

# SHOVEL-READY DEVELOPMENT SITE - PRESTON ROAD

\$1M+ in Site Work Completed

Utilities On-Site

Adjacent to Costco & Lowe's

- Rare Acquisition Opportunity in National Top-Growth Corridor
- Fully Entitled for High-Yield Retail & Mixed-Use
- Mass Grading and Detention Complete



# PROPERTY HIGHLIGHTS

## DEVELOPMENT-READY ADVANTAGES

- **\$1,000,000+** in completed grading, drainage, and detention improvements
- Regional stormwater solution already in place
- All major utilities available on-site
- Flat, construction-ready topography
- **Accelerated path** to vertical development

## LOCATION DYNAMICS

Strategically positioned on Preston Road in Celina—the fastest-growing city in the United States. This site benefits from immediate proximity to massive regional anchors and high-income residential density.

## IDEAL FOR:

- Power Center Retail
- Grocery / Junior Anchor
- Multi-Tenant Retail & Pads
- Mixed-Use Commercial
- Medical / Office Campus

# CONCEPTUAL DEVELOPMENT PLAN - 95,000+ SF of RETAIL POTENTIAL

**ADDRESS** 3970 S Preston Rd, Celina, TX 75009

**PROPERTY TYPE** Land

**SIZE** 13.06 AC

**ZONING** C

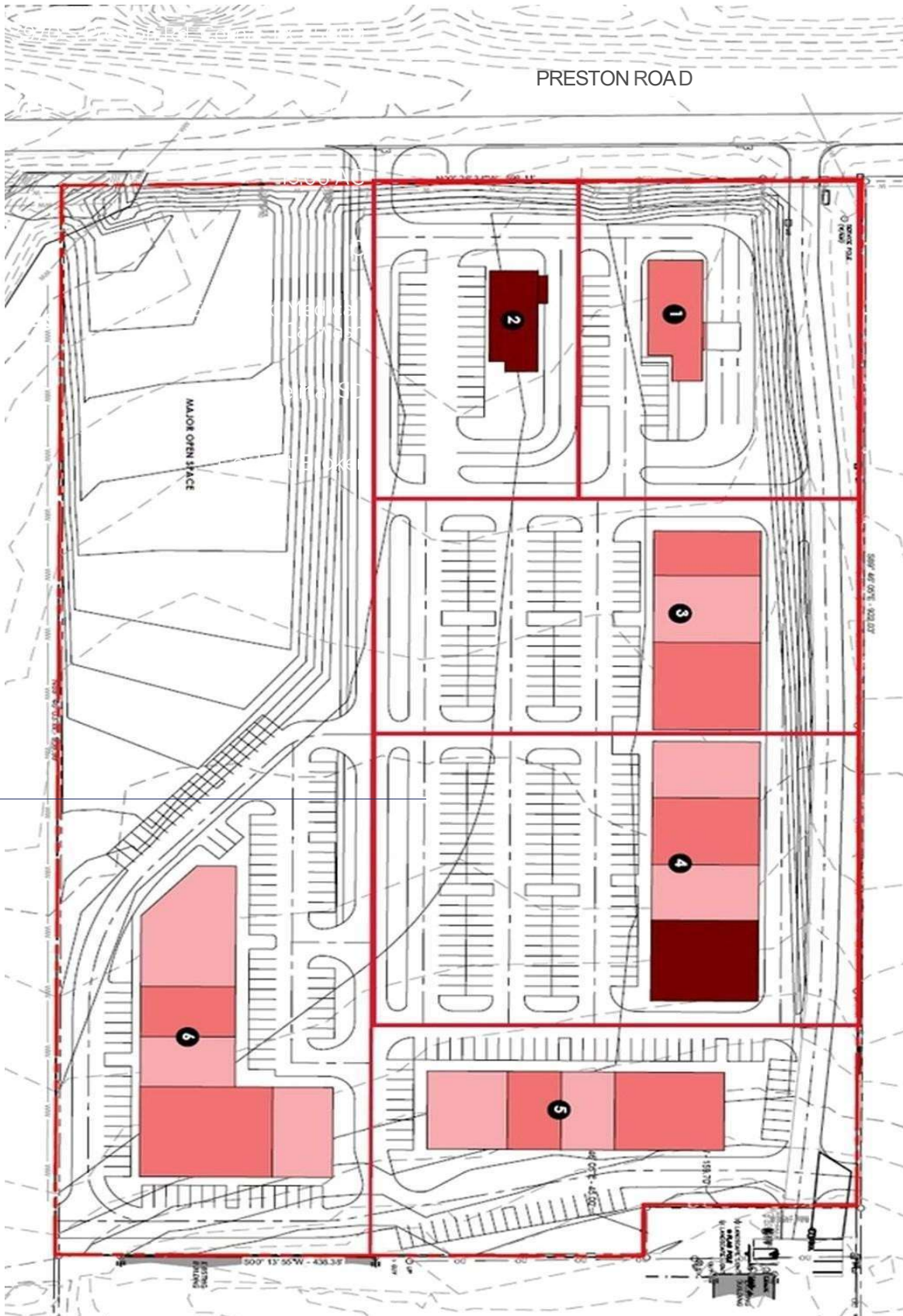
**PROPOSED USES** Anchor, QSR, Bank, Medical, Carwash

