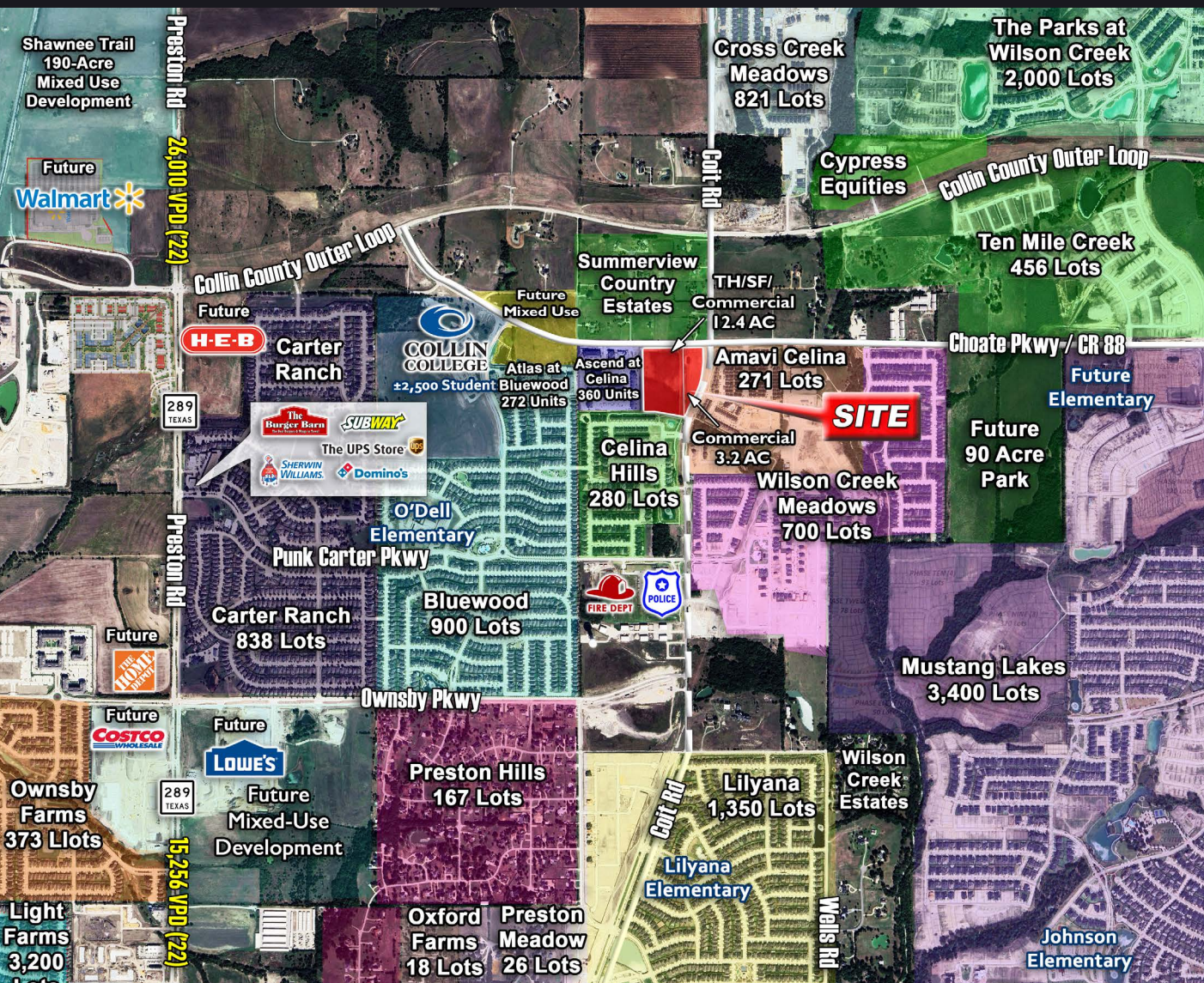


CELINA HILLS - 15.6 ACRES - MIXED USE LAND - COMMERCIAL/TH/SF

SWC of Coit Road & Choate Parkway | Celina, Texas



FOR SALE

CALL FOR PRICING

15.6 ACRES

PD 72 (12.4 ACRES)

(COMMERCIAL/TH/SF)

& PD 79 (3.2 ACRES)

(REGIONAL MIXED USE)

