



HAMPTON COMMERCIAL PRESENTS
36 LOTS for Sale, Ariana , Celina TX 75009
± 0.25 AC-0.9 AC
www.Hampton-International.com



PART OF HAMPTON INTERNATIONAL
PLANNING GROUP WITH KW COMMERCIAL

BUSINESS 289

LOUISIANA DRIVE

CR 99

CCD-NORTH BAY, LLC
CALLED 34,800 ACRES
C.C. NO. 202105200098930
ZONING PD-108
USE: VACANT (UNDER CONSTRUCTION)
FUTURE USE: SINGLE FAMILY DETACHED

CCD-NORTH BAY, LLC
CALLED 153,177 ACRES
C.C. NO. 202105200098930
ZONING PD-108
USE: VACANT (UNDER CONSTRUCTION)
FUTURE USE: SINGLE FAMILY DETACHED

877 WINDLE ACRES PARCEL
C.C. No. 94-0572233 & VOLUME 4337 PAGE 2393

32 ROW EASEMENT VOLUME 134 BASE 80
32 ROW EASEMENT VOLUME 1425 BASE 127

25'X50' SURFACE SITE
NOTICE OF LIS PENDENS
C.C. NO. 20210916001897190

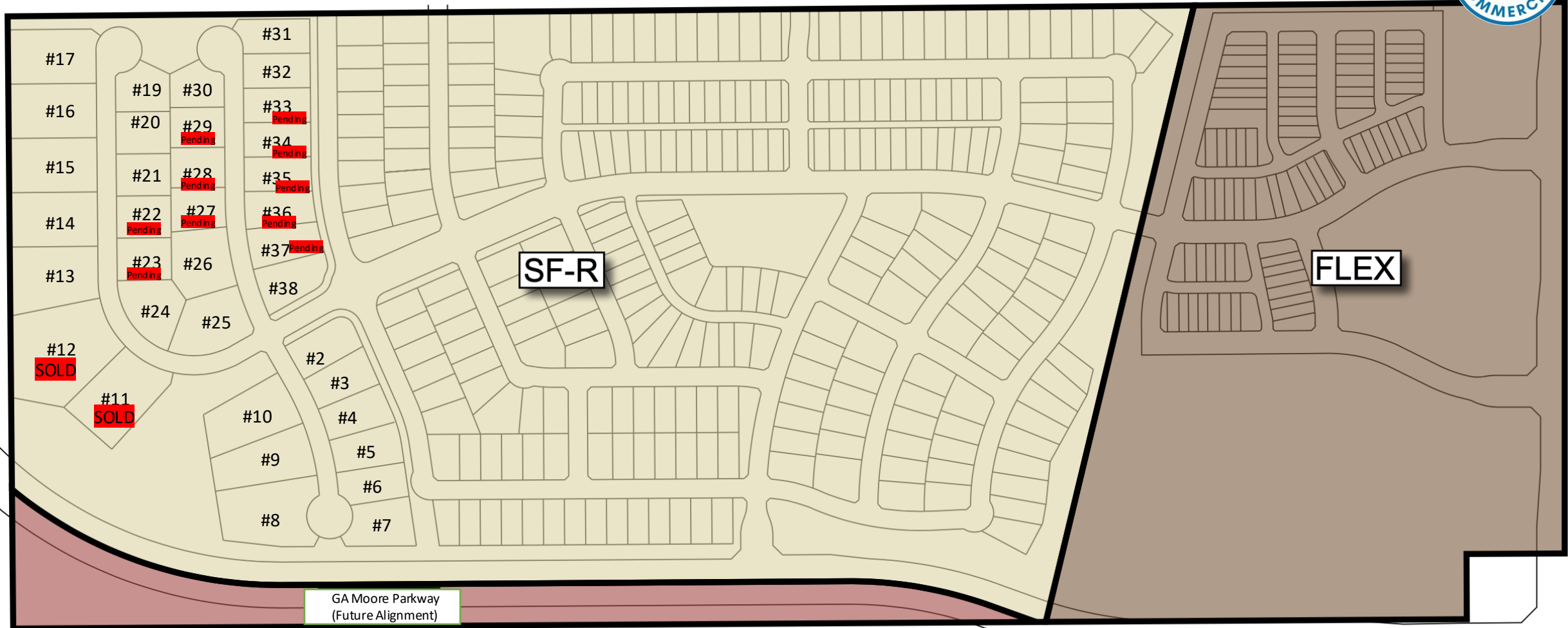
LL CUSTOM
CABINETS
DEVELOPMENT PLAT
VOL. 2007, PG. 458
P.R.C.C.T.
USE: COMM
ZONING: ETJ



