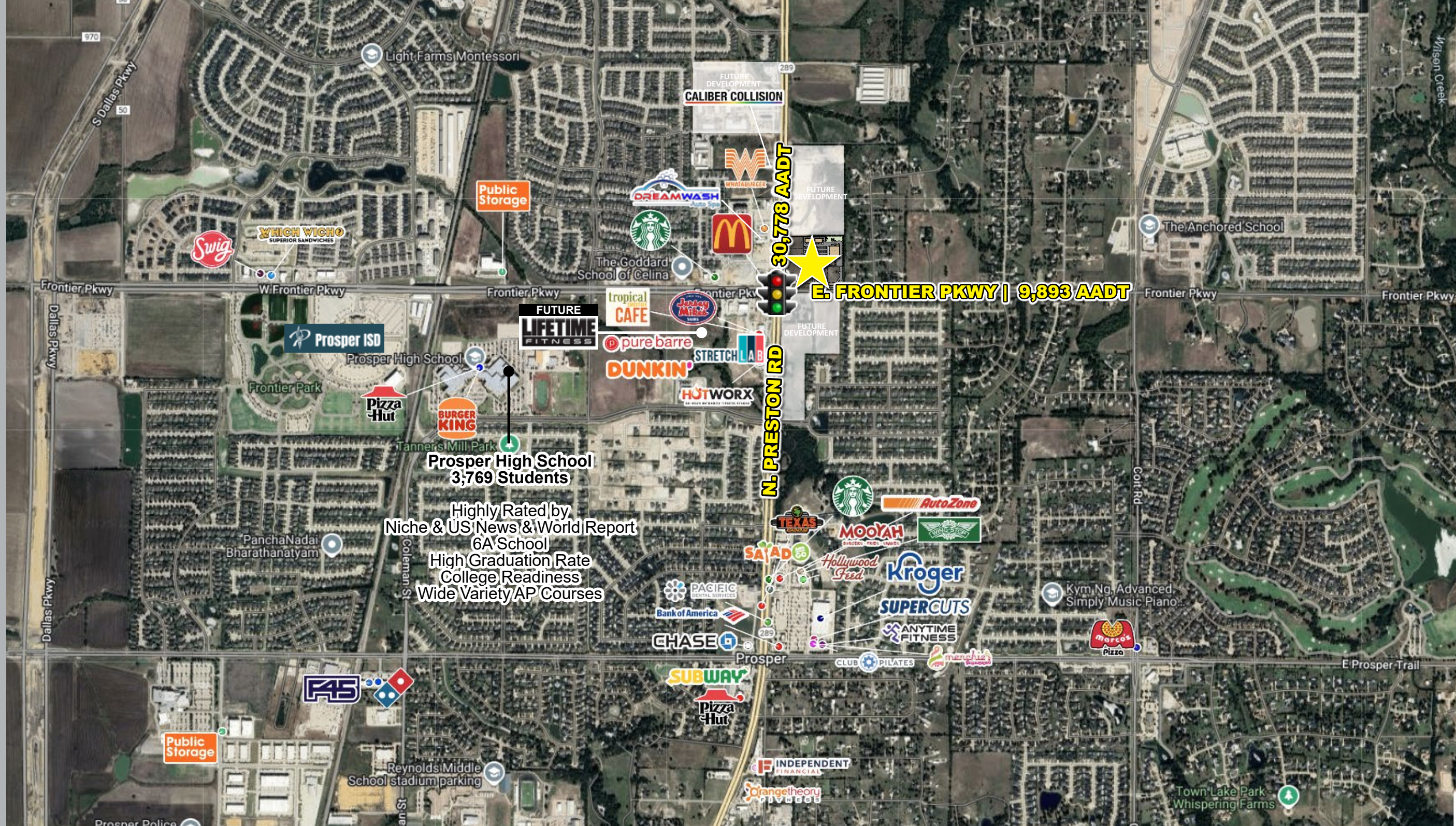


# CELINA CROSSING

CELINA, TX



## SITE DESCRIPTION

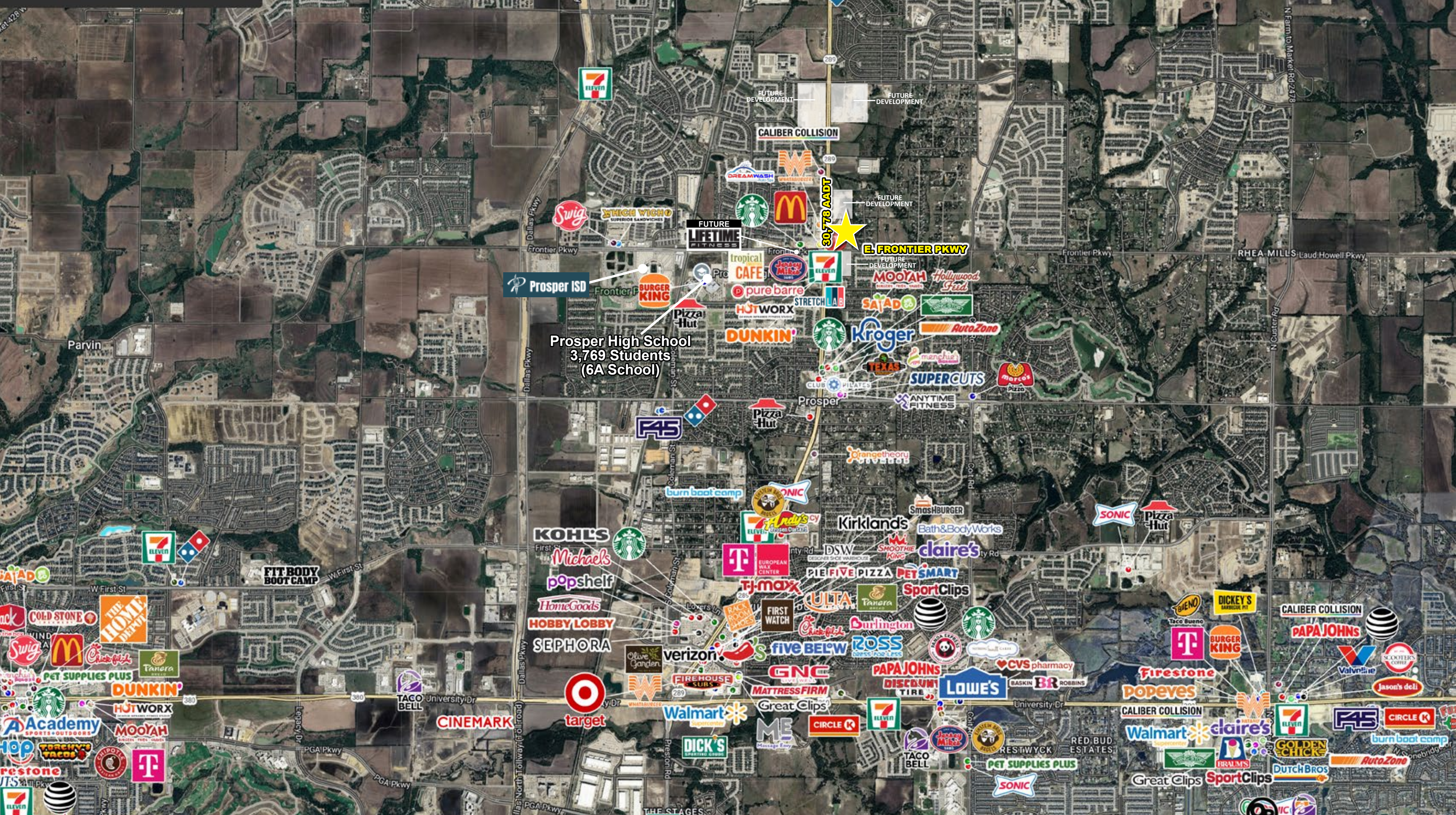
NEW OF N. PRESTON ROAD & E. FRONTIER PARKWAY  
± 6.25 ACRES

30,778 AADT ON N. PRESTON RD  
9,893 AADT ON E. FRONTIER PKWY

**Celina, Texas, is the #1 fastest growing city in the US.** It's experiencing explosive economic growth, fueled by a booming population and strategic development - rapidly transforming this city into a major hub in North Texas. Key drivers include residential growth, infrastructure improvements, and business development.

**Site is located at the busiest intersection in Celina.** North Preston Road is a major north-south corridor connecting Celina to major employment centers in Dallas-Fort Worth, and East Frontier Parkway is a major east-west corridor connecting Celina to neighboring cities like Prosper and other parts of the region.



