

1105 W Cottage Hill Parkway, Celina, Texas 75009

Wedding Venue:

Incredible opportunity to purchase a Successful, Operating, Wedding & Events Venue just off Weston Rd and W Cottage Hill Pkwy in Highly Desirable Celina, TX!

This DFW's Newest Modern Wedding and Events Venue in Celina is Nestled on 24+ beautiful acres.

The stunning 3 building Wedding and Events facility features in total more than **6850 SqFt** with over 2,300 AC SQFT 2 Story Building plus over 3,300 of Pavillion and over 1,100 SqFt Covered Space that can be used for Chappel.

Website:

<https://honeycreekvenues.com/>

Waterfront Custom-built Home:

Stunning waterfront 4000 SqFt+ Custom-built Home featuring 4 bedrooms, 3 full baths, 2 living areas, and office. Opportunity for approximately 1600 sq ft upstairs space as well.

26+ ACRE Land/Land Usage:

Can be used for Residential and Commercial purposes.

HD Video Tour:

<https://www.youtube.com/watch?v=JCBjLVCH0O8>

Asking Price:

Venue and 7+ ACRES: \$3.6m

Venue and 13+ ACRES: \$4.1m

Venue, House and 24+ ACRES: \$7.4m+

Property Description:

Don't miss this incredible opportunity to purchase a Successful, Operating, Wedding & Events Venue plus approximately 7 Acres of Land just off Weston Rd and W Cottage Hill Pkwy in Highly Desirable Celina, TX! This New Modern Outdoor and Indoor Wedding and Events Venue in Celina is currently Nestled on 24 beautiful acres and has a little of everything - 2 Ponds, Creeks, Pastures, Trees and a lot of Road Frontage on a nicely paved county road. The stunning 3 building Wedding and Events facility features over 2,300 air conditioned SQFT 2 Story Building with 44' tall interior space plus over 3,300' of Pavillion and over 1,100 SqFt of enclosed Space that can be used as a Chappel, storage or whatever your imagination provides. This beautiful Wedding Venue features mature trees, and backs to a scenic creek for the ultimate privacy and tranquility. The 2 Story Main Building includes 2 spacious getting ready suites, 5 restrooms, prep kitchen, vendor & decor storage, and a spacious office space with commercial WiFi and full security camera and remotely monitored security system. The main event pavilion is breathtaking which flows seamlessly into a string-lit cocktail hour space and a large artificial turf area which creates the perfect setting for the ceremony of your dreams. Lots of room to expand existing buildings as desired and plenty of additional land to add additional buildings as the business continues to grow and to ensure the visual appeal of the venue remains as breathtaking as it is today. The photo possibilities at this beautiful events venue are endless with panoramic views and wide open spaces. Easy access to the metroplex and surrounding areas via the Dallas North tollway, highway 75 and now the new outer loop road which is just a few miles away. DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY TO OWN AND GROW YOUR BUSINESS IN ONE OF THE FASTEST-GROWING CITIES IN THE U.S!

Additional Details:

This property is in an unincorporated area within Collin County so only the county has permit authority and they only require septic and power permits both of which are already in place.

Revenue Details:

First full year operations included in excess of 30 events with revenue of approximately \$240k. Operating expenses are less than \$15,000 per year including power, internet, insurance, and taxes.

Projected year two at 50 events and \$400 to \$500k in revenue. Also planned to start exploring revenue sharing with a preferred vendor list. Would add perhaps another \$100k+ in revenue. Some minimal marketing costs could be made to accelerate growth if desired. The Knot and Wedding Wire were possible means to be used for marketing, plus boosting posts on Instagram.

As a family business, we didn't want to do more than 50 events per year as more than that would be a bit much for the 4 of us. We were trying to avoid hiring. The plan was to raise prices to keep the event count around 50 annually. However, as you know we stopped taking new reservations in second quarter of 2025 as we were planning to be under construction for pavilion expansion/improvements starting 2026 and some offers received did not want to support event contracts on sale. Church's, 1031 buyers, for a couple examples.