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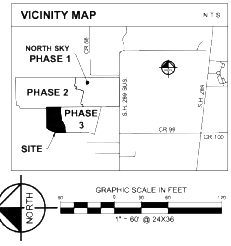
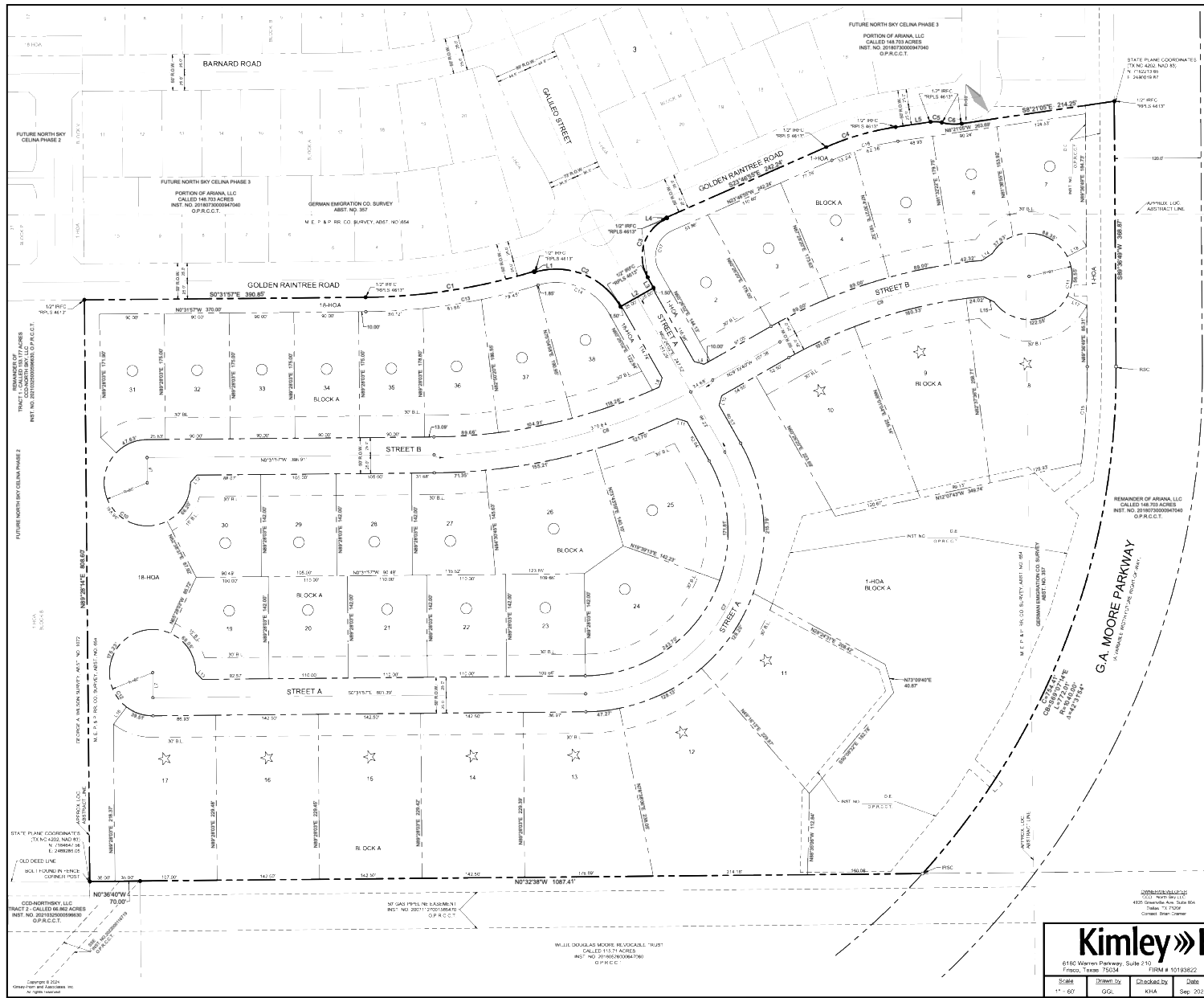
LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1-HOA	4.896	213,255	BLOCK A LOT 21	0.359	15,620
BLOCK A LOT 2	0.398	17,331	BLOCK A LOT 22	0.359	15,620
BLOCK A LOT 3	0.400	17,420	BLOCK A LOT 23	0.357	15,572
BLOCK A LOT 4	0.406	17,671	BLOCK A LOT 24	0.523	22,797
BLOCK A LOT 5	0.416	18,133	BLOCK A LOT 25	0.634	27,606
BLOCK A LOT 6	0.358	15,579	BLOCK A LOT 26	0.595	25,928
BLOCK A LOT 7	0.437	19,040	BLOCK A LOT 27	0.358	15,603
BLOCK A LOT 8	0.790	34,407	BLOCK A LOT 28	0.342	14,910
BLOCK A LOT 9	0.770	33,547	BLOCK A LOT 29	0.342	14,910
BLOCK A LOT 10	0.750	32,670	BLOCK A LOT 30	0.351	15,291
BLOCK A LOT 11	0.877	38,194	BLOCK A LOT 31	0.371	16,147
BLOCK A LOT 12	1.228	53,482	BLOCK A LOT 32	0.362	15,750
BLOCK A LOT 13	0.827	36,026	BLOCK A LOT 33	0.362	15,750
BLOCK A LOT 14	0.750	32,691	BLOCK A LOT 34	0.362	15,750
BLOCK A LOT 15	0.751	32,695	BLOCK A LOT 35	0.364	15,851
BLOCK A LOT 16	0.751	32,699	BLOCK A LOT 36	0.387	16,857
BLOCK A LOT 17	0.752	32,748	BLOCK A LOT 37	0.400	17,412
BLOCK A LOT 18-HOA	1.324	57,682	BLOCK A LOT 38	0.390	17,006
BLOCK A LOT 19	0.372	16,206	OVERALL	28.361	1,235,405
BLOCK A LOT 20	0.359	15,620	RIGHT-OF-WAY	3.534	153,929