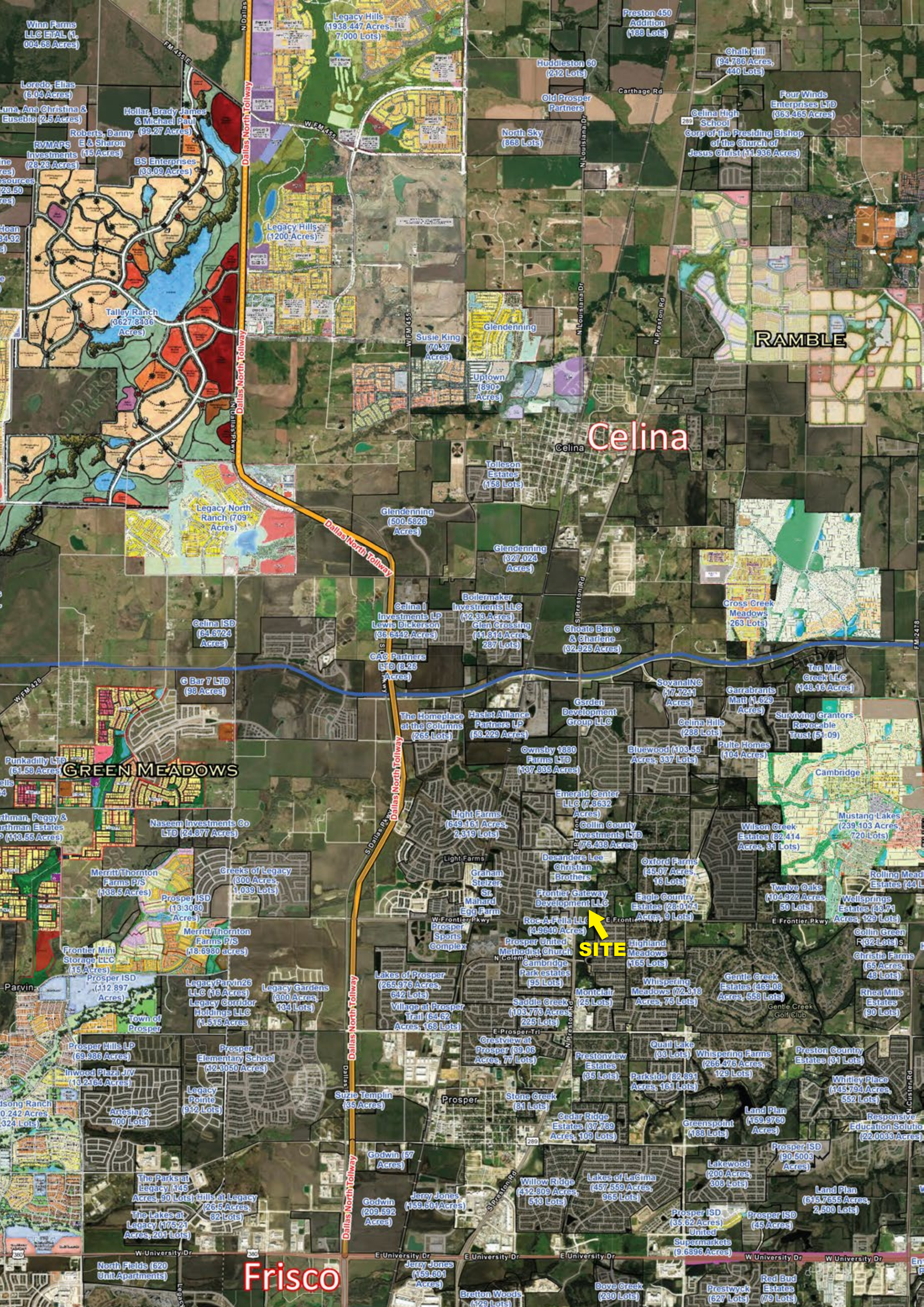


Prosper ISD  
Prosper High School  
3,769 Students  
(6A School)

**LEASING:**

Alan Lloyd  
alloyd@gbtrealty.com  
615.515.4069

**MARKET AERIAL**  
CELINA CROSSING | CELINA, TX



**LEASING:**

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 alloyd@gbtreatly.com  
 615.515.4069

