

FOR SALE | LEASE

7707-7720

Indoor Golf Way
Celina, Texas 75009

2478

2478

Pvt Rd 5341

126

PRIME LAND / COMMERCIAL OPPORTUNITY IN CELINA'S RAPIDLY-GROWING CORRIDOR

- » 4 Buildings on a 5.2 Acres Site
- » Commercial/Flex Use
- » Additional 2-Acre Parcel Optional
- » Total Acreage Available is 7.2 Acres

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Property Overview

PARCEL A: 5.2 acres fronting CR 126- Zoned Commercial, includes four existing metal buildings totaling approximately 41,800SF.

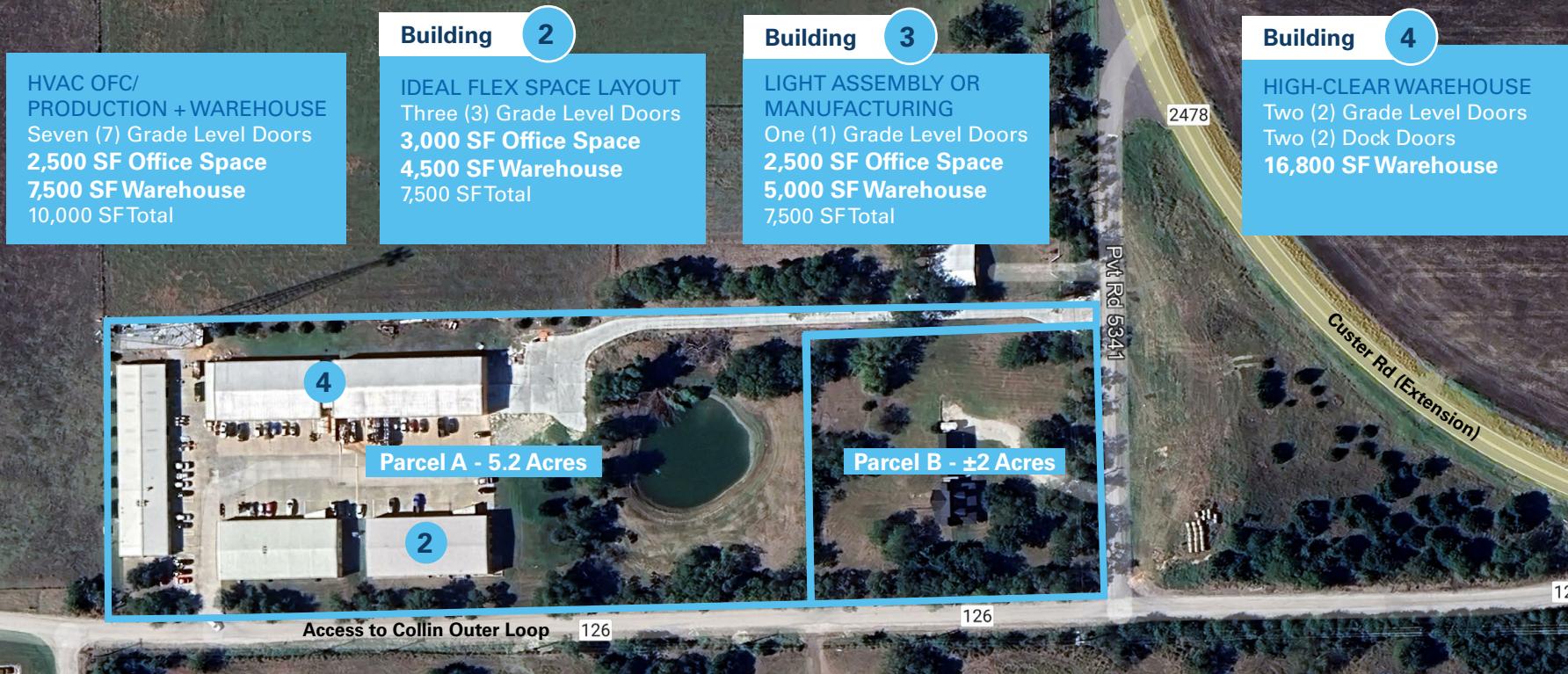
PARCEL B (OPTIONAL): ±2 acres adjacent, currently zoned residential but a prime candidate for re-zoning to commercial use. The two-acre site features a renovated, single-family home that could serve as office or administrative space, provides additional footprint, flexibility for expansion or separate ownership.