DEVELOPMENT TRACTS

Update date: 02/18/2025

Plat



- LEGEND**
- P.R.C.C. PROPERTY RECORD COLIN, COUNTY, TEXAS
 - S.R.C.C. SUBDIVISION RECORD COLIN, COUNTY, TEXAS
 - O.P.R.C.C. OFFICIAL PROPERTY RECORDS COLIN COUNTY, TEXAS
 - P.O.B. POINT OF BEGINNING
 - R.O.W. RIGHT OF WAY
 - R.F. IRON ROD FOUND
 - R.F.C. CAPED IRON ROD FOUND
 - R.O.S. CAPED IRON ROD SET
 - P.N.F. P.N.F. FOUND
 - B.L. BOUNDARY
 - E.F. EASEMENT
 - L.L. LANDSCAPE EASEMENT
 - S.E.E. SANITARY EASEMENT
 - S.W.E. SIDEWALK EASEMENT
 - V.E. VISIBILITY EASEMENT
 - W.E. WATER EASEMENT
 - P.M.E. PRIVATE MAINTENANCE EASEMENT
 - P.S.E. PRIVATE SANITARY EASEMENT
 - P.W.E. PRIVATE WATER EASEMENT
 - N.T.S. NOT TO SCALE
 - ◇ STREET NAME CHANGE
 - ◇ 4" MANHOLE (GT WITH)
 - ◇ 6" MANHOLE (GT WITH)
 - ◇ 12" MANHOLE (GT WITH)

SEE SHEET No. 2 FOR CURVE TABLE, LINE TABLE & LOT AREA TABLE

**EASEMENT EXHIBIT
ARIANA WEST**

BLOCK A, (075'-140A 2'-1) 18-HGA 19-M
36 RESIDENTIAL LOTS
7 HOME OWNERS ASSOCIATION (HOA) LOTS
3.534 ACRES OF RIGHT OF WAY

BEING 28.361 ACRES OUT OF THE
GERMAN EMIGRATION CO. SURVEY ABSTRACT NO. 357
& THE MEMPHIS, EL PASO & PACIFIC RAILROAD
COMPANY SURVEY ABSTRACT NO. 664

