

Creekside Celina Office Park

Professional / Medical Office Space For Sale / Lease

1,175 SF – 2,407 SF

**CONSTRUCTION
UNDERWAY!**



Location:

Creekside Celina Office Park
3925 S. Preston Road
Celina, Texas 75009



Space Available:

Fully Finished Out
Professional / Medical Offices
Available

1,175 SF – 2,407 SF

\$38 - \$40 + NNN for Lease

\$470 - \$490 /SF for Sale

- Multi-building professional / medical project on Preston Road
- Fully finished out medical suites available December 2025 with professional office suites available Summer 2026
- Abundant parking with medical ratio parking
- Perfectly placed on Preston Road on the Celina / Prosper border
- Building & Monument signage available
- Close proximity to Preston Road, the Dallas North Tollway, and U.S. HWY 380

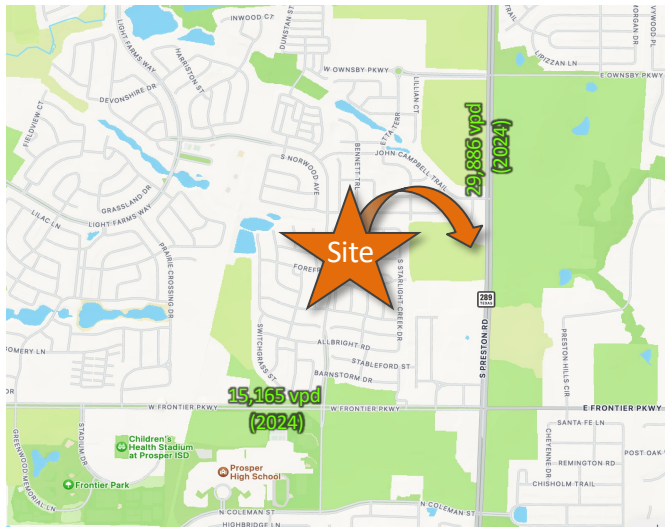
The information contained herein was obtained from sources deemed reliable; however Legacy Commercial LLC. makes no guarantees, warranties or representations as to the completeness or accuracy thereof, the presentation of this real estate information is subject to errors: omissions; change of price; subject to prior sale or lease; or withdrawal without notice.

FOR MORE INFORMATION CONTACT

O: 972.292.1220 / www.LCRTEXAS.com

Joe Martinez C: 214.535.1876 / Tito Martinez 972.533.3621

Martinez@LCRTexas.com / Tito@LCRTexas.com



- Service to growing communities of Celina, Prosper, North Frisco, & McKinney
- Nearby Prosper High School, Frontier Park, & Prestonwood Baptist Church
- Close proximity to Gates of Prosper & downtown Prosper Restaurant & Retail Amenities

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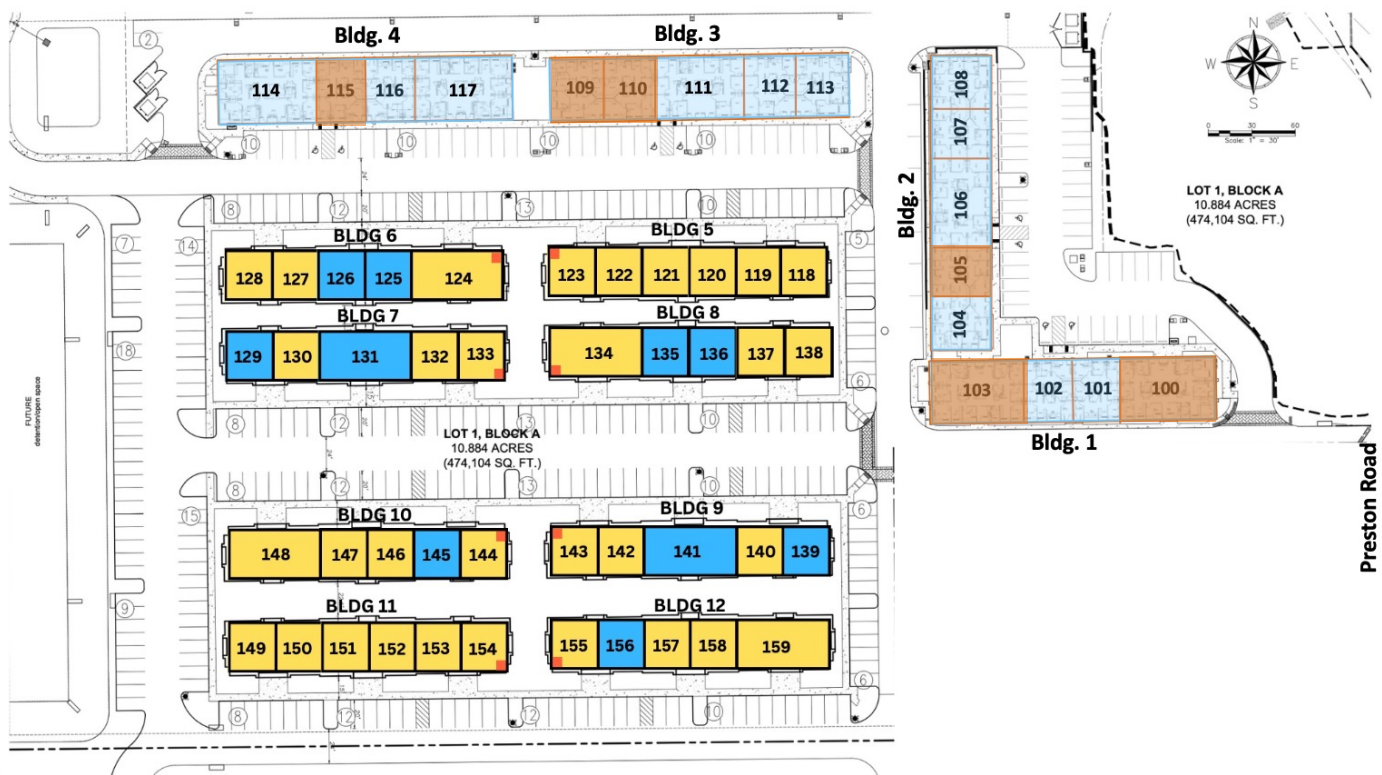
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Site Plan



