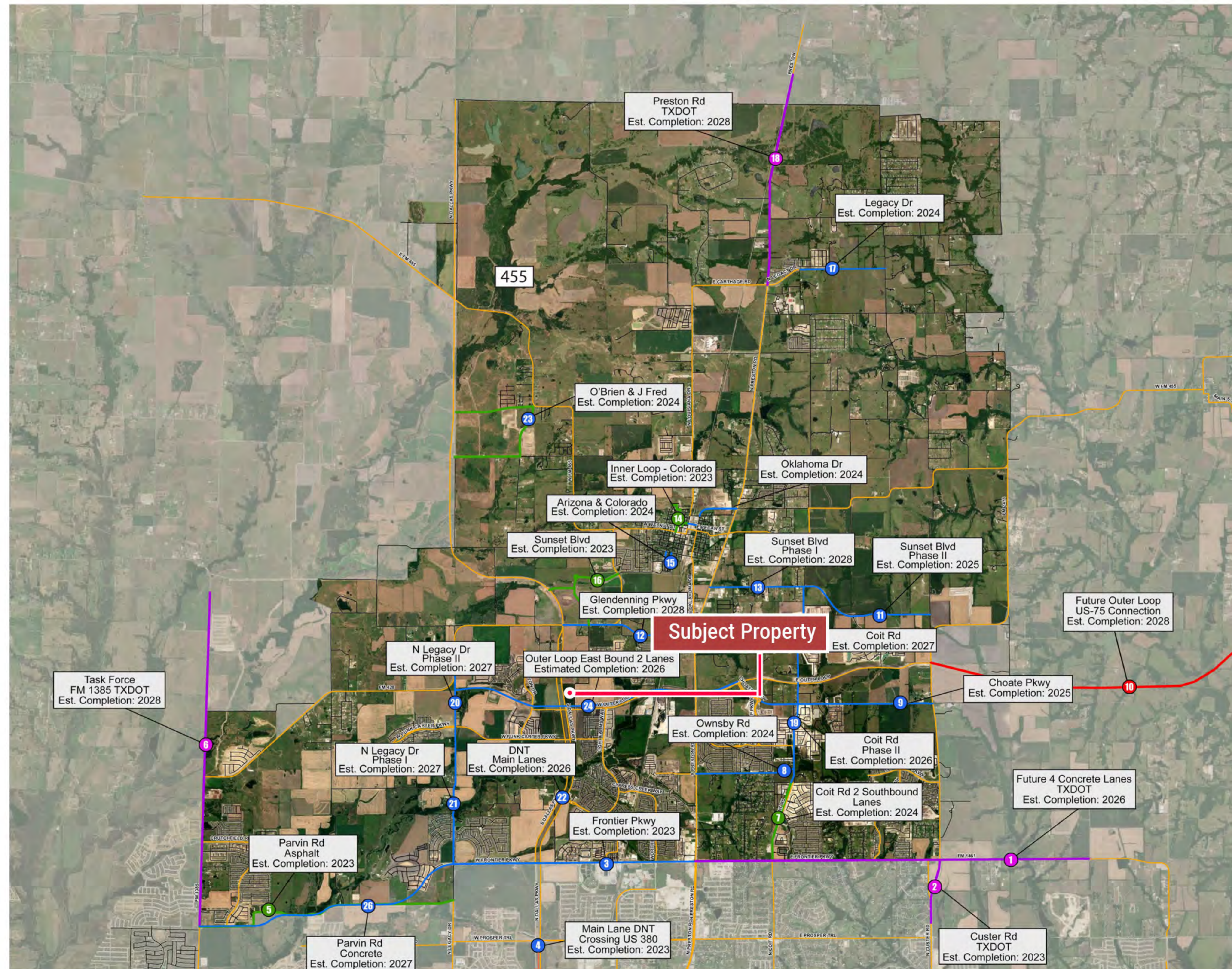
# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