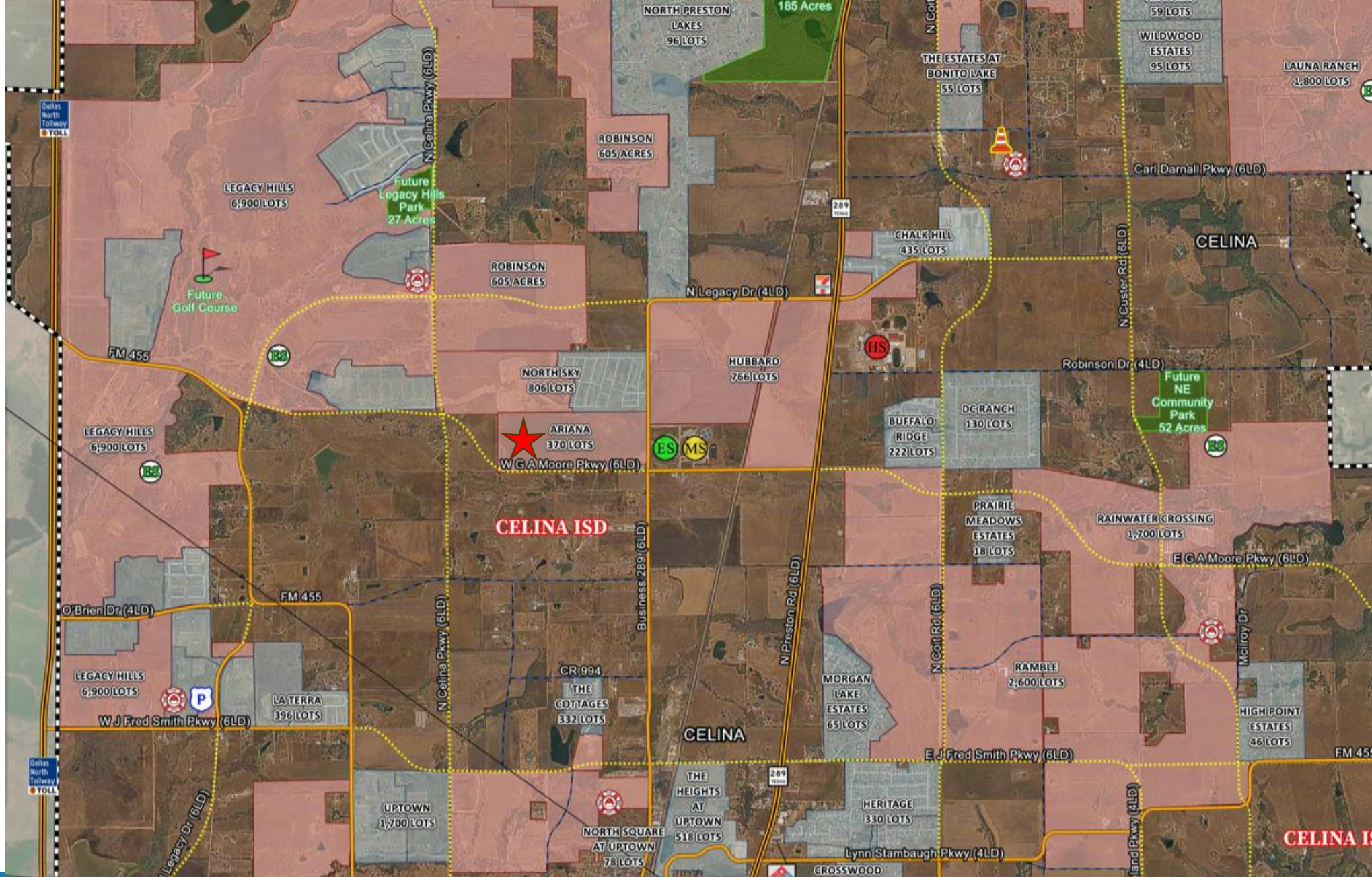
CITY OF CELINA, COLIN COUNTY, TEXAS

PREPARED: 06/19/2024
CITY PROJECT NUMBER: PA-AT-24

Kimley»Horn

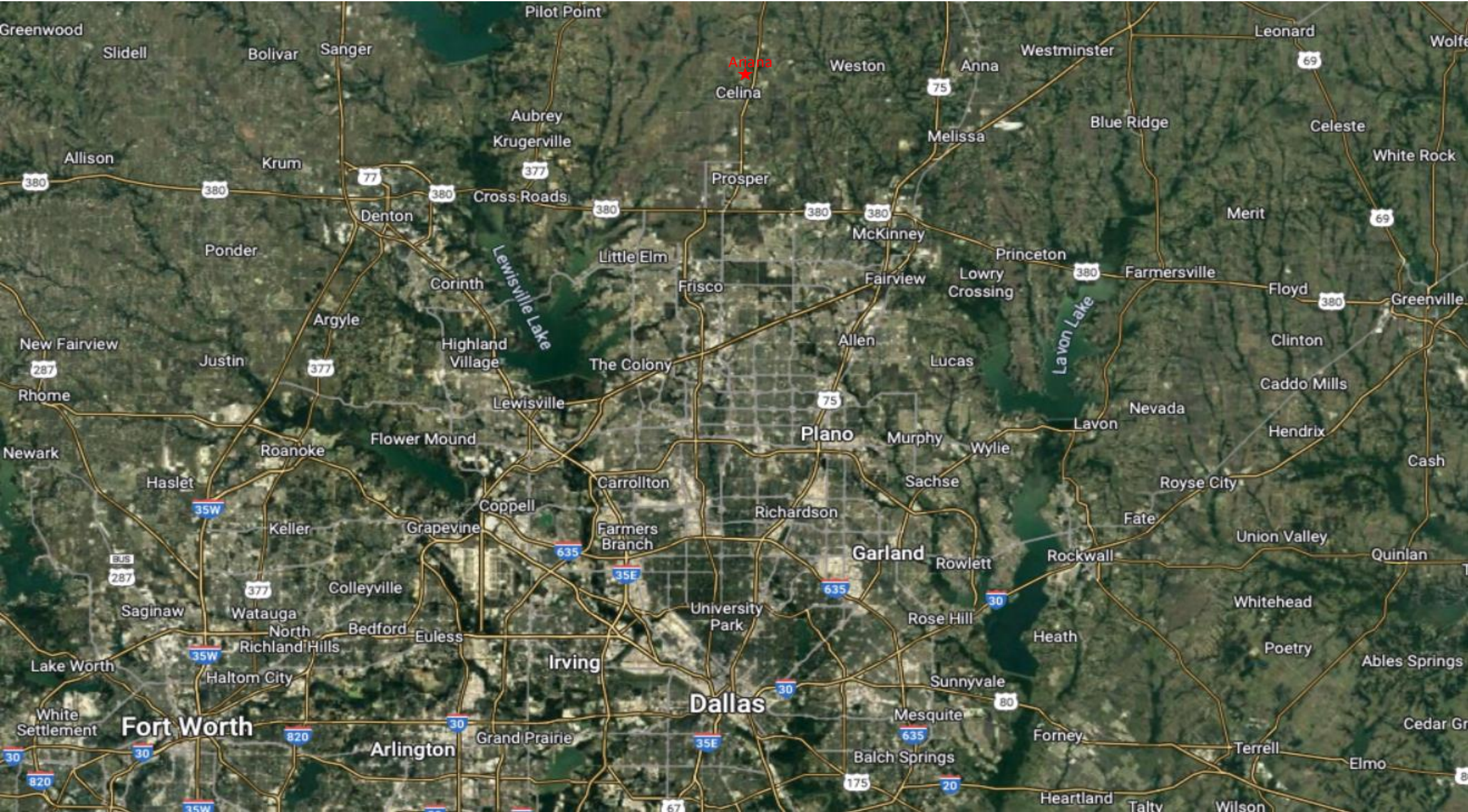
6190 Warren Parkway, Suite 210 | Tel: No (972) 335-3580
Frisco, Texas 75034 | Email: # 10169822 | Fax: No (972) 335-3779
4500 Greenville Ave., Suite 604 | #180 Premier Parkway, Suite 210
Dallas, TX 75206 | Dallas, TX 75068
Contact: Steve Chisler | Contact: Kisha Rousey, P.E.