BASE ZONING MU 2

ALLOWS FOR A VARIETY

OF COMMERCIAL AND

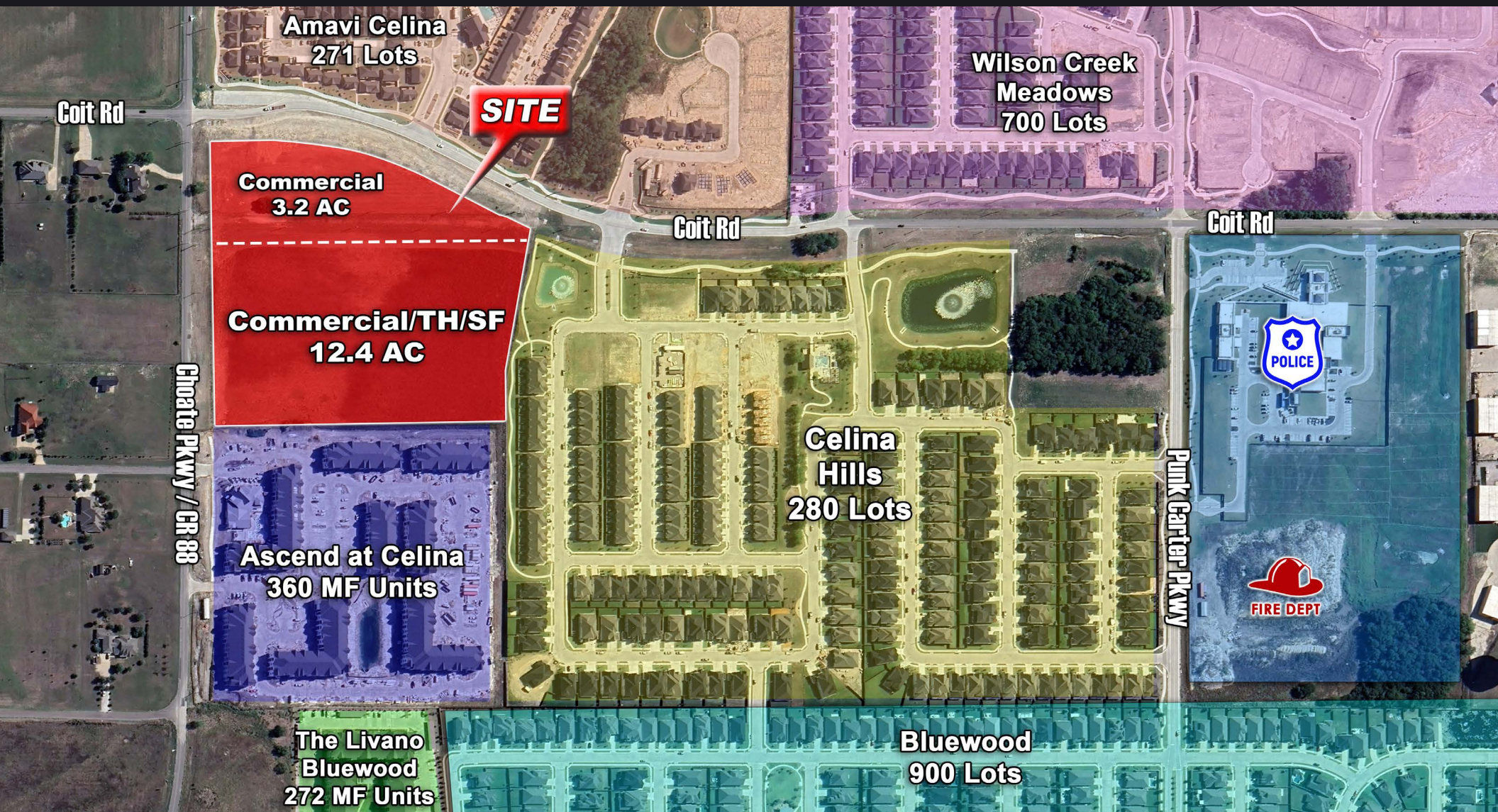