Location & Access

POSITIONED WITHIN CELINA'S FASTEST-GROWING SUB-MARKET
Ideal for light industrial, office/flex showroom, warehousing, mixed-use, or owner-user campus.

Parcel A fronts **County Road 126** – With direct access and just ½-mile north of the Collin County Outer Loop, providing excellent visibility and future connectivity.

Parcel B (optional), is located at the **intersection of CR 126 and Private Rd 5341** (provides direct access to Custer Rd for enhanced ingress/egress)



Location, Market Growth Dynamics

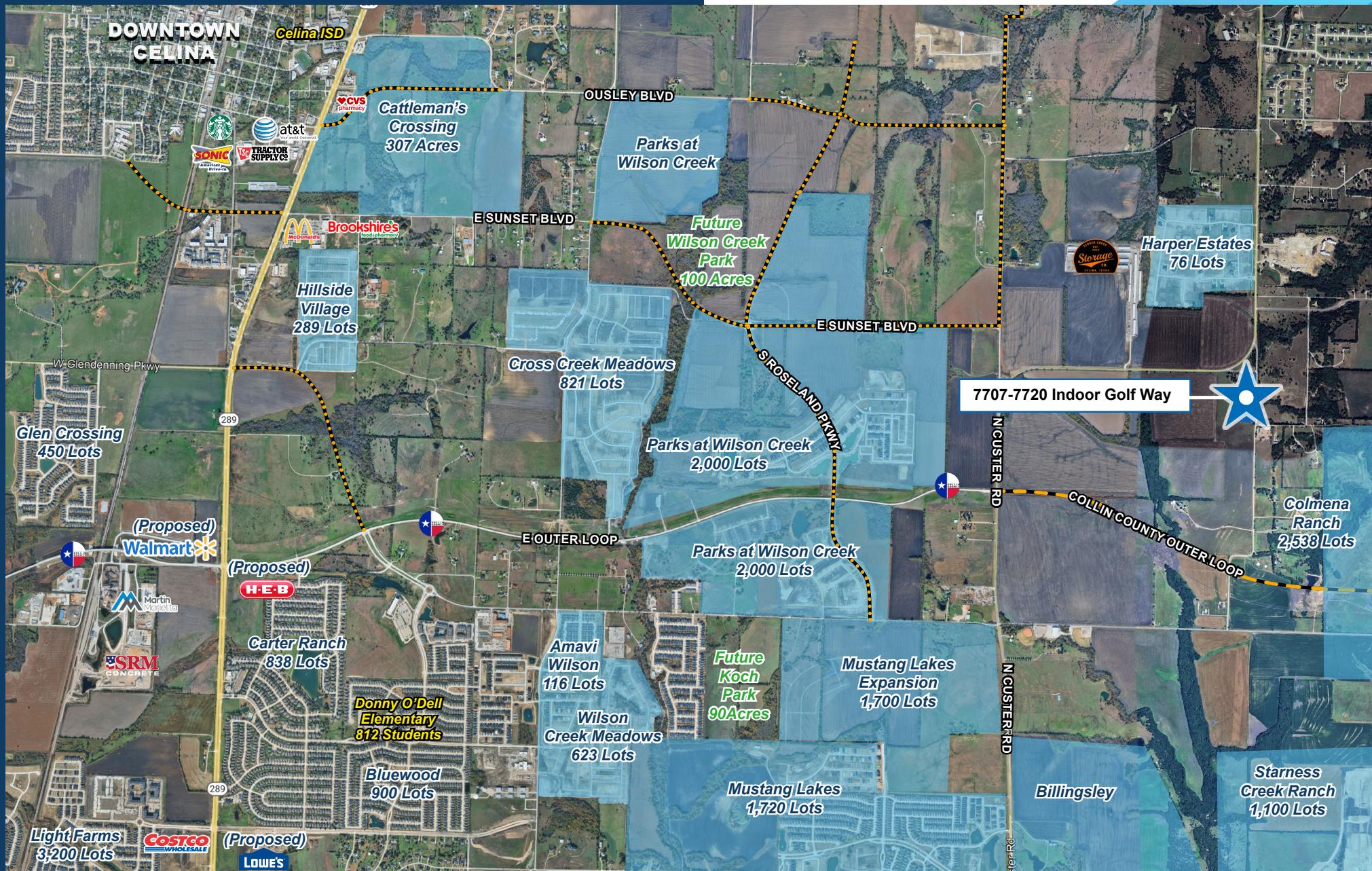
- » Celina is one of the fastest growing cities in the us, boasting over **25% annual population growth** and rapid commercial expansion.
- » The property lies within the emerging **custer/outer loop corridor**, anchored by new infrastructure projects including the dallas north tollway extension and the collin county outer loop
- » This corridor is positioned for significant appreciation and increased demand for **commercial and flex product**.
- » The collin county outer loop completed to N. Central Expwy and transforming the Celina region into one of north texas's most desirable development nodes
- » Easy Access to **Custer Rd** and major thoroughfares drives visibility, traffic and demand for commercial/flex land.
- » With **limited** large land tracts remaining in the corridor and infrastructure acceleration, this site is positioned to capture significant upside.