Custom Home Additional Details:

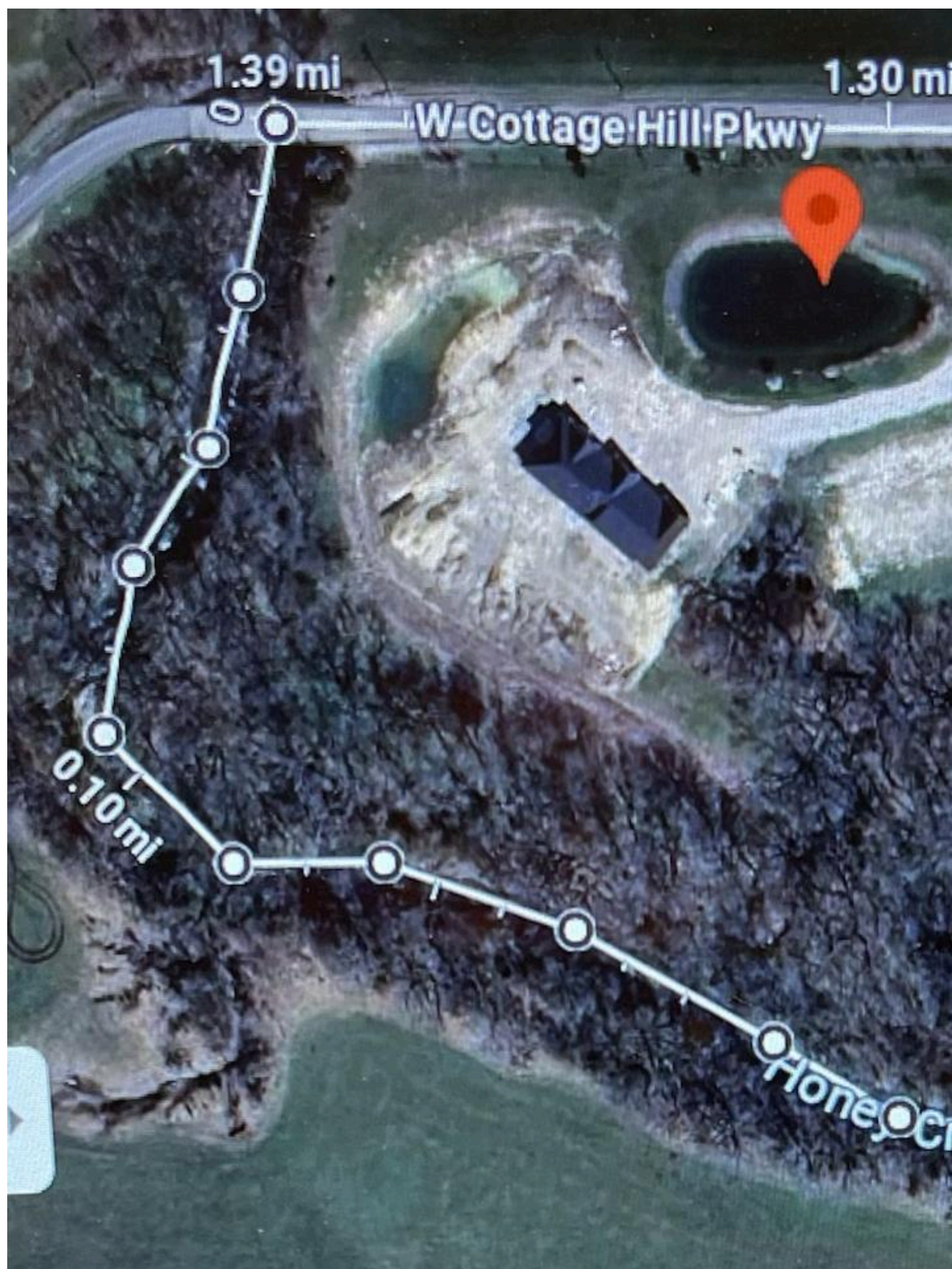
Luxury Country Oasis situated on 12 to 17 sprawling acres in Celina with stunning waterfront 4000 SqFt+ Custom-built Home featuring 4 bedrooms, 3 full baths, 2 living areas, and office. Opportunity for approx 1600 sq ft upstairs space includes a Flex Room and an additional room! Spectacular curb appeal with lush landscape, brick and stone elevation surrounded by mature trees and a beautiful pond! Exquisite home throughout with designer features including custom trim, expanded base, rich wood flooring, decorative lighting, built-ins, custom cabinetry, and more. The family room boasts built-in, wood-beamed ceilings & stunning views.