RESIDENTIAL USES

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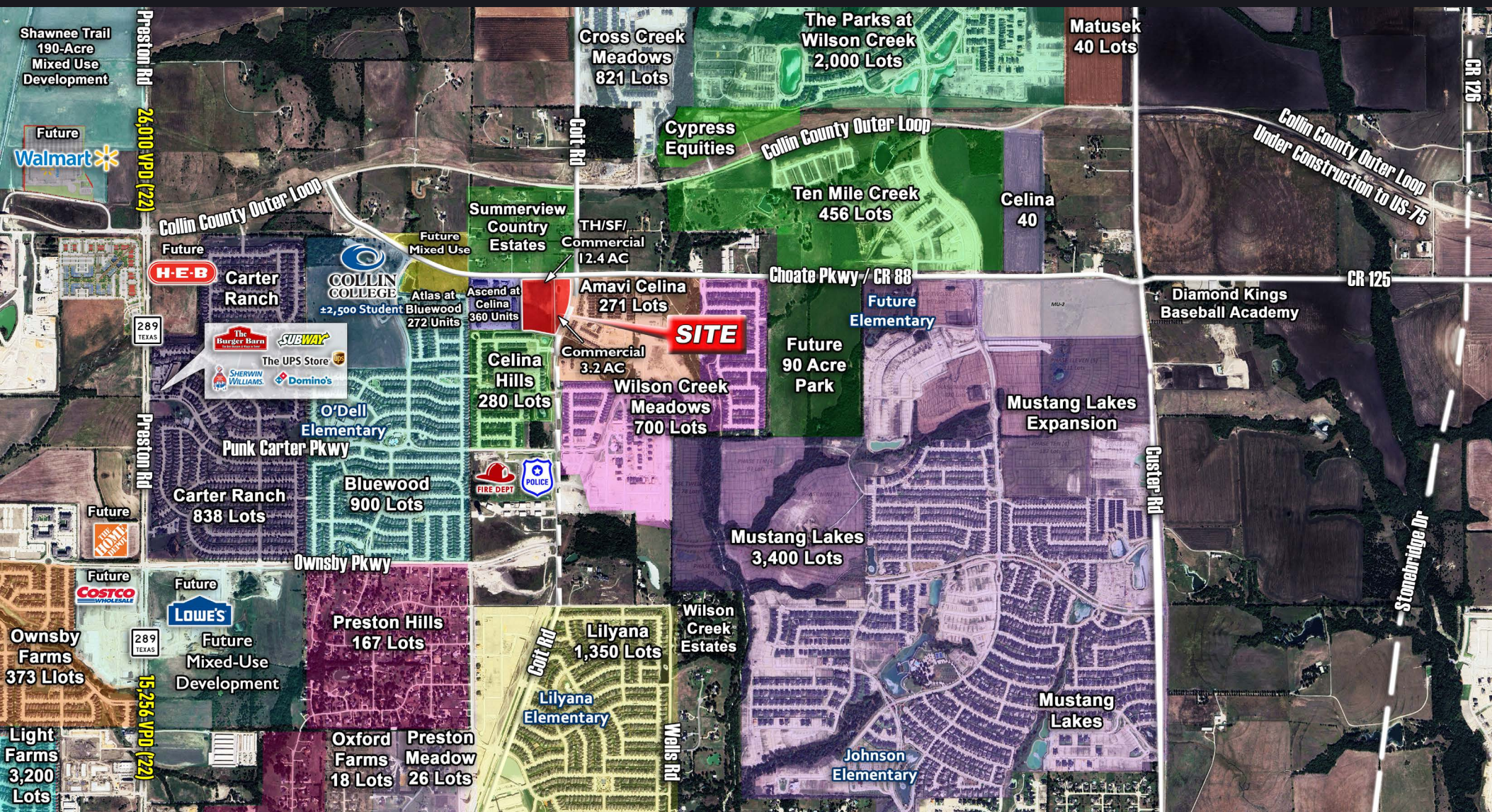