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Location, Market Growth Dynamics

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Investment/Owner-User Opportunity

- » **Owner-users** seeking a plant/showroom/warehouse campus will find the 5-7 acre footprint ideal immediate scale and flexibility.
- » **Investors/Developers:** With frontage on CR 126 and direct access to Outer Loop access, the site offers strong re-use or development options (multi-tenant flex, small business park, future mixed-use).
- » **Value proposition:** Low supply of well-positioned parcels in this corridor + accelerating infrastructure = uniquely timed entry.
- » **Owner-operators** in light manufacturing, HVAC/production, warehousing with administrative/showroom component.
- » **Developers/Investors** looking for flex/industrial sites in growth corridors.
- » **Retail/Service** businesses that require strong visibility and access.
- » **Mixed-use or Future Redevelopment** buyers anticipating outer-loop urbanization.

OFFERING SUMMARY

Offering Type	Sale Or Lease
Total Acreage	7.2 Acres (Divisible: 5.2 Acres + 2 Acre Parcels)
Total Building area	±41,800 SF Across 4 Buildings
Lease Rate	\$14/Sf +NNN's (TBD)
Sales Price	Call For Pricing
Zoning	Commercial (5.2 Acres); Residential (2 Acres)
Proposed Use	Office/Flex>Showroom, Light Assembly/Industrial, Mixed Use
Access	Frontage on CR 126, Easy Access To Custer Rd; and Collin County Outer Loop