# RESIDENTIAL DEVELOPMENTS

CELINA CROSSING | CELINA, TX

# NUMBERS

CELINA CROSSING  
CELINA, TX

## POPULATION

1 MILE	6,244
Projected Annual Growth	7.6%
3 MILE	51,934
Projected Annual Growth	6.4%
5 MILE	99,221
Projected Annual Growth	5.8%

## HOUSEHOLDS

1 MILE	1,933
3 MILE	16,209
5 MILE	31,881

## AVG. HH INCOME

1 MILE	\$249,558
3 MILE	\$241,350
5 MILE	\$222,812

## MED. HH INCOME

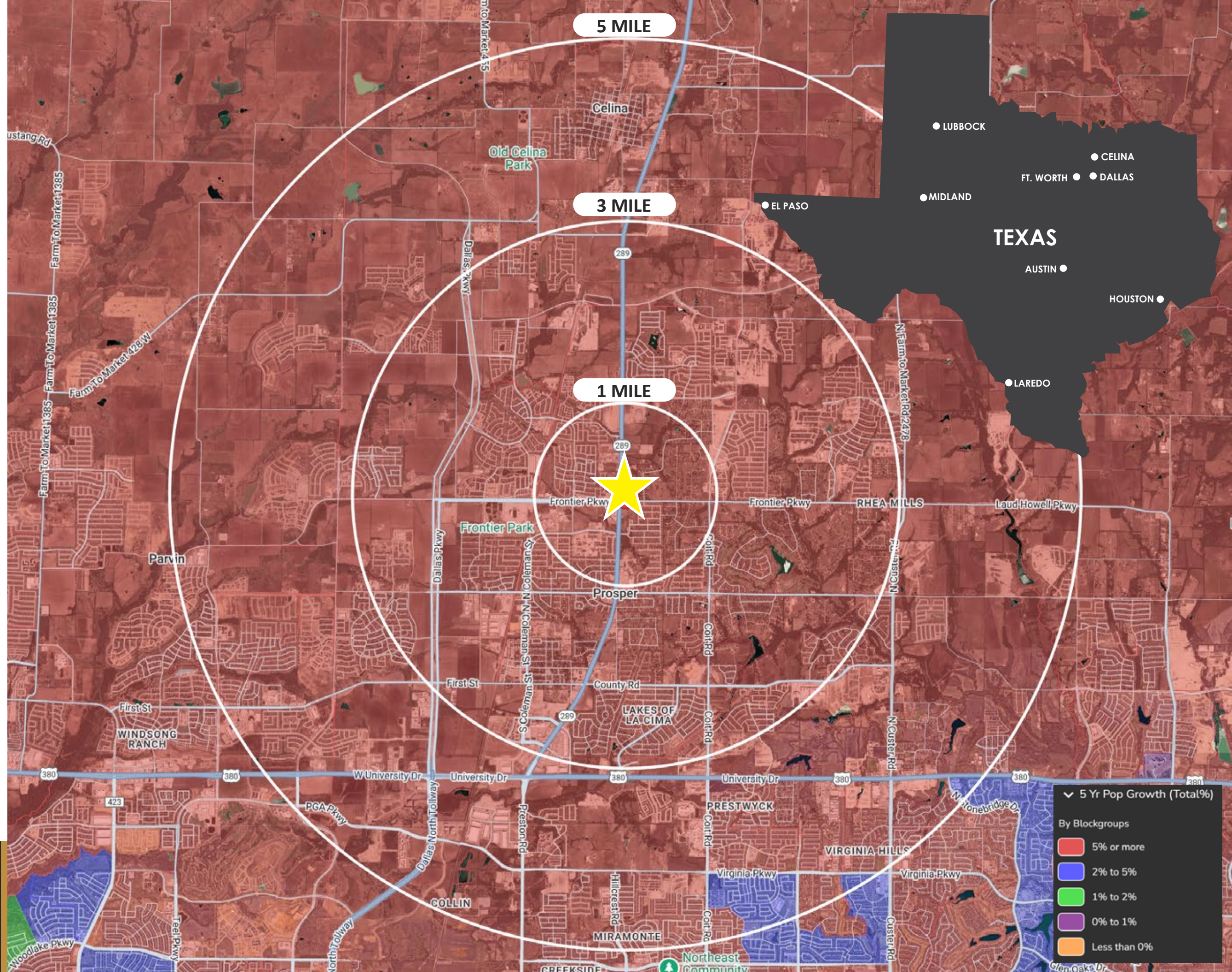
1 MILE	\$206,615
3 MILE	\$192,606
5 MILE	\$173,341

