



LIGHT FARMS

3500 S Dallas Pkwy
Celina, TX 75009

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03 OVERVIEW	09 PERMITTED USES
04 AVAILABLE SPACES	10 LIGHT FARMS
05 IMAGE GALLERY	11 CELINA HIGHLIGHTS
08 LOCATION	14 DALLAS-FORT WORTH
	15 DISCLAIMER

OVERVIEW

PROPERTY INFO

Address 3500 S Dallas Parkway, Celina TX 75009

County Collin

Frontage ~240ft on DNT Extension

Zoning PD – 84

Buildings 1

Total Spaces 8

Total Sqft 9,100 sq ft

Clear Height 20’

- ➔ Now pre-leasing – up to 9,100 sf available
- ➔ Spaces starting from 676 sq ft.
- ➔ End-caps with patio / outdoor seating available
- ➔ Located at the main DNT entrance to Light Farms
- ➔ 240ft of frontage on the \$183M DNT extension
- ➔ Adjacent to the new Exxon / 7-Eleven
- ➔ Surrounded by affluent Light Farms neighborhood with an average HH income of \$211,324.

AVAILABLE SPACES

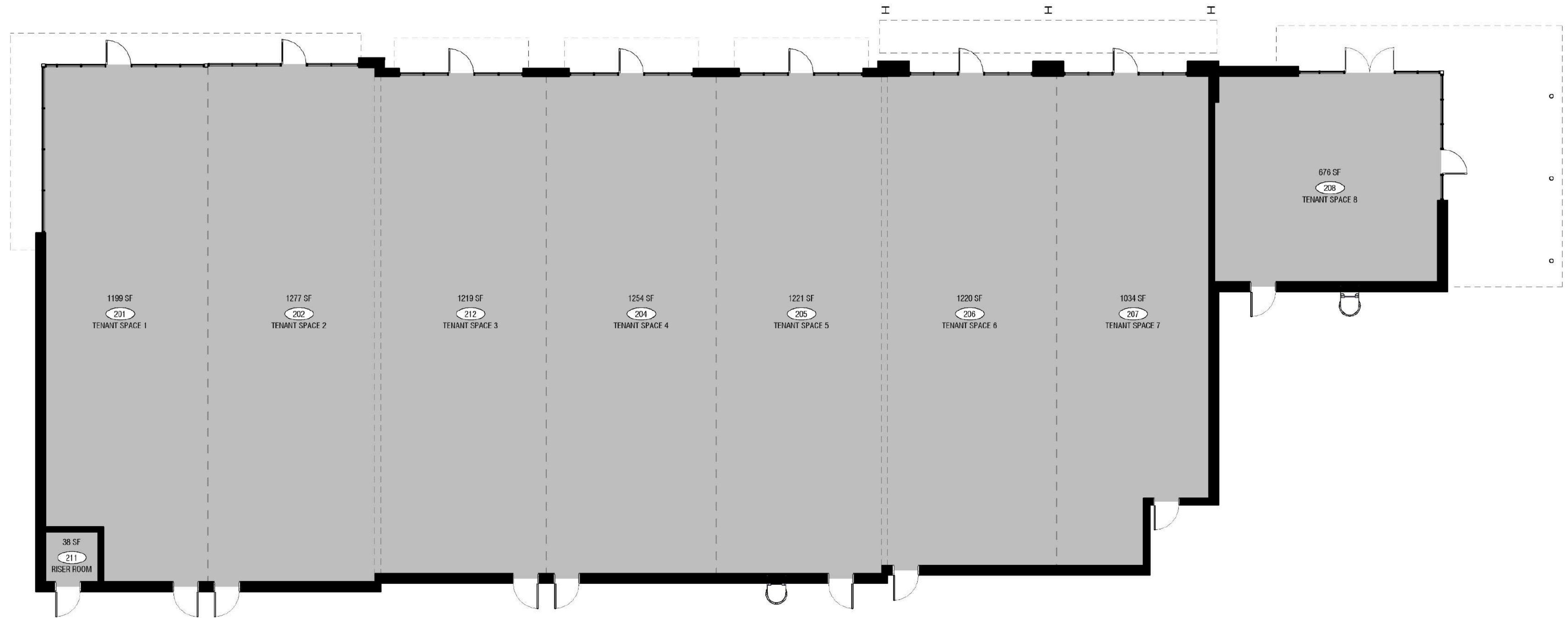


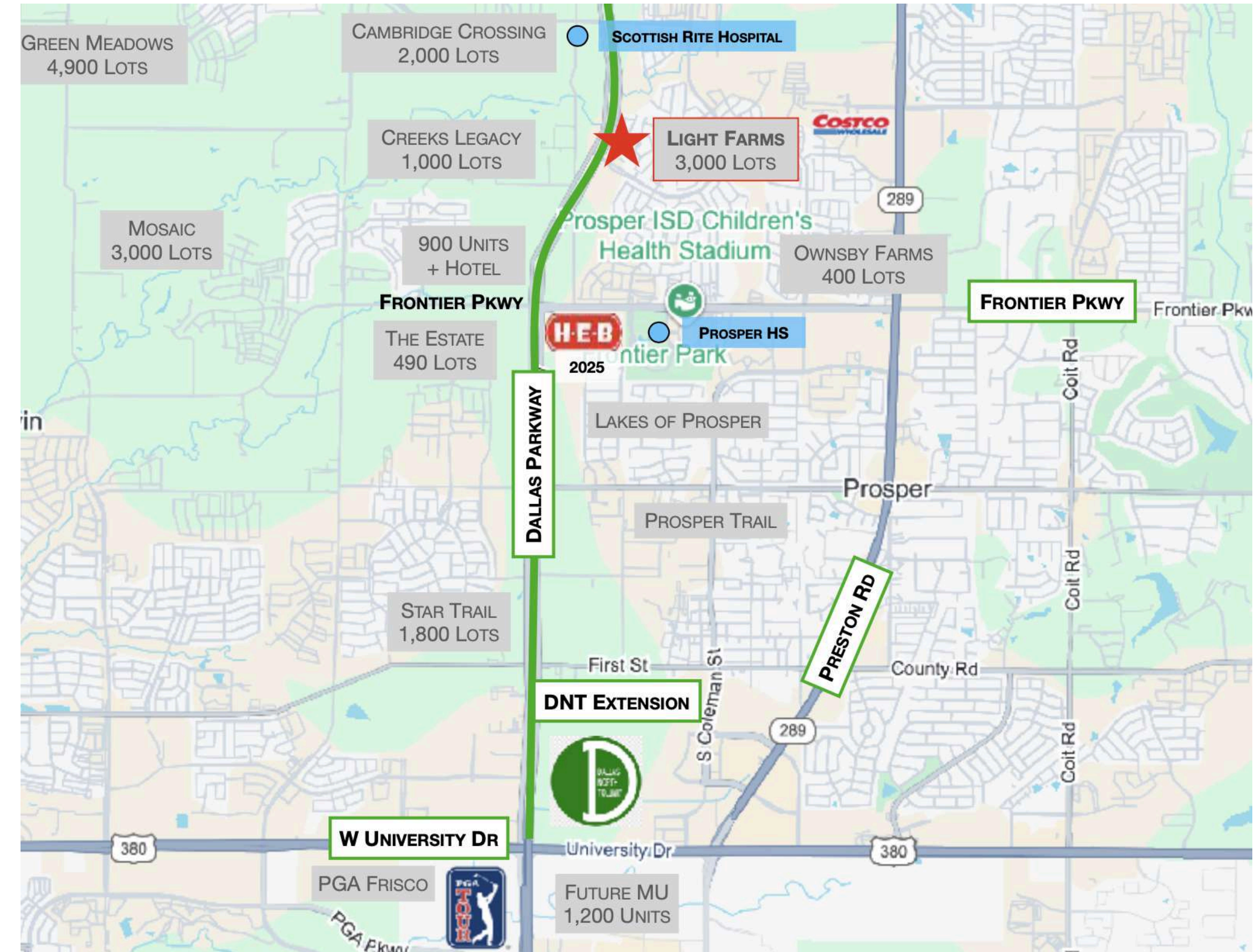
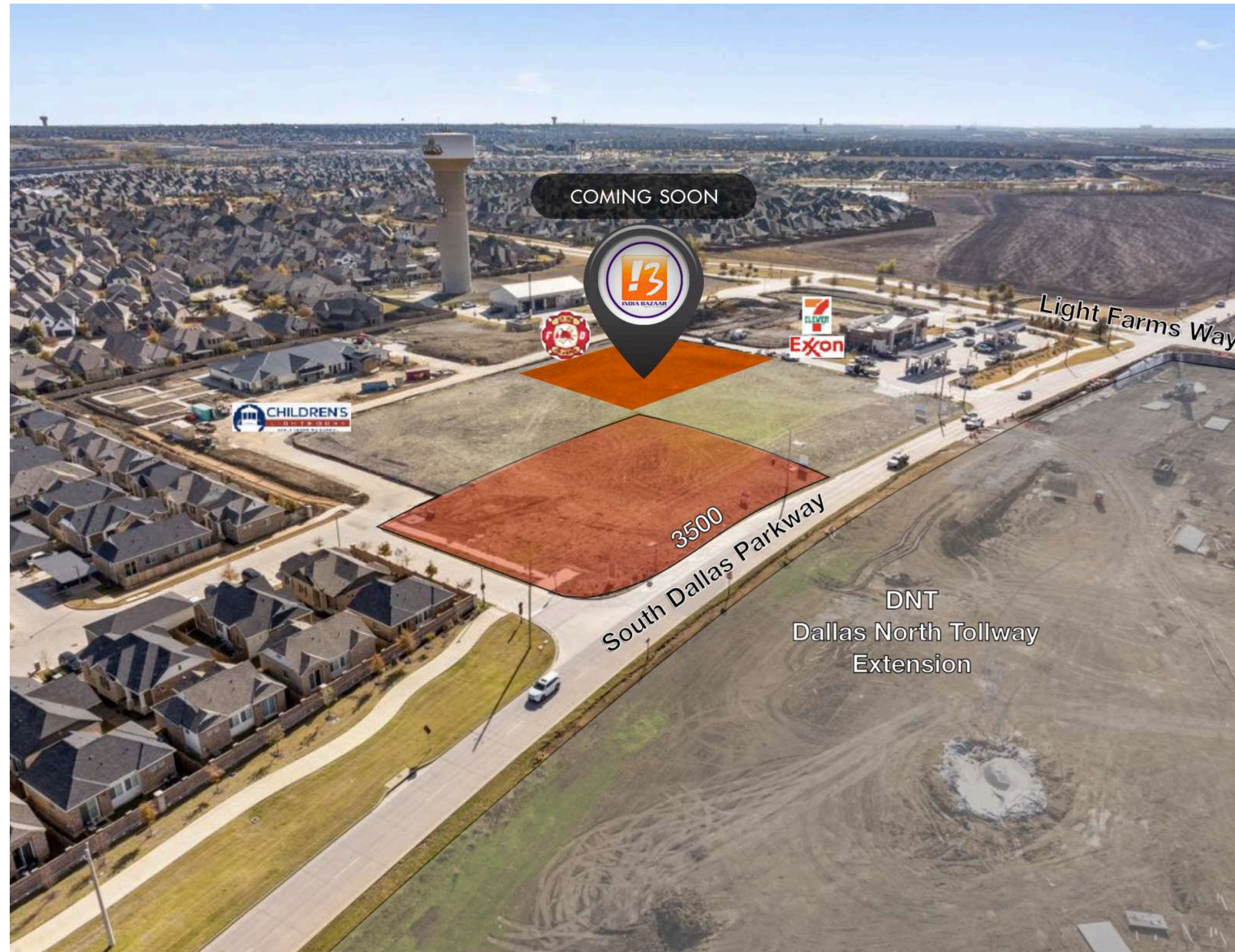
IMAGE GALLERY