Scale	Drawn By	Checked By	Date	Project No.	Sheet No.
1" = 60'	GG	KHA	Sep 2024	065349706	1 OF 2



From City of Celina
EDC Oct 2024











#1 Fastest Growing City in North Texas

Situated in high growth Collin County and nestled between the major arteries of Preston Road to the east and the Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 350,000.



DFW Airport - 38 miles

Dallas Love Field - 39 miles

Addison Airport - 28 miles

McKinney National Airport - 20 miles

Dallas - 41 miles

Fort Worth - 64 miles

\$552,081

Median Property Value

Why Celina

88.8%

Home Ownership Rate



Dining & Entertainment

Dining options include Tex-Mex, barbecue, and southern comfort food - to name a few. Plus, with an active calendar of events, there is something fun for everyone.



Great Location

Located just 40 miles north of Dallas, Celina offers residents access to some of the best amenities in Texas.



Hometown Spirit

In Celina, neighbors help neighbors, businesses help businesses, and we all support each other. We wouldn't have it any other way.



City Hall



2020 Census Summary

75009 (Celina)
Geography: ZIP Code

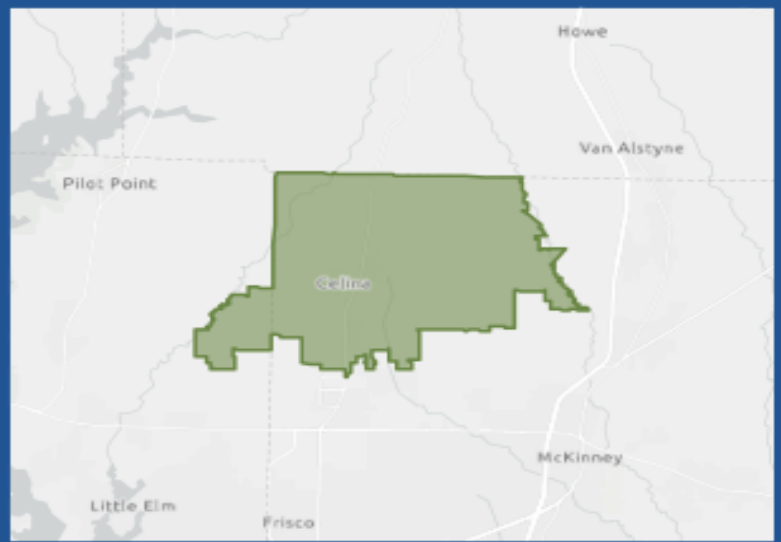


The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

KEY FACTS

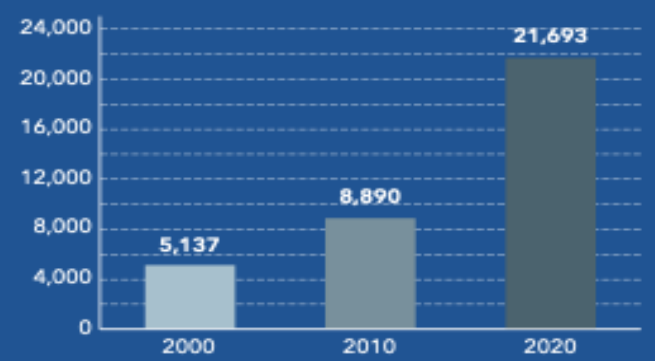
21,778 Total Population **7,033** Housing Units **215.9** Population Density **3.30** Average Household Size **6,567** Total Households **58.8** Diversity Index

2010-2020 ANNUAL GROWTH RATE

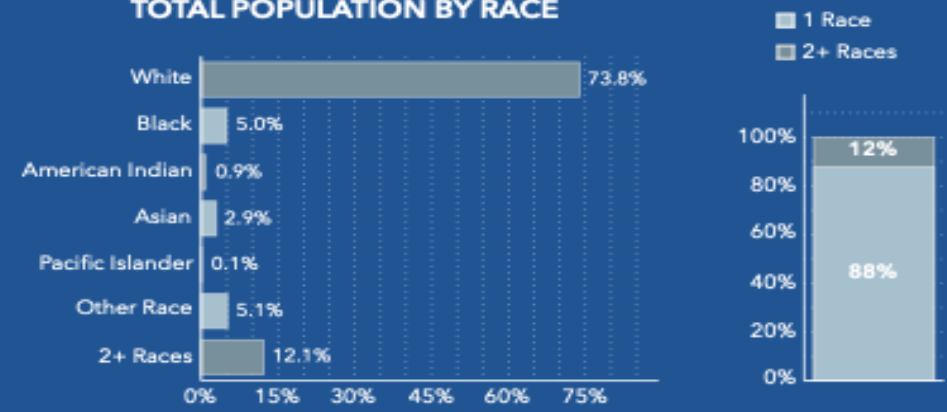


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020). © 2024 Esri

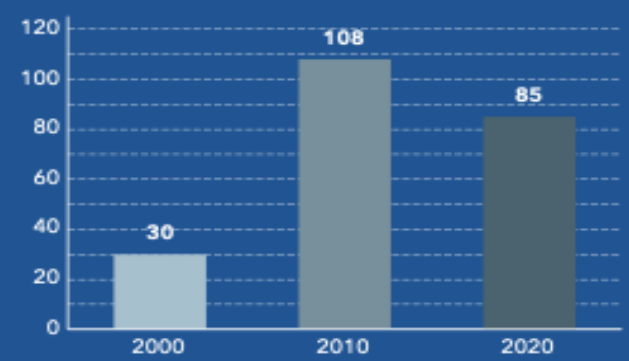
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



GROUP QUARTERS



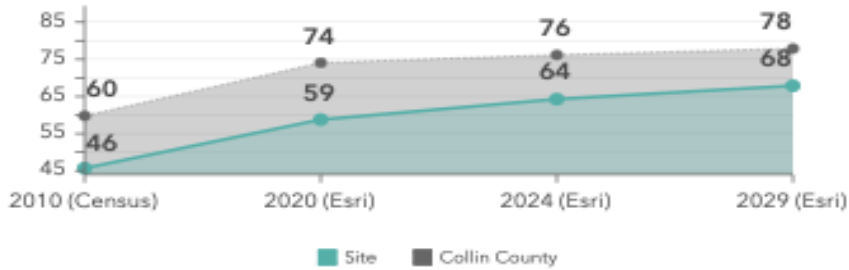
POPULATION BY AGE AND RACE	Less Than 18 Years	18 Years and Older
Total	7,205	14,573
1 Race	6,033	13,104
White	5,072	11,012
Black	326	759
American Indian/Alaska Native	78	114
Asian	185	456
Pacific Islander	3	13
Some Other Race	369	750
2 or More Races	1,172	1,469