## 1 MILE - OTHER

COLLEGE/HIGHER	87%
WHITE COLLAR	82.5%
GROCERY EXPENDITURE/YR	\$18.4M
MEDIAN AGE	27

## LEASING:

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Donny O'Dell El. School  
643 Students

Lilyana El. School  
802 Students

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



CALIBER COLLISION



FUTURE DEVELOPMENT

SPROUTS

FULL ACCESS

FULL ACCESS

brakes plus



DREAMWASH Auto Spa



N. PRESTON RD

E. FRONTIER PKWY | 9,893 AADT

FUTURE DEVELOPMENT

30,778 AADT



tropical CAFE



Dental Care ON FRONTIER PARKWAY

LEGACY ER & URGENT CARE

STRETCH L.A.C.

Community Med FAMILY URGENT CARE

DUNKIN' HOTWORX

THE GODDARD SCHOOL FOR EARLY CHILDHOOD DEVELOPMENT

FUTURE LIFETIME FITNESS

LEASING:

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AERIAL - NORTHEAST  
CELINA CROSSING | CELINA, TX



**N. PRESTON RD | 30,778 AADT**

**RI/RO**

**E. FRONTIER PKWY | 9,893 AADT**

**FULL ACCESS**

**FULL ACCESS**

**SPROUTS  
FARMERS MARKET**

SHOPS  
6,760 SF

SHOPS  
8,400 SF

SHOPS  
6,533 SF

SHOPS  
9,600 SF

**LEASING:**

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**SITE AERIAL**  
CELINA CROSSING | CELINA, TX

