

# 1600 N. PRESTON RD | Celina, TX



Dan Allen | dan@rpretx.com | 469.651.5236

FROM LAND TO LEGACY®

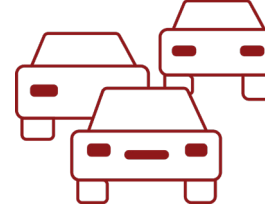
## PROPERTY DETAILS:



**ZONING:**  
Zone C: Commercial, Office,  
and Retail



**ISD:**  
Celina ISD



**TRAFFIC COUNTS:**  
10,267 VPD 23 - Preston Rd



**LAND SIZE:**  
18.44 ac

### HIGHLIGHTS:

- Sewer and Water are available to the site
- Proximity to Celina High, Moore Middle & Martin Elementary
- Direct access to Preston Rd.

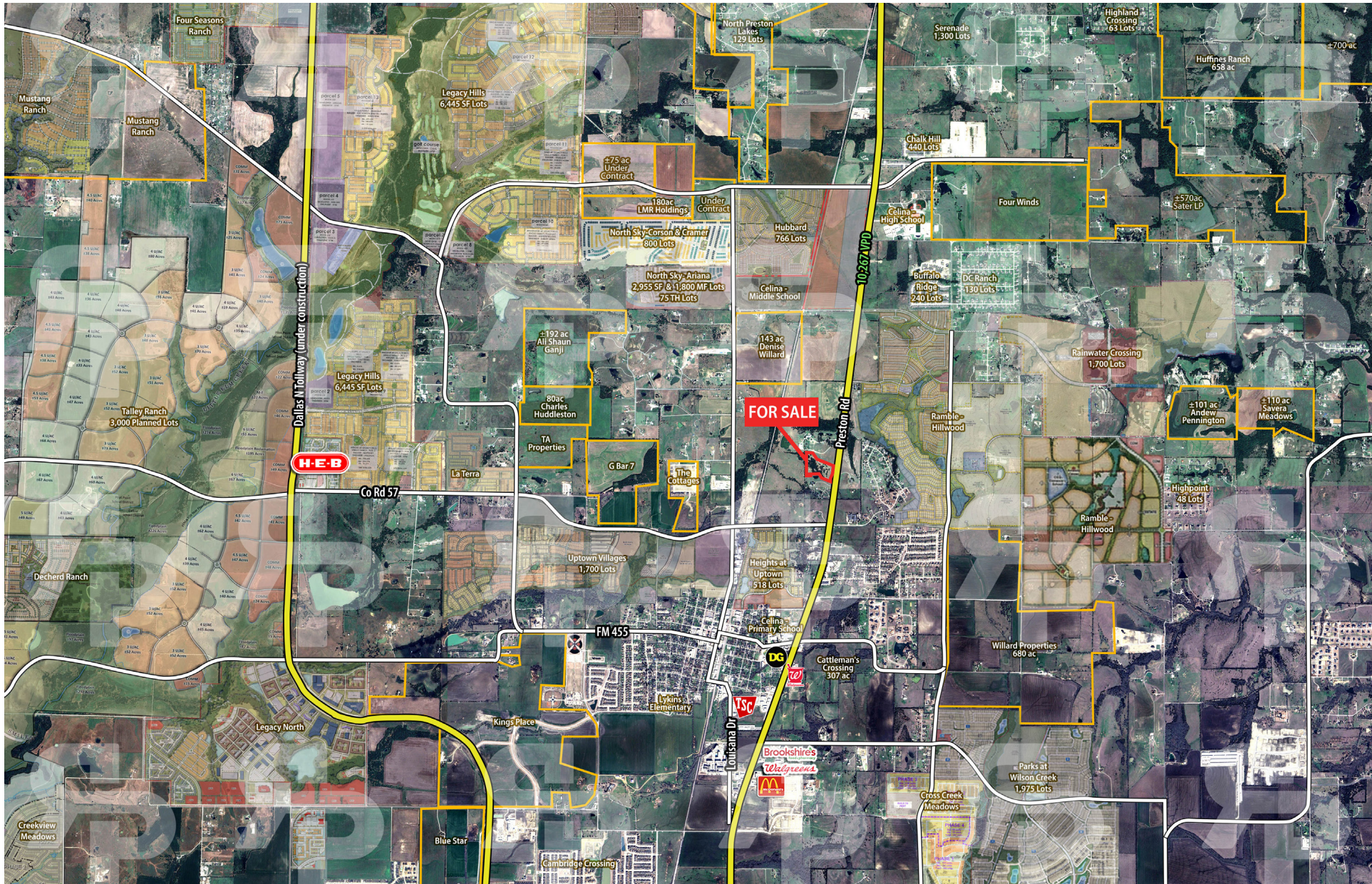
### DEMOGRAPHICS:

	3MILE	5 MILE	10 MILE
2023 POPULATION:	8,606	23,900	144,937
2028 PROJECTED POP:	9,964	29,969	178,914
% PROJECTED GROWTH:	23.62%	25.39%	23.44%
AVG HH INCOME:	\$126,015	\$156,521	\$168,093
MEDIAN HH INCOME:	\$109,543	\$137,959	\$146,938
MEDIAN HOME VALUE:	\$375,412	\$416,929	\$468,175

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**FOR SALE**



RANE  
PEARSON  
REAL ESTATE

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# UTILITIES



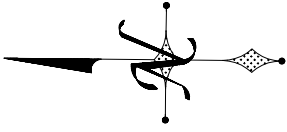
RANE  
PEARSON  
REAL ESTATE

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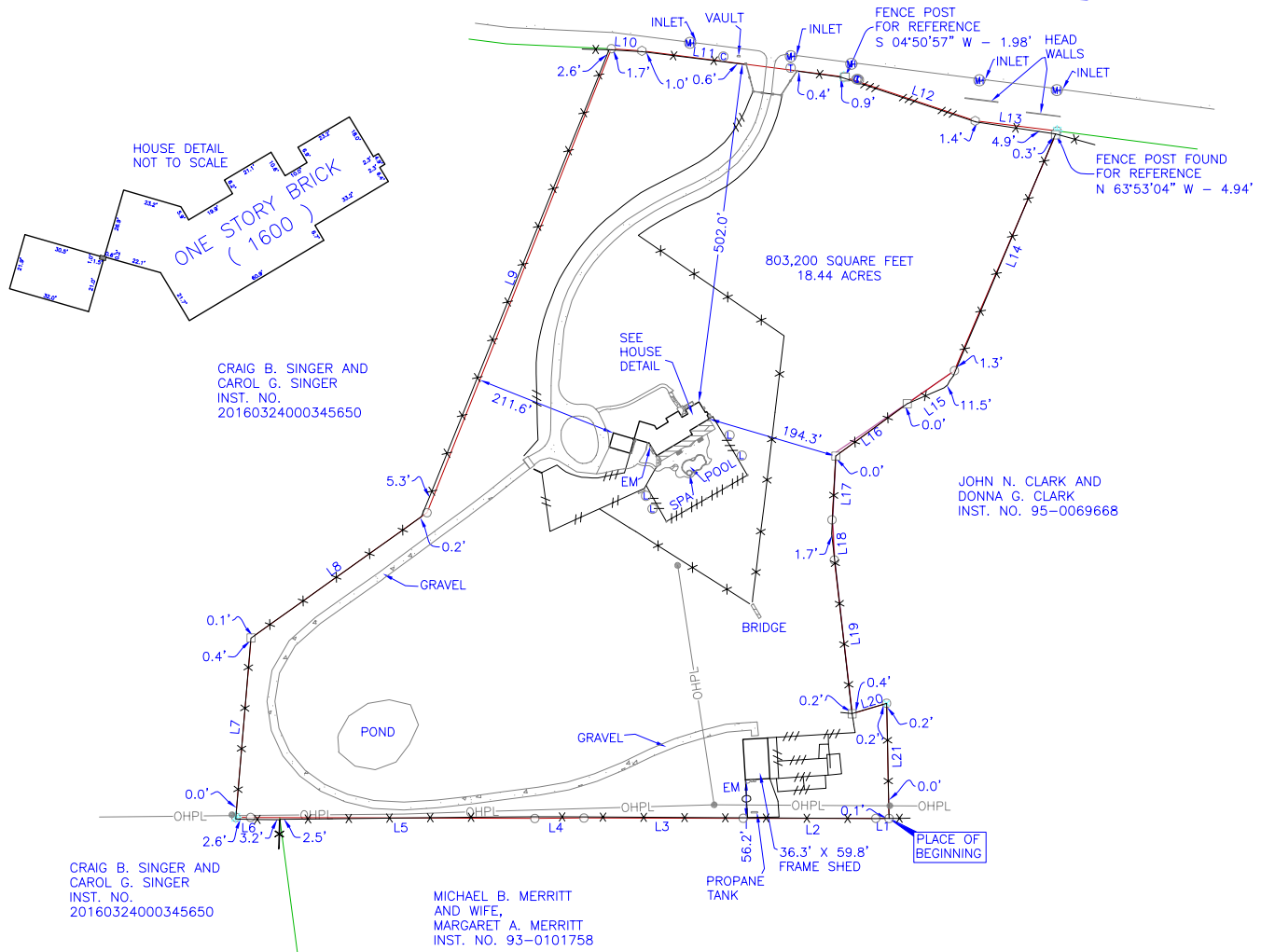
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# SURVEY:



## NORTH PRESTON ROAD



CRAIG B. SINGER AND  
CAROL G. SINGER  
INST. NO.  
20160324000345650

JOHN N. CLARK AND  
DONNA G. CLARK  
INST. NO. 95-0069668

CRAIG B. SINGER AND  
CAROL G. SINGER  
INST. NO.  
20160324000345650

MICHAEL B. MERRITT  
AND WIFE,  
MARGARET A. MERRITT  
INST. NO. 93-0101758



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