Community Change Snapshot

75009 (Celina)
Geography: ZIP Code

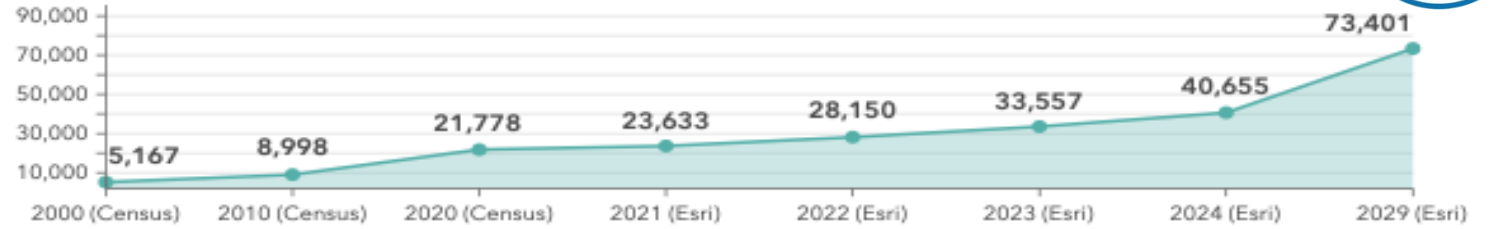


Diversity Index

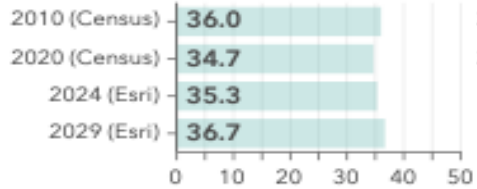


Dots show comparison to

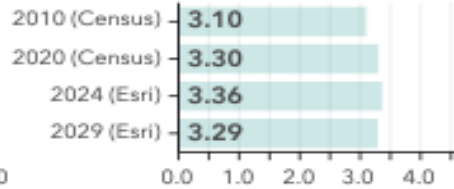
Total Population



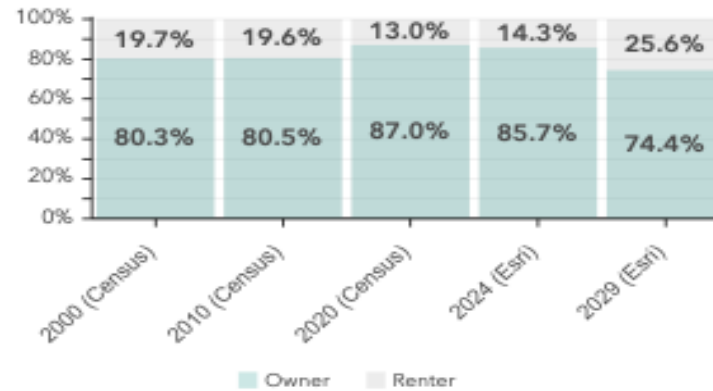
Median Age



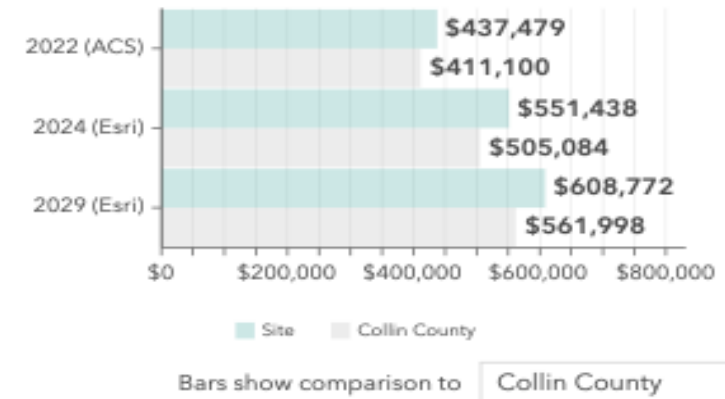
Average Household Size



Owner vs Renter Occupied Units

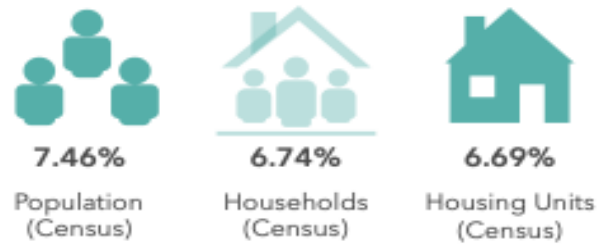


Median Home Value

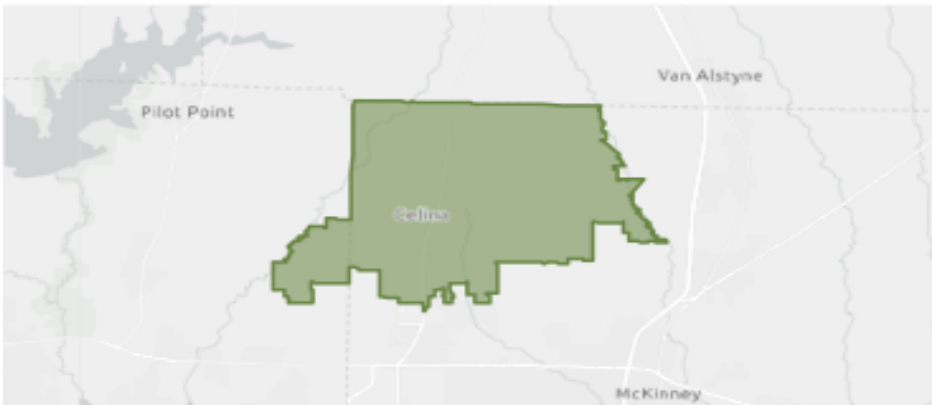
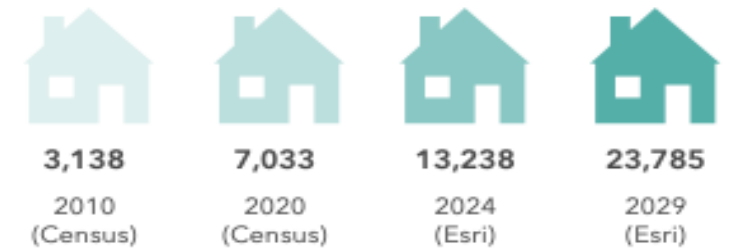