Up to 3 additional pad sites are also available on property for additional homes or whatever anyone would want to build.

No	Title	Area (SqFt)
1	1st Floor Living	2753
2	Total Porches	474
3	Total Screened Porch	285
4	Total Garages	2729
	Total Foundation	6241
5	Optional 2nd Floor Living	1600

Land Details:

Aerial Map/Image approximating a possible allocation of the land to the house, venue and remaining land for possible development.



FAQs:

Actual Costs:

1. Property Tax

- land is under Agriculture Exemption so first full year land only taxes were just \$68. This is the first tax year with the improvements in place and I'm estimating about \$8,000 for the year or \$650 per month for the venue portion of the property. Land that's not improved can remain in Ag just need at least 6 acres to qualify for Ag exemption in Collin county.

2. Property Insurance

- \$448 per month

3. Electric

- \$150 to \$300 a month. Venue and Home are spray foam insulation so very efficient.

4. Gas

- N/A. In ground propane in place at house and could be added to venue if desired. All appliances at venue are currently electric.

5. Water

- Well Water - unlimited usage at no cost. Entire property can be supplied with potable water as well as irrigation with the well.

See below for well install cost.

6. Garbage

- \$75 per month for 2 yard dumpster

7. Internet

-\$120 per month high speed commercial fiber optic.

8. Landscape

- we maintain the property ourselves and spend maybe \$50 to \$100 a month on fuel and grass killer.

9. Well construction

- \$100 per ft to 1100 ft would normally cost \$110k to install a new well including necessary equipment and pressure tank. However, the seller has pre-negotiated the well install at \$90k which is a savings of \$20k to the buyer. The new well location will also save additional install cost for power and water as the existing lines running to the main venue building can be utilized. Additional savings approximately \$5,000.

10. Owner willing and City allows for a non-profit 501c3 to buy and operate as a community center.

- the property was removed from the McKinney ETJ earlier this year which means only the county has permitting authority. Collin county controls development primarily with septic and electric permits. Since these improvements are already on site, to the best of my knowledge no permits would be needed for improvements made unless they included new or modification to septic. A multi hub power port is installed on property so additional transformers can be installed if desired. If an additional larger free standing building was added the county may require a development permit but I'm honestly not certain.

11. Optional: Cost to finish out back building with stage?

- Depending on finishes used cost will vary but using standard construction materials and sheetrock interior, double entry doors, large windows at back of building and maybe 4 windows on each side, trim, flooring, insulation and stage. Power is already run to the building but internal wiring for lights, outlets and mini-split units would be needed. Plus 2 to 4 mini splits depending on size. I'd guess around \$2k. Window and door selection would have a big impact on total cost.

Foundations for all existing venue buildings and the house are box beamed and peered.

12. Optional: Owner financing and operating for two years?"

- We would not rule out seller financing but would prefer cash buyer or cash and bank supported loan. Some consideration may be given with a very strong offer, loan for a small portion of total sell price and for short duration. Would prefer buyers seek bank financing if financing is needed.

13. Security System

Fully monitored security system supported by Roku.

The camera system currently has 6 cameras supported by Lorex. I believe the system can support over 20 cameras if desired.