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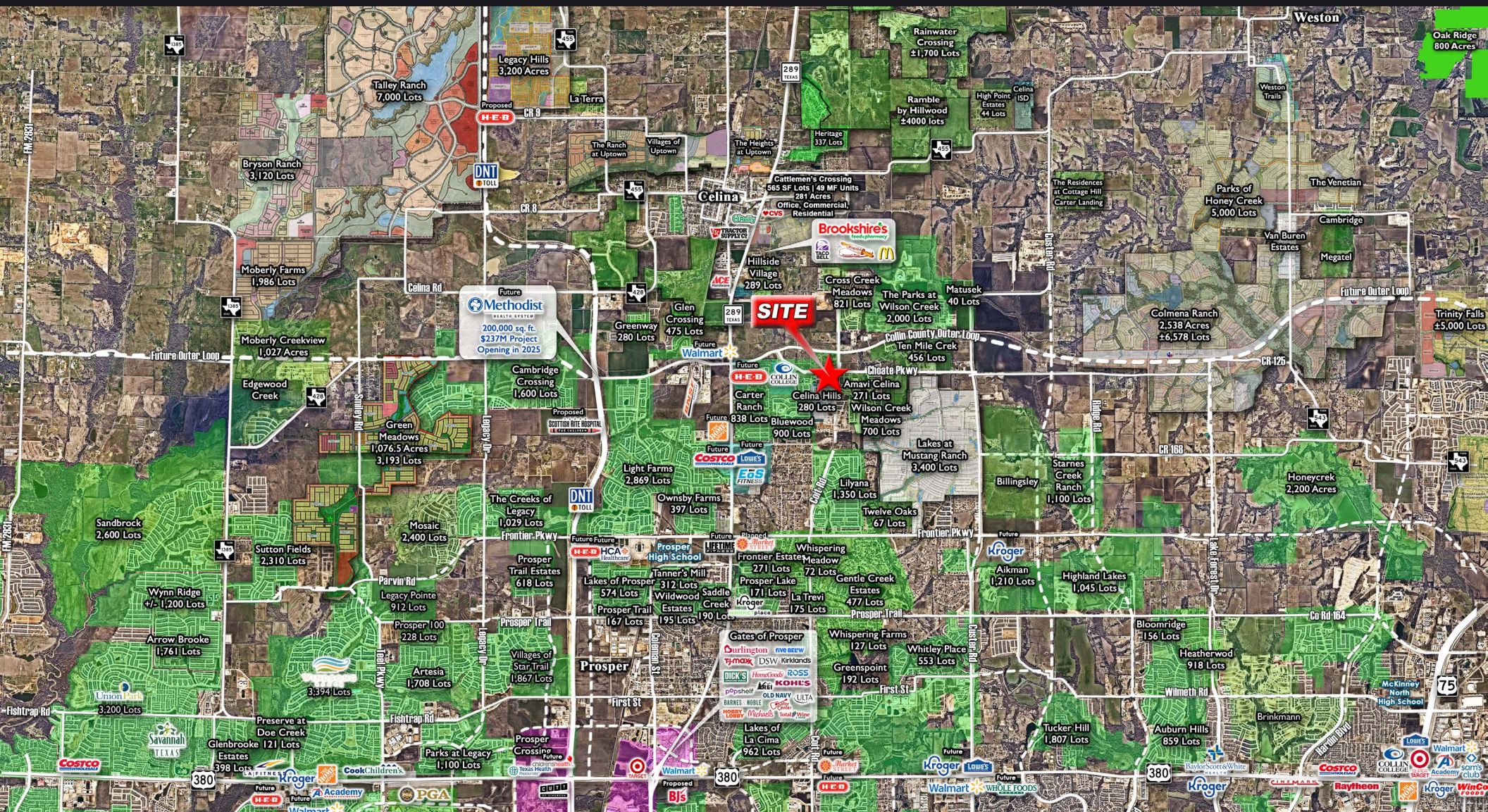


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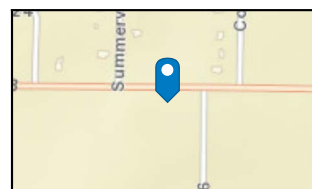
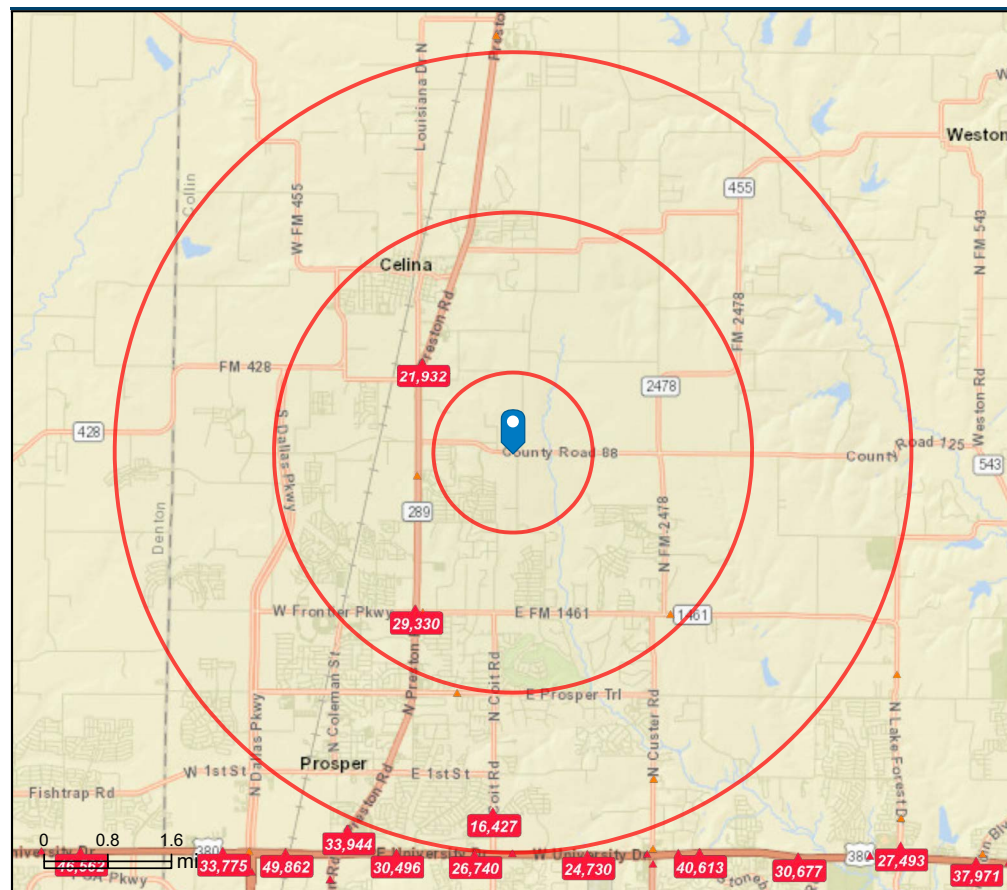
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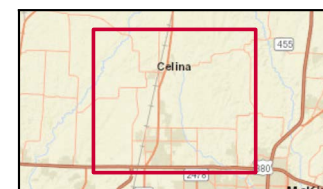
CELINA HILLS - 15.6 ACRES - MIXED USE LAND - COMMERCIAL/TH/SF