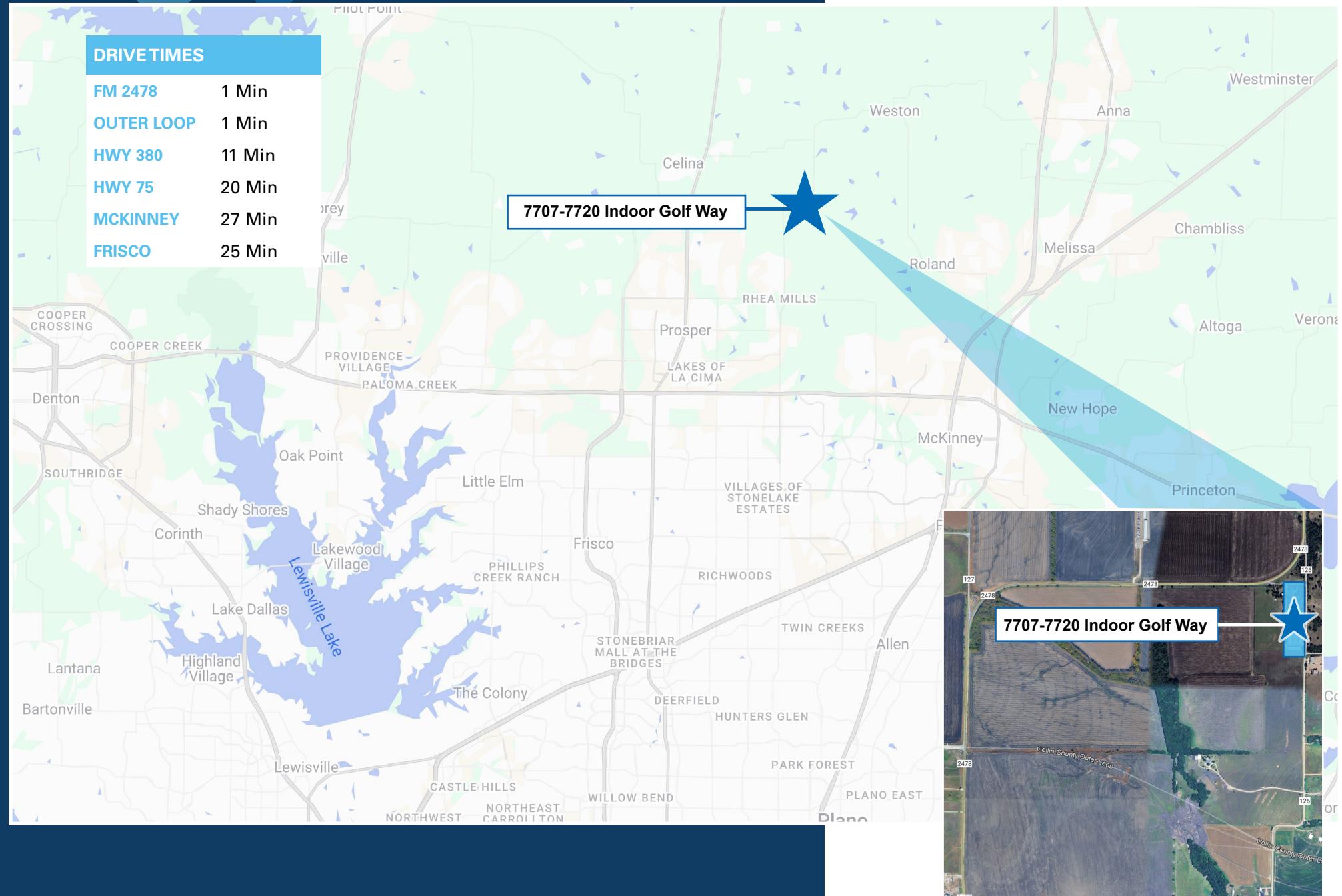


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DRIVE TIMES

FM 2478	1 Min
OUTER LOOP	1 Min
HWY 380	11 Min
HWY 75	20 Min
MCKINNEY	27 Min
FRISCO	25 Min