Remote Phone/WiFi controlled HVAC systems supported by Resideo.

14. Occupational certificate for each building

Since the venue is considered outdoor space no CO or sprinkler system is required.

We have hand held fire extinguishers in both the main building and pavilion per fire code.

We also do not allow smoking or open flame anywhere on property.

We do allow sparklers on exit but only outdoors on gravel areas.

Venue - Additional Details including Revenue:

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As a family business, sellers didn't want to do more than 50 events per year as more than that would be a bit much for only 4 of us. Sellers were trying to avoid hiring but considering at least landscaping help. The plan was to raise prices to keep the event count around 50 annually. However, as you know sellers stopped taking new reservations beginning in 2025 as sellers were planning to be under construction for pavilion expansion/improvements starting 2026 and some offers received did not want to support weddings on sale. Church's, 1031 buyers, for example.

Cost for pavilion expansion and improvements estimated at approx. \$190k. Maybe a little less. Prelim estimates from my subs.

Cable tension slab - \$35k (Antonio Rios Concrete)
Red Iron building extension - \$70k (M2 Buildings Celina)
Framing & Cornes - \$28k (Esteban Construction)
Electric - \$3k (Jorge Torres)
Paint - \$8k (Pablo Casiano)
Roof - \$10k (Cornerstone)
A/C, Heat- \$26k (Airview)
Misc, - \$10k

The property comes with attached inventory.

Furniture, Fixtures, & Equipment

Front Building

- Office
 - Folding desk
 - Black Metal Chairs x4
 - Mini Fridge
 - Small TV (Security Monitor)

- Vender closet
 - Stools x2
 - Microwave
 - Security monitoring equipment
 - Internet equipment
 - Clothing rack
- Bathrooms
 - Trashcans
- Closets
 - Various utensils, buckets, and serving items
 - Signage
- Prep Kitchen
 - Refrigerator/freezer
 - Moving Prep Tables x2
 - Stationary prep tables x3
 - Trashcan
- Grooms' suite
 - Half round table
 - Brown dining chairs x4
 - Grey Couch
 - Large Mirror
 - Floor length mirror
 - Mini Fridge
 - TP holder
 - Trashcan
 - TV
- Brides' suite
 - White Sofa
 - White lounge chair
 - Glass Coffee Tables x2
 - Mini Fridge
 - TP holder
 - Trashcan
 - Standing Floor Length Mirror
 - Wall mirrors
 - Black slatted bench
 - Makeup chairs x4
- Entryway
 - Black slatted benches x4

Pavilion & Storage Building

- White folding chairs Approximately 200

- Wooden Cross Back Dining Chairs Approximately 200
- 60" Wooden Round Tables x 25
- 6' Plastic rectangle tables x 12
- 8' Plastic rectangle tables x12
- Cocktail Tables x 7
- Black Marble top Bars x 2
- 5' Black easel
- 7' black display wall panels with shelves x 4
- Various other small rentals and décor (table numbers, chargers, candles, faux florals, card box, cake stands etc.)
- 10' rectangle wood arch backdrop
- 3D wooden hexagon arch backdrop
- Black hexagon arch backdrop
- 10' Brown wooden cross backdrop
- 3-piece black and white arch display
- Gas leaf blower
- Bottle Cap opener stands
- Round table dolly
- Rolling trash cans x6
- Wood Easel
- Wood Arch Backdrop

Optional Add Ons/Not Included but available for Purchase

- Office
 - Sectional sofa - \$750
 - Large TV - \$300
- Groom's Suite
 - Live edge coffee table - \$200
 - Shuffleboard table - \$350
 - Brown accent chairs x2 - \$400
- Pavilion and storage building -
 - Portacool Fans x 2 - \$2,000
- 50HP Tractor - \$25,000
- PowerTrak Tractor with approx 10 attachments - \$20,000
- Zero Turn Mower - \$4,000