SWC of Coit Road & Choate Parkway | Celina, Texas

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	750	7,244	16,393
2020 Total Population	2,084	20,994	45,426
2020 Group Quarters	0	1	37
2024 Total Population	6,089	38,611	70,460
2024 Group Quarters	0	1	44
2029 Total Population	10,599	59,584	106,955
2024-2029 Annual Rate	11.72%	9.06%	8.71%
2024 Total Daytime Population	3,657	29,386	55,654
Workers	630	9,044	18,519
Residents	3,027	20,342	37,135
Household Summary			
2024 Households	1,602	11,631	21,061
2024 Average Household Size	3.80	3.32	3.34
2029 Households	2,543	18,316	32,690
2029 Average Household Size	4.17	3.25	3.27
2024-2029 Annual Rate	9.68%	9.51%	9.19%
2024 Families	1,379	10,253	18,459
2024 Average Family Size	3.92	3.50	3.54
2029 Families	2,179	16,015	28,329
2029 Average Family Size	4.35	3.45	3.49
2024-2029 Annual Rate	9.58%	9.33%	8.94%
Housing Unit Summary			
2024 Housing Units	1,747	12,784	23,265
Owner Occupied Housing Units	74.7%	79.3%	78.7%
Renter Occupied Housing Units	17.0%	11.7%	11.9%
Vacant Housing Units	8.3%	9.0%	9.5%
2029 Housing Units	2,738	19,712	35,529
Owner Occupied Housing Units	72.2%	72.1%	71.0%
Renter Occupied Housing Units	20.7%	20.8%	21.0%
Vacant Housing Units	7.1%	7.1%	8.0%
2024 Households by Income			
Household Income Base	1,602	11,631	21,061
<\$15,000	0.1%	0.4%	0.6%
\$15,000 - \$24,999	0.1%	8.5%	5.1%
\$25,000 - \$34,999	3.1%	1.5%	2.0%
\$35,000 - \$49,999	2.1%	1.5%	1.8%
\$50,000 - \$74,999	6.7%	5.7%	6.5%
\$75,000 - \$99,999	11.3%	7.7%	7.0%
\$100,000 - \$149,999	17.4%	18.3%	18.0%
\$150,000 - \$199,999	16.8%	17.9%	18.1%
\$200,000+	42.5%	38.6%	40.9%
Average Household Income	\$207,856	\$198,588	\$207,196
Median Household Income			
2024	\$173,921	\$164,519	\$170,816
2029	\$173,517	\$166,824	\$169,622
Median Home Value			
2024	\$492,432	\$579,886	\$620,949
2029	\$573,539	\$624,806	\$644,286
Per Capita Income			
2024	\$63,400	\$59,712	\$62,073
2029	\$65,515	\$63,850	\$65,165
Median Age			
2010	30.4	35.1	34.9
2020	31.1	34.5	35.4
2024	33.9	35.8	36.4
2029	36.5	37.0	37.3



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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