**ISD** Celina ISD

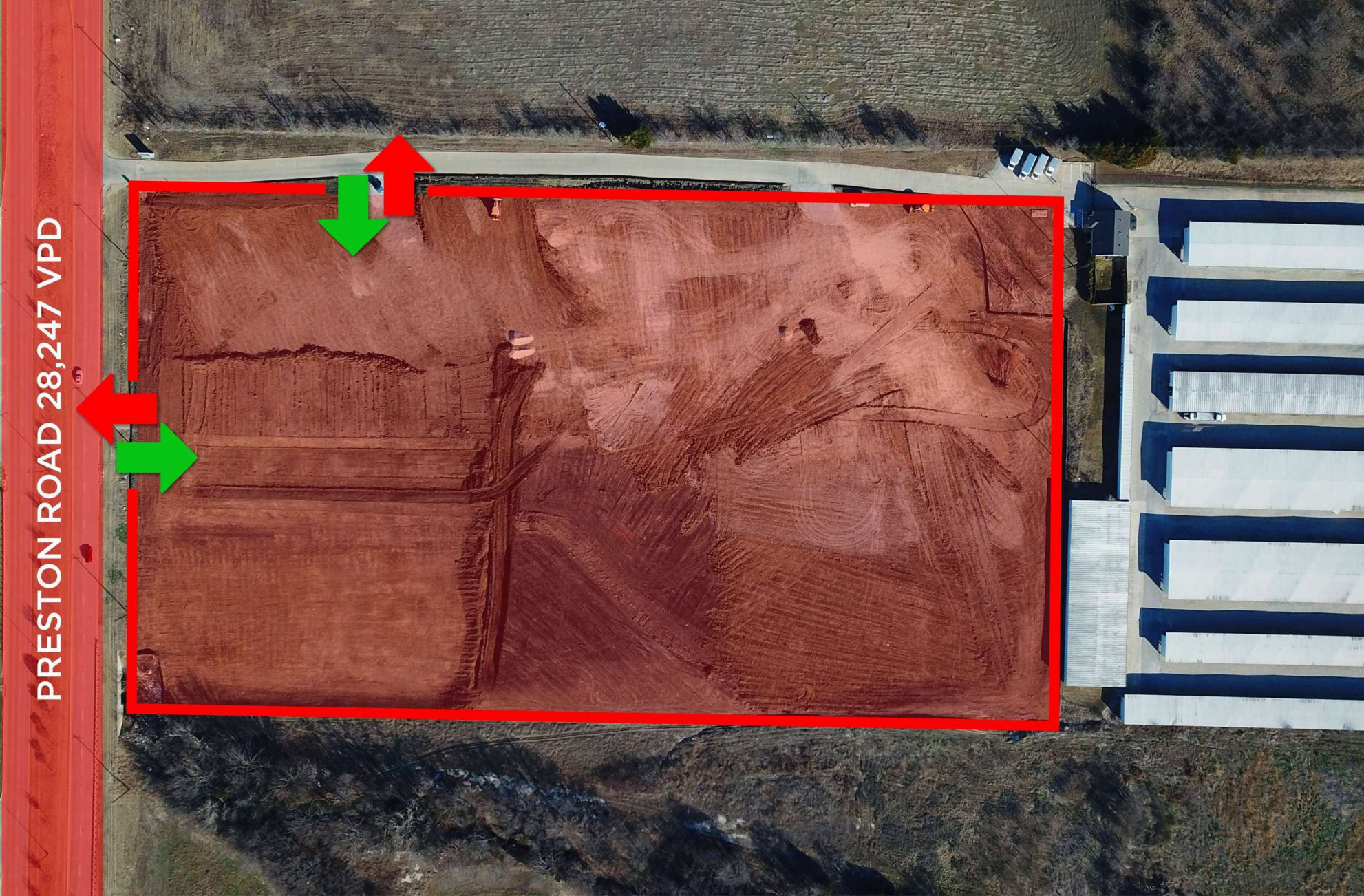
**PRICING** Contact Broker



# CONCEPTUAL DEVELOPMENT PLAN - 95,000+ SF of RETAIL POTENTIAL



# CONCEPT PLAN - INGRESS & EGRESS



PRESTON ROAD 28,247 VPD

# LOCATED IN A DOMINANT REGIONAL RETAIL NODE



SHADOW ANCHORS INCLUDE:

- COSTCO WHOLESALE
- LOWE'S HOME IMPROVEMENT
- HOME DEPOT
- WALMART

**CALIBER**  
COLLISION

**LOWE'S**

**COSTCO**  
WHOLESALE

PRESTON ROAD 28,247 VPD

**THE HOME**  
DEPOT

# PROPERTY AERIAL



**COSTCO**  
WHOLESALE

**CALIBER**  
COLLISION

**PRESTON ROAD 28,247 VPD**

# PROPERTY AERIAL



  
Christian Brothers  
Automotive

**CALIBER**  
COLLISION

  
**CELINA**  
MONTESSORI ACADEMY

**PRESTON ROAD 28,247 VPD**

# MAJOR SITE INFRASTRUCTURE ALREADY COMPLETED

Ownership has completed **over \$1,000,000** in horizontal improvements including mass grading, regional detention, and drainage infrastructure.

**These improvements significantly reduce development timelines, upfront capital requirements, and pre-construction risk.**

## INFRASTRUCTURE STATUS

**GRADING:** COMPLETE

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**DETENTION:** COMPLETE

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**UTILITIES:** ON-SITE

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**ZONING:** ENTITLED

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## WHY THIS SITE WINS

- No detention guesswork
- No major offsite utility extensions
- Minimal early-stage civil risk
- Faster timeline to revenue

# OBLIQUE AERIAL



LIGHT FARMS  
2,869 LOTS

OWNSBY FARMS  
397 LOTS

THE CROSSING AT MOORE FARMS  
MASTER-PLANNED  
RETAIL CENTER

AVILLA CROVE  
200 UNITS

HIGHFIELD PRESTON  
251 UNITS



FRONTIER PKWY.

PRESTON RD.



# CELINA FAST FACTS

## Population

	City Limits	Service Area
Population 2025	54,473	65,145

Trade Area: 223,000 (10 Miles)

2024 Single Family Permits: 2,850

Buildout Population: 380,000



## Demographics

Median Age: 37

### Education

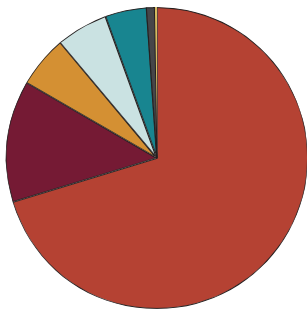
51% Bachelor's/Grad/Prof Degree

29% Some College

13% High School Graduate

Median Household Income: \$126,474

Average Home Value: \$551,026



- 69.4% White
- 13.1% Two or More Races
- 5.4% Black
- 5.4% Other
- 4.4% Asian
- 0.9% American Indian
- 0.1% Pacific Islander



## 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)

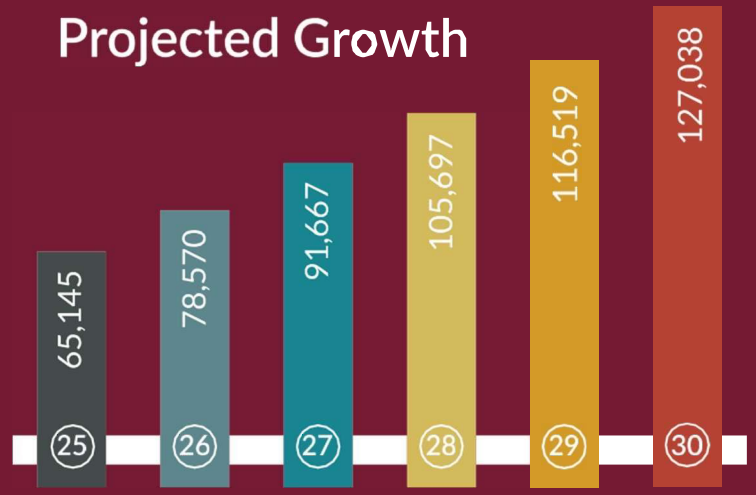
## Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools

Prosper ISD (Celina): 2 high schools, 3 middle schools, and 6 elementary schools

Collin College: Celina Campus

## Projected Growth





**For pricing guidance, data room access, and development discussions,  
contact:**

**LEASING & ACQUISITIONS TEAM**

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