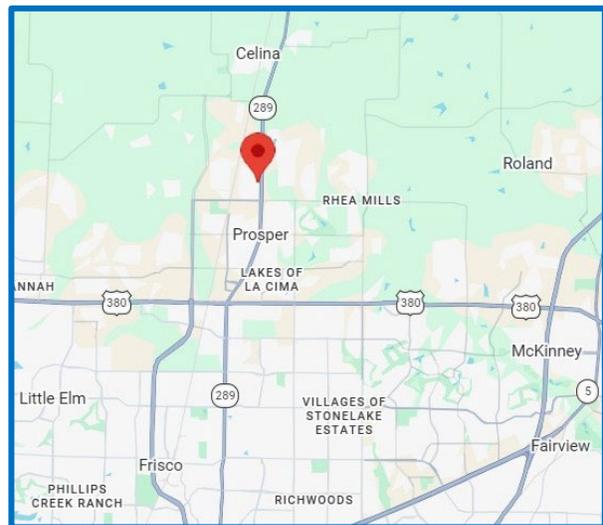




A Senior Living Development Opportunity
3935 S. Preston Road, Celina, TX 75009

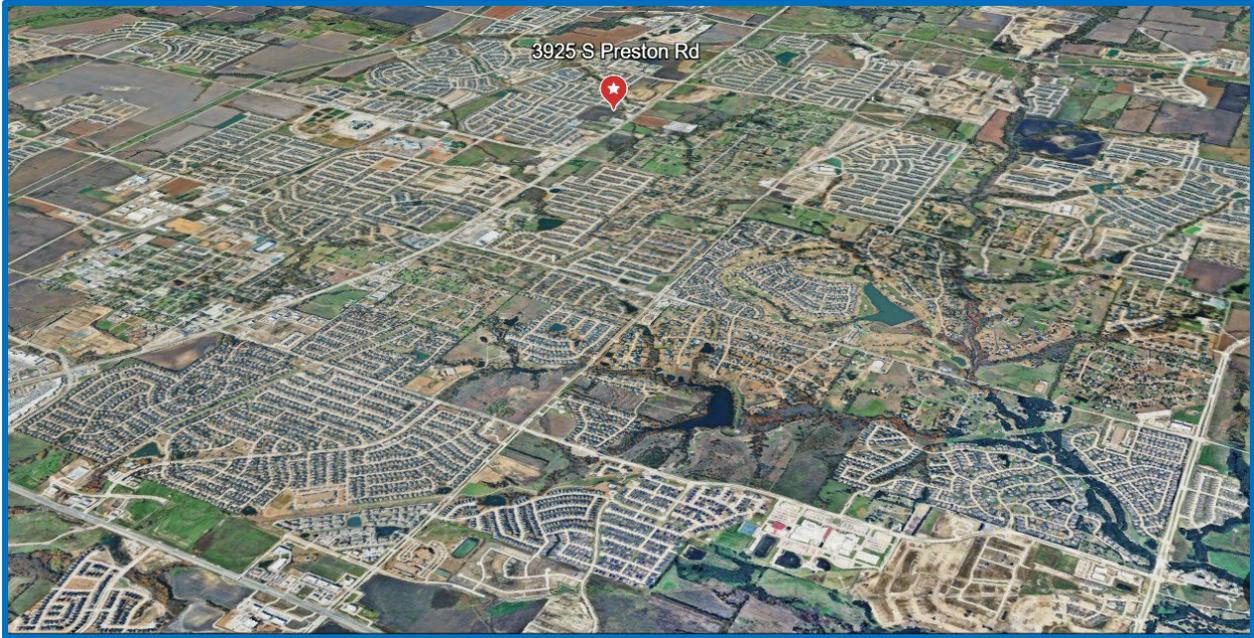
A prime senior living development site of 2.74 acres ideally suited for a multi-story Assisted Living and Memory Care facility of 80 – 100 beds.

Located in the City of Celina, the site is within one of the fastest growing corridors in the U.S. with 32 active Master Planned Communities.