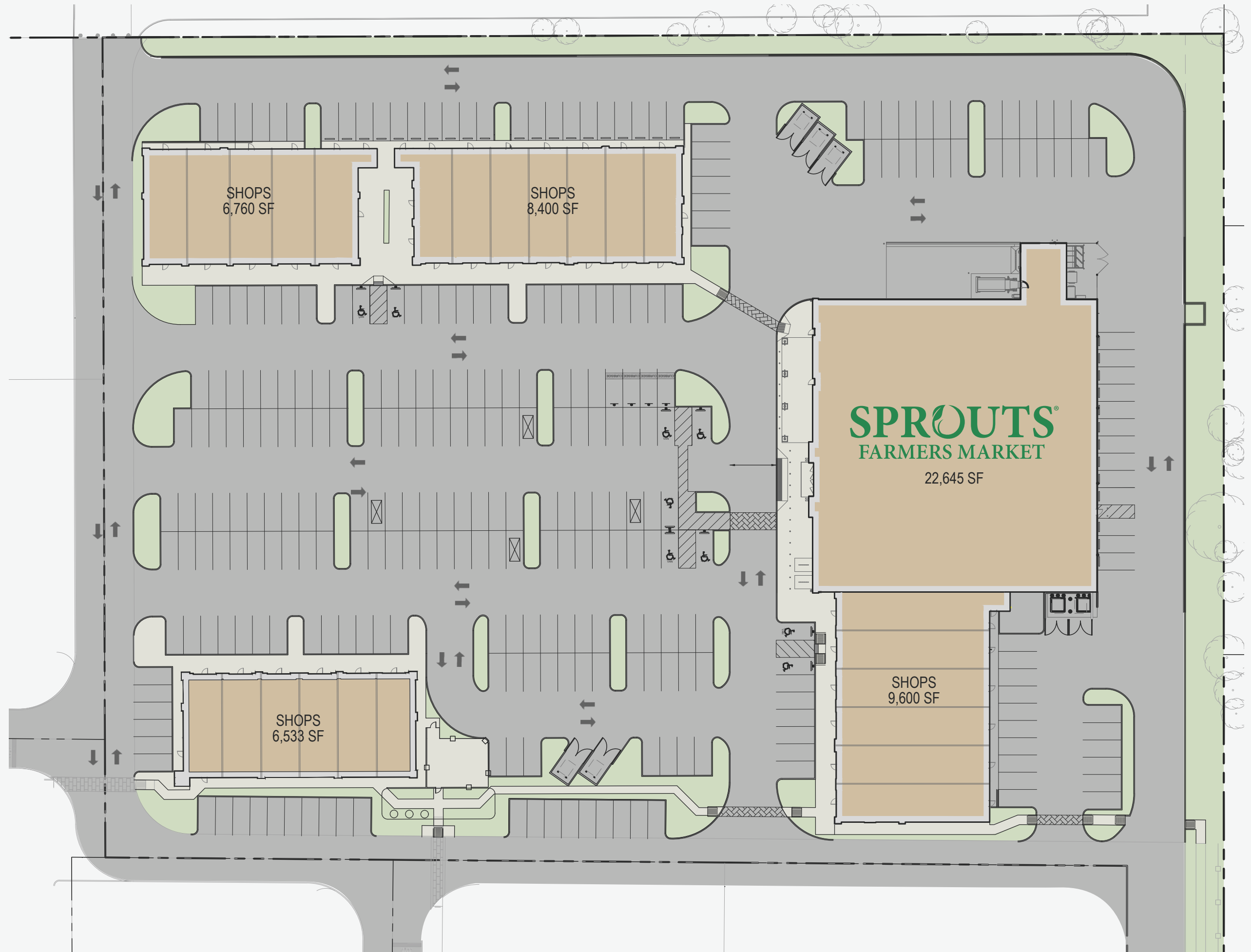
# SITE PLAN

CELINA CROSSING  
CELINA, TX

## TOTALS

LAND AREA: ± 6.25 AC  
PROPOSED RETAIL: 53,938 SF  
PARKING: 296 SPACES  
PARKING RATIO: 5.48/1000

SPROUTS: 22,645 SF  
SHOPS 1: 6,760 SF  
SHOPS 2: 8,400 SF  
SHOPS 3: 9,600 SF  
SHOPS 4: 6,533 SF



## LEASING:

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615.515.4069

# CELINA

Capturing the wealth migration from Frisco and Prosper into the nation's fastest-growing executive hub.



Consistently ranked as the #1 fastest-growing city in the U.S., with a 2026 population surging past 68,000—a nearly 300% increase since 2020.



The northern anchor of the Preston Road wealth spine and the Dallas North Tollway extension, linking the city directly to the \$100B+ corporate hubs of Frisco and Plano



An executive enclave boasting a \$170,894 median household income and a workforce that is 94% white-collar professionals.



Driven by the Celina 2040 Plan, the city is aggressively transitioning from a residential boomtown to a self-contained commercial powerhouse with a projected build-out of 378,000 residents.

## \$9.7M

TOTAL YR/YR PROPERTY TAX REVENUE SURGE

## \$8.5M

TAX REVENUE SOLELY FROM NEW COMMERCIAL/RESIDENTIAL PROPERTY

## AAA

PRISTINE S&P/MOODY'S MUNICIPAL CREDIT RATING

Celina is aggressively shifting its tax base toward commercial density in 2026. A \$9.7M surge in property tax revenue is fueling proactive reinvestment in destination infrastructure and high-density retail. This ensures a pro-growth environment with the cash reserves to support long-term commercial appreciation.

## PRESTON RD

HISTORIC NORTH TEXAS WEALTH ARTERY

## DNT EXT

DIRECT HIGH-SPEED TOLLWAY SPINE

## OUTER LOOP

2026 EAST-WEST REGIONAL BYPASS

The DFW Metroplex has an undeniable "Northward Tilt". As legacy markets like Frisco reach 100% build-out, the regional gravity has shifted to Celina. Positioned at the apex of the region's primary wealth arteries, the city is the final, highest-value destination for the DFW expansion.

## 285%

GROWTH RATE SINCE 2020 CENSUS

## \$170K+

ELITE HOUSHOLD INCOME AVERAGE

## 94%

WHITE COLLAR PROFESSIONAL WORKFORCE

With a \$170k+ median income and a workforce that is 94% white-collar, Celina offers a concentrated high-net-worth audience. This executive-level density provides a significant hedge against market volatility and ensures high sales-per-square-foot for premium retail.