Bars show comparison to

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



COMMUNITY SUMMARY

75009 (Celina)
Geography: ZIP Code



10.3%
Services



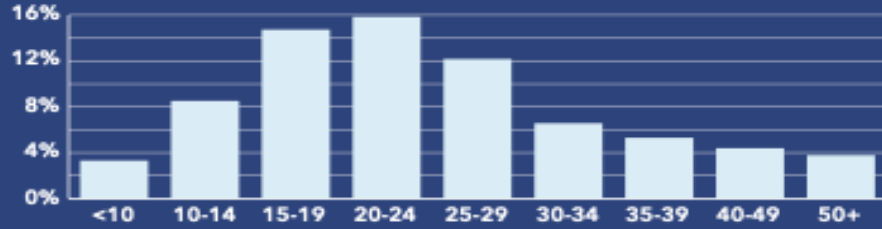
14.1%
Blue Collar



75.6%
White Collar

40,655	15.82%	3.36	64.3	35.3	\$153,267	\$551,438	\$690,582	31.5%	59.6%	9.0%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

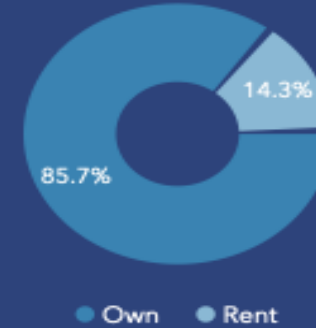
Mortgage as Percent of Salary



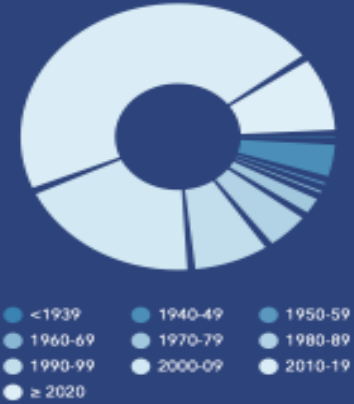
Age Profile: 5 Year Increments



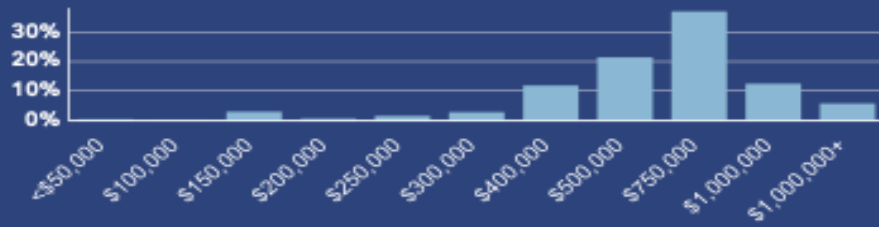
Home Ownership



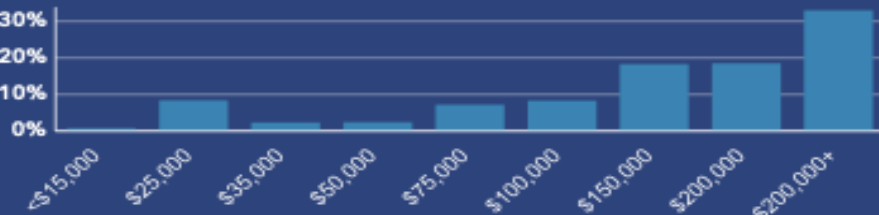
Housing: Year Built



Home Value



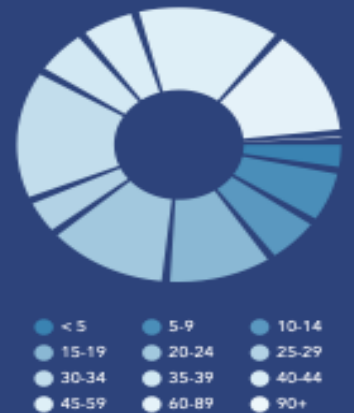
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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Cecilia Hampton, CCIM



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