County Road 52 Celina, TX 75009

### ROADWAY PROJECTS

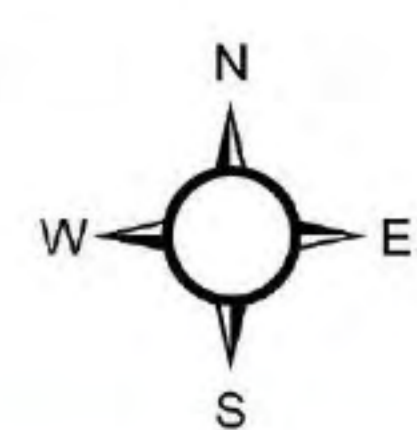


### Legend

#### Project Type

- Construction
- Design
- Study
- TXDOT
- Major Arterial
- Roads

\* All dates are projected estimates and subject to change



**MUKESH PARNA**

MP@SankalpRealty.US  
(972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres

### LAND FOR SALE

### ECONOMIC OVERVIEW

Celina is the 1st Gigabit City in the State of Texas. This innovative initiative sought to provide gig speed internet to every Celina home. Celina has been ranked the #1 fastest growing city in North Texas for three years in a row by the Dallas Business Journal. The EDC is developing a “Gigabit City Innovation Fund” which shall be used for start-ups, innovators, and those businesses needing fiber. Our goal is to encourage increased high-wage and knowledge-based jobs in Celina. As retail and commercial businesses are moving into Celina, infrastructure and development are keeping a rapid pace throughout the city. With a population of approximately 40,000 (and growing), it is in an ideal location in the coveted Collin County corridor.



Celina High School Fields

**County Road 52 Celina,  
TX 75009**



### KEY FACTS

Name of the Companies
AmerisourceBergen Specialty Group
Center at Frisco
Conifer Health Solutions
Emerson Process Management Regulator Technologies
Encore Wire
Ericsson
Fannie Mae
FED EX Office
Frito-Lay
Hewlett Packard Enterprise
J.C. Penney
JP Morgan/Chase
Liberty Mutual
Mario Sinacola Companies
Medical City McKinney
NTT Data
Raytheon Space and Airborne Systems
Torchmark
Toyota
Wistron GreenTech (Texas) Corporation

Source: [www.discovercollincounty.com/top-employers-collin-county/](http://www.discovercollincounty.com/top-employers-collin-county/)

**MUKESH PARNA**

✉ **MP@SankalpRealty.US**

📞 **(972) 897-2002**

**8195 Custer Rd, Suite 200 A  
Frisco, TX 75035**



# DNT & OUTER LOOP, CELINA, TX

## 2± to 5± Acres


### LAND FOR SALE


County Road 52 Celina,  
TX 75009



### TRANSPORTATION/AREA HOUSING

The Property has access from both CR- 52 and Dallas Pkwy. Just east of US -289 (Preston Rd) in Celina, TX and 30 Minutes from north of Frisco and Legacy Business Park, one hour north of Dallas and 45 minutes from DFW airport. immediate proximity to dallas pkwy that will provide access directly to north of DFW, TX. Adjacent to Dallas North Tollway & 1 Mile to SH-289 (Preston Rd)

 **Air:** Located just 33 miles and a quick 40-minute drive from McKinney Airport, and a mere 37 miles with a 40-minute commute to Dallas International Airport, this prime location offers easy access to both regional and international travel hubs.

 **Highway:** This site enjoys a strategic location with excellent access to major highways. To the east, just a short 5 - minute drive, lies Highway 289 (Preston Road), a crucial east-west corridor connecting Dallas Parkway and county rd 52. Providing direct access to the Dallas Central Business District. Moreover, US-289 is a vital north-south artery linking Sherman to Dallas. This advantageous positioning near these major highways ensures that residents and businesses at this location enjoy the convenience of easy transportation, making it an ideal destination for both commercial and residential Endeavors.



McKinney National Airport



**MUKESH PARNA**

✉ [MP@SankalpRealty.US](mailto:MP@SankalpRealty.US)

📞 (972) 897-2002

8195 Custer Rd, Suite 200 A  
Frisco, TX 75035



## 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.

### 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.

**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.

**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.

### Sankalp Realty LLC

Licensed Broker /Broker Firm Name or  
Primary Assumed Business Name

9010037

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

### Mukesh Parna

Designated Broker of Firm

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

### Mukesh Parna

Licensed Supervisor of Sales Agent/  
Associate

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

### Mukesh Parna

Sales Agent/Associate's Name

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date