Medical Office

Indicates Leased

Professional Office

Phase I: Buildings 1 – 4 Delivery ETA December 2025

Phase IIA: Buildings 5 – 8 Delivery ETA Spring 2026

Phase IIB: Buildings 9 – 12 Delivery ETA Summer 2026

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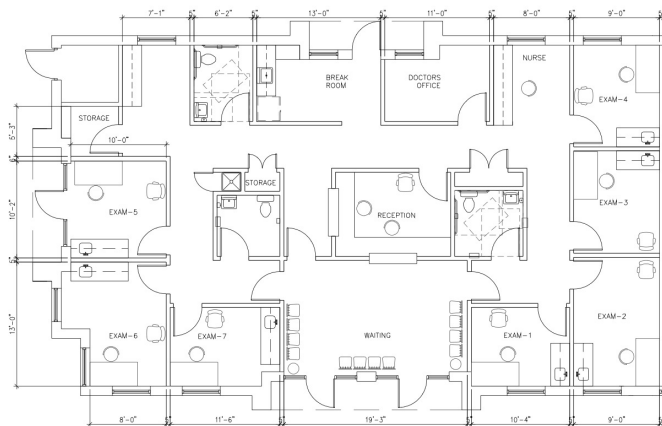
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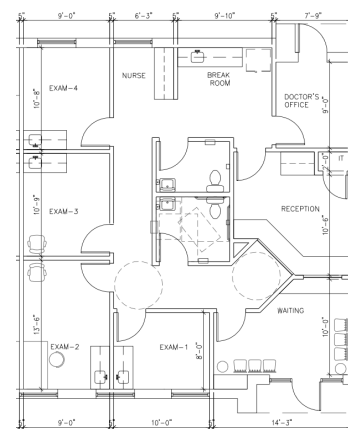
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Medical Floor Plans