LOCATION



3500 SOUTH DALLAS PARKWAY, CELINA TX 75009

PERMITTED USES

④ Permitted Uses by Right

Armed Services Recruiting
Artist Studio
Auto Supply Store (new & rebuilt parts)
Bakery or Confectionary (retail)
Bank/Credit Union
Child Daycare (business)
Church/Place of Worship
Convenience Store
Convenience Store (with or without gas sales)
Food or Grocery Store
Franchised Private Utility
Gas Station
General Retail Store
Laundry/Dry Cleaning (drop off/pick up)
Medical Facilities
Offices (professional and general business)
Personal Services Shop
Pet and Animal Grooming Shop
Restaurant (drive-in service)
Restaurant (drive-through service)
Restaurant

⊘ Prohibited

Check Cashing Services

Motorcycle Sales and Repair

Recycling Kiosk

Sexually Oriented Businesses



LIGHT FARMS

Light Farms has over 240 acres of green space, 25 miles of trails, multiple lakes and pools, and more than 200 activities and events a year. It’s newest addition, Constellation park, features an amphitheater, various playgrounds and courts, campsites, a dog park, and its own 11 acre lake with a beach. Students in Light Farms attend the acclaimed Prosper and Celina ISD’s.

The community is home to two on-site Prosper ISD elementary schools and adjacent to the \$113M Prosper High School.

Celina City Limits	43,717	Average HH Income	\$211,324 (+8.5% YOY)	Home Ownership Rate	88.8%
Projected 2029	110,415	Median HH Income	\$178,254 (+11% YOY)	Median Property Value	\$552,081

CELINA HIGHLIGHTS



#1 Fastest Growing City in the US (June 2024)

6 out of the 10 fastest growing counties in the nation were in Texas (2022-23)

3 of 6 are in the DFW Metro Area

- ➔ In 2010, Celina had only 6,028 residents. By 2020, that number increased to 16,739, and in 2023, skyrocketed to 43,717.
- ➔ Celina topped the U.S. with a 26.6% population increase in the 12 months between July 2022 and July 2023. A growth rate more than 53 times higher than the national average of 0.5%.
- ➔ Situated in high-growth Collin County, the 2nd fastest growing county in the US in 2024, Celina is nestled between the major arteries of Preston Road to the east and the Dallas North Tollway to the west.
- ➔ Celina's estimated 5yr population growth is estimated at 60,000, with a maximum projected buildout population of approximately 350,000, as per the Celina EDC.

CELINA HIGHLIGHTS



WALMART

G-Man Development has teamed up with Walmart Real Estate, the City of Celina and its economic development corporation on a mixed-use development slated to be anchored by the retailer's first store in the city. The Shawnee Trail Development spans 190 acres and will feature urban residential alongside extensive retail and dining options.



COSTCO

Costco's 160,000-square-foot facility is the largest commercial deal in the history of Celina. The Village at Ownsby Farm is set to be a premier retail destination for the North Texas community, and part of a broader project that includes The Crossing at Moore Farm. This new development will add about 1.3 million square feet of commercial space to Celina and is set to feature a range of retailers and restaurants, including Lowe's, Chick-fil-a, Chipotle, Marshalls, PetSmart in addition to a 110,000-square-foot luxury fitness center.



H-E-B

H-E-B has snapped up a 21-acre tract located at the northeast corner of Dallas North Tollway and Fred Smith Parkway. The land is located within the massive Legacy Hills master-planned community spanning 3,200 acres, and expected to include an 18-hole golf course, more than 7,000 single-family homes, 4,100 multifamily units and 100 acres of commercial development.

CELINA HIGHLIGHTS



METHODIST CELINA MEDICAL CENTER

Methodist Health System has begun construction on its newest hospital, a \$237M, 200,000-square-foot hospital slated to open in 2025. Located on 46 acres beside the Dallas North Tollway and FM428, the hospital will offer a range of services from cardiovascular and cancer care, to women's services, orthopedics, and robotic surgery.



DALLAS NORTH TOLLWAY EXPANSION

The North Texas Tollway Authority's board of directors approved a construction contract with Sinacola for the expansion project, which is budgeted at about \$460 million. The project will extend the Dallas North Tollway main lanes about 6 miles north from US 380 to FM 428 in Celina.



JERRY AND LINDA MOORE MIDDLE SCHOOL

The Jerry and Linda Moore Middle School is a new, 208,000-square-foot state of the art facility designed to address the district's rapid growth and will serve as a prototype building for future growth plans. A community led facilities committee shared ideas and input on how to bring a 21st century learning facility to their students.

DALLAS – FORT WORTH



The Dallas–Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data. With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022. Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state. Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston’s Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

DISCLAIMER

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