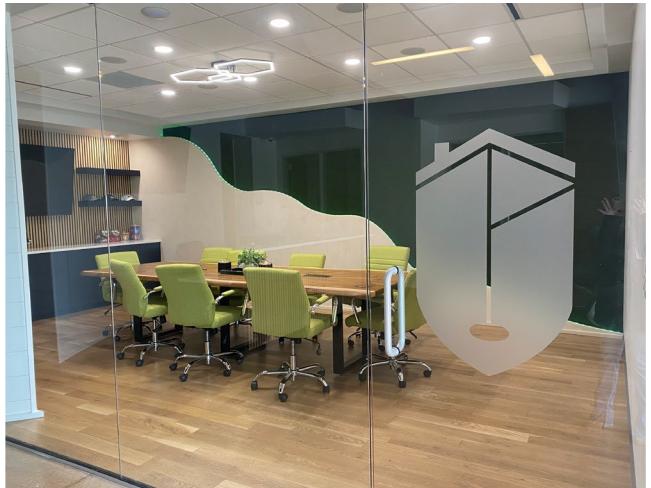
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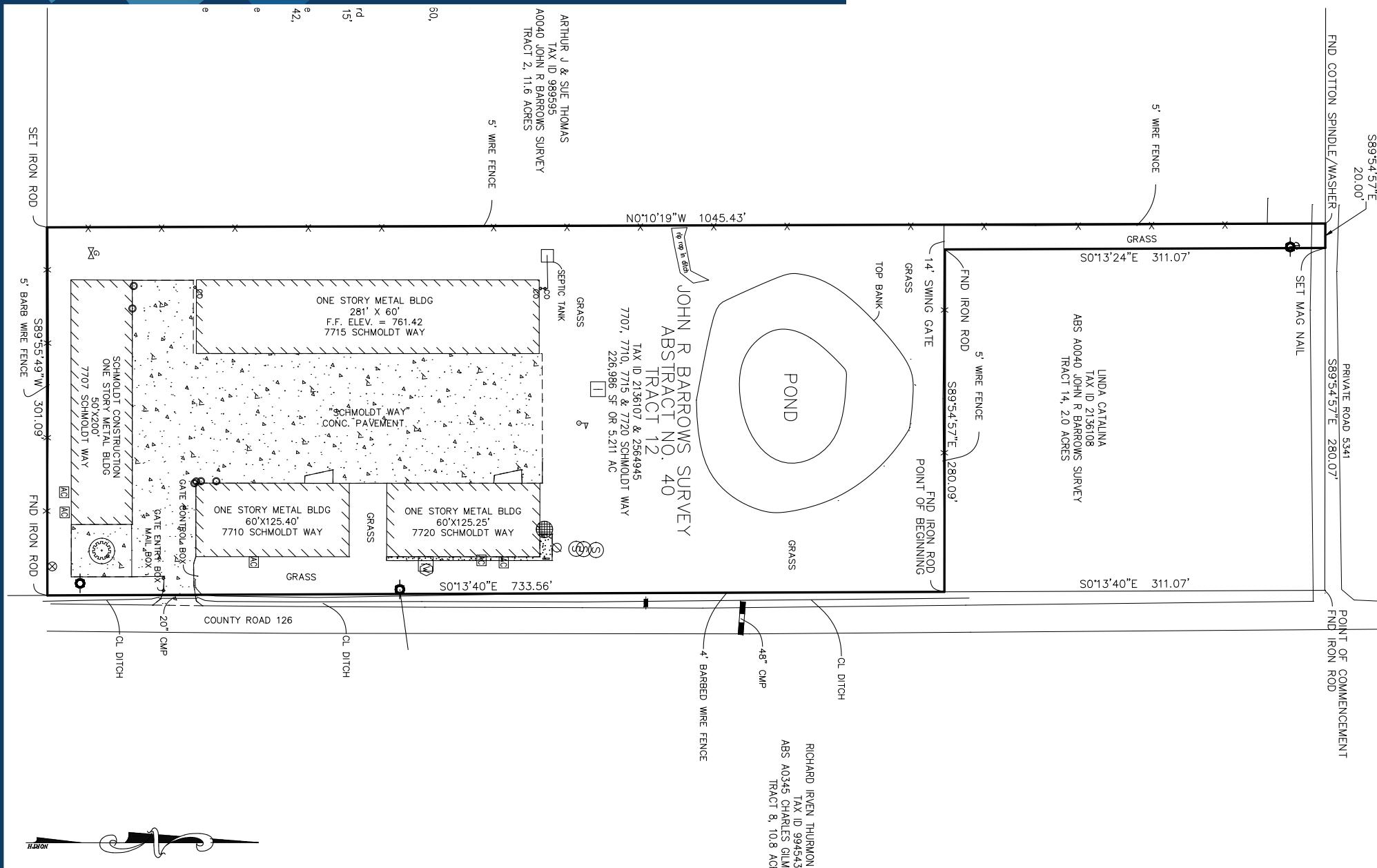
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INTERIOR PHOTOS
INDOOR GOLF SHOP