Buildings 1 & 4

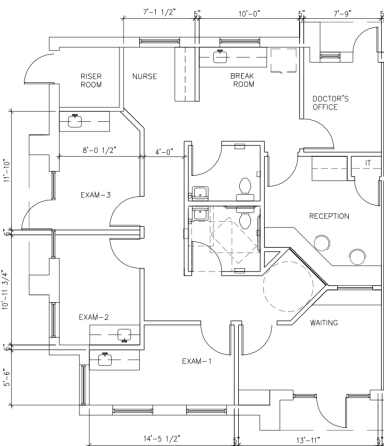


End Unit

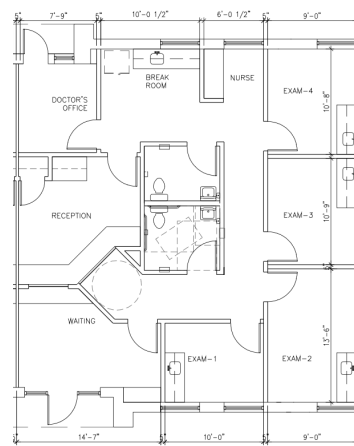


Middle Unit

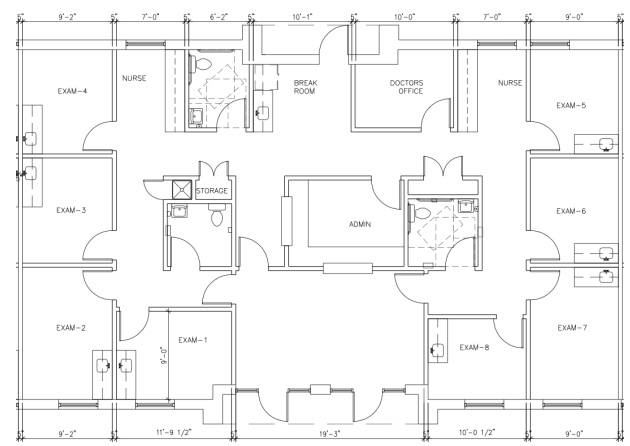
Buildings 2 & 3



End Unit



Interior Unit



Middle Unit

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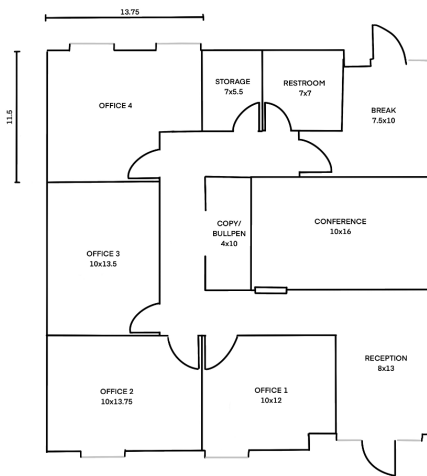
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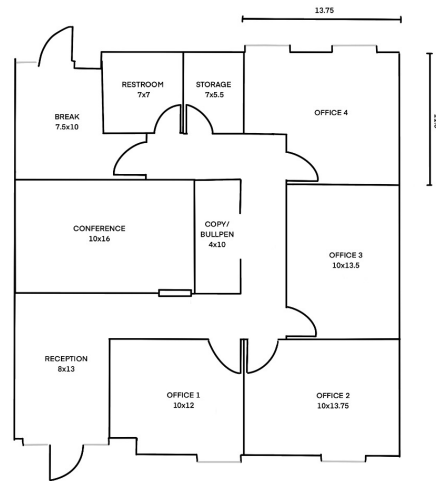
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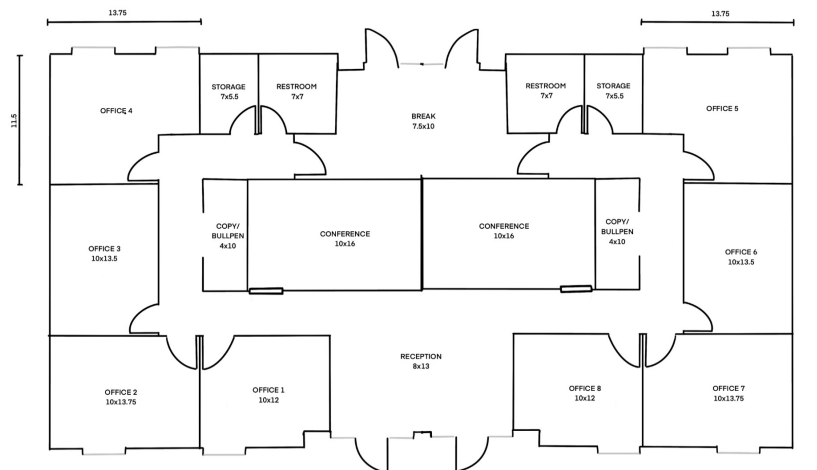
Preliminary Professional Office Floor Plans



Interior Single Professional Office



Interior Single Professional Office



Double Professional Office

All plans subject to slight adjustment until finalized.

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Celina Demographics

Celina Fast Facts

Population

	City Limits	Service Area
Population 2024	42,105	52,073
Population 2029	96,472	110,415

Trade Area: 154,468 (10 mile)
2023 Single Family Permits: 2,380
Buildout Population: 380,000



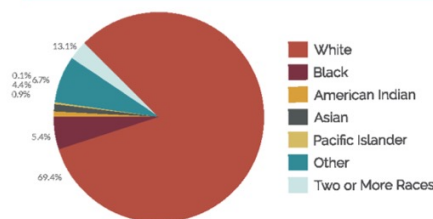
Demographics

Median Age: 37

Education

51.4% Bachelor's/Grad/Prof Degree
29.2% Some College
13.4% High School Graduate

Median Household Income: \$139,813
Average Home Value: \$ 552,081



Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools
Prosper ISD (Celina): 5 elementary schools
Collin College: Celina Campus

Transportation

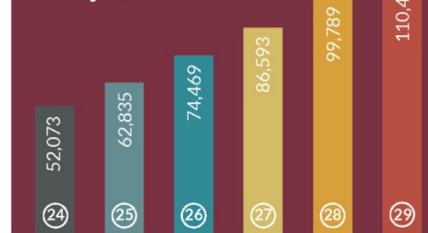
Airports

Dallas Love Field Airport – 38.6 Miles/45 Min
DFW Airport – 37.4 Miles/45 Min

Major Highways

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478
E/W: FM 428, FM 455, Outer Loop (Open from Huddleston - Custer)

Projected Growth



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Legacy Commercial Realty, LLC</u>	<u>0588681</u>		<u>(972)292-1220</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joe Martinez</u>	<u>455942</u>	<u>martinez@LCRTexas.com</u>	<u>(214)535-1876</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Tito Martinez</u>	<u>788375</u>	<u>Tito@LCRTexas.com</u>	<u>(972)533-3621</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date