The site is easily accessible to the affluent Frisco – Prosper – Celina areas of North Texas on Preston Road, ½ mile North of Frontier Parkway, less than 5 minutes East of the North Dallas Tollway.

Over 30,000 vehicles per day pass the site – it has excellent visibility from Preston Road with 200 ft. of frontage for signage and a driveway entrance.



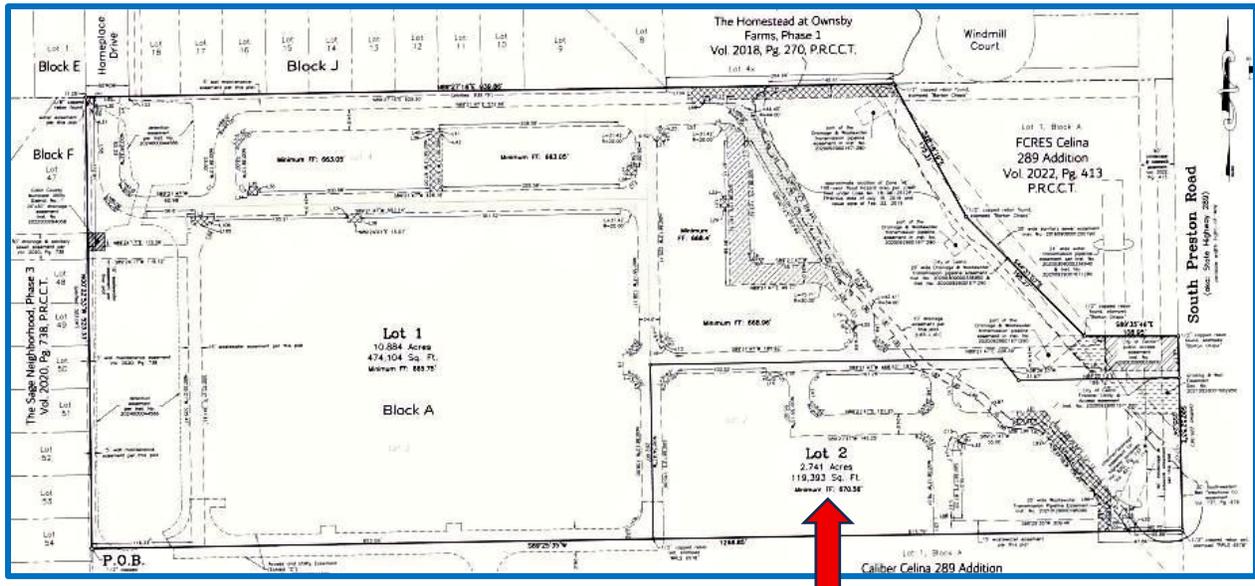
Demographic Highlights - 5 Mile Radius

Source: Esri, February 2026

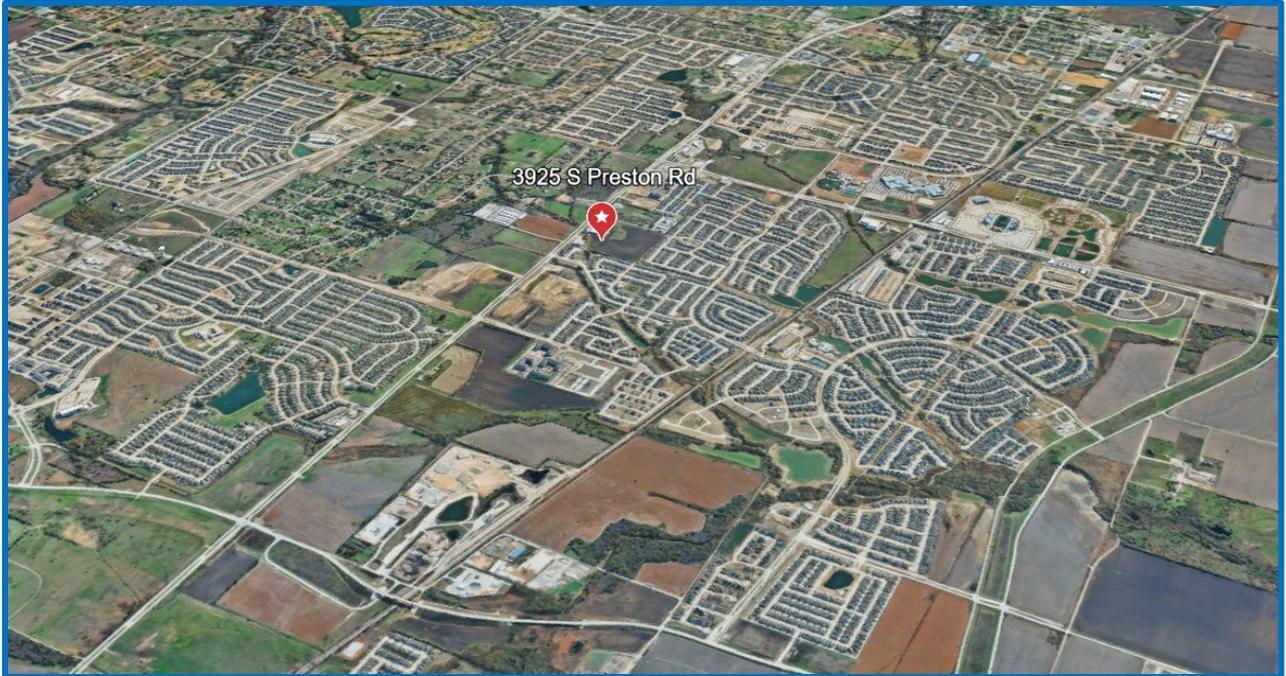
2025 Population	105,327
2030 Projected Population	150,015
2025 Population 55 - 64	10,251
2030 Projected Population 55 - 64	15,899
2025 Population 65+	9,545
2030 Projected Population 65+	16,026
<p>Adults in their 30s, 40s, and 50s who may have aging parents are projected to be 45,747 by 2030.</p>	
2025 Households	32,298
2030 Projected Households	46,471
2025 - 2030 projected annual growth rate	7.33%

2025 Median Household Income	\$ 182,996
compared to \$ 81,624 for all U.S. households	
2030 Projected Median Household Income	\$ 197,196
compared to \$ 92,476 for all U.S. households	
2025 Average Household Income	\$ 224,098
compared to \$ 116,179 for all U.S. households	
2030 Projected Average Household Income	\$ 234,421
compared to \$ 128,612 for all U.S. households	

Site Characteristics



- **Lot 2, Block A of the Celina Senior Living Center to the City of Celina, Collin County, Texas**
- **2.741 Acres**
- **119,393 SF**
- **Topography is level and the site is rough graded**
- **Excellent visibility from S. Preston Road with 200 ft. of frontage for signage and a driveway entrance**
- **Utilities are in place including water, sewer, storm sewer, and electric**
- **Commercial Zoning – Senior living, assisted, and advanced care facilities are a permitted use with a Specific Use Permit (SUP) from the City of Celina**
- **Adjacent to a new medical office park**
- **Less than 5 minutes East of the North Dallas Tollway**
- **5 minutes from the Legacy ER and Urgent Care and Texas Health Breeze Urgent Care**
- **10 minutes from the new Methodist Celina Medical Center, a full-service hospital providing a complete range of medical and surgical services**



From ChatGPT AI...

- **Celina is one of the fastest-growing cities in the U.S., with rapid population expansion driven by migration from Dallas-Fort Worth and out-of-state buyers. This overall growth boosts demand for all types of housing, including senior living.**
- **Celina's proximity to rapidly growing communities of Frisco, Prosper, and McKinney means spillover demand as families increasingly search for senior living where adult children live.**
- **Strong overall population growth + future aging of residents.**
- **Wealthier demographic profile supports market for higher-end assisted living and memory care.**
- **Limited current local options compared to nearby larger cities - meaning opportunity for new facilities.**
- **Local senior living costs are higher than broader Texas averages, which can support higher revenue potential - especially for premium or specialized facilities.**

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