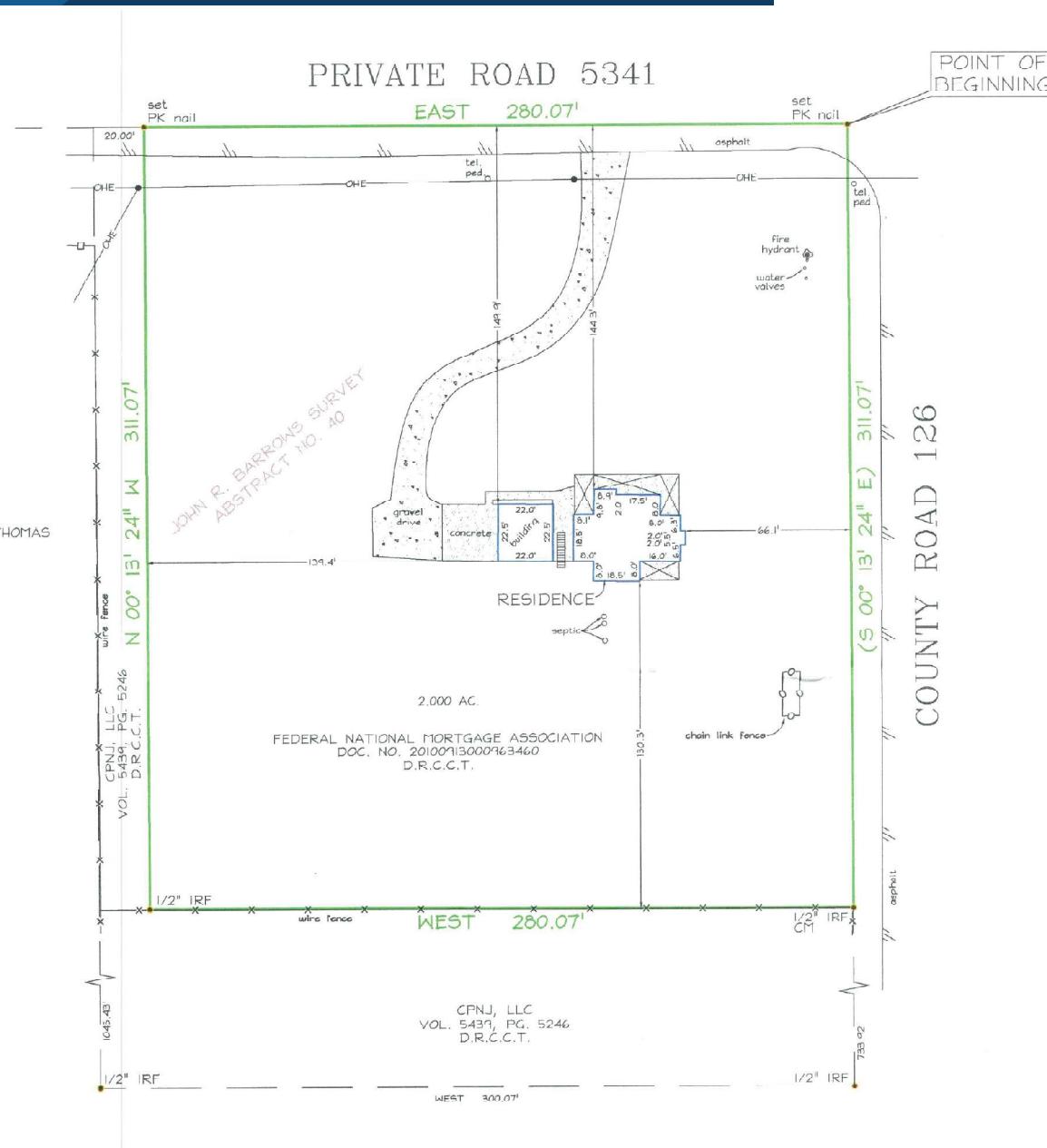
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Property Survey



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Property Survey



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Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Paula Diane Osborn	395796	paula.osborn@nmrk.com	972-715-4317
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date