

CELINA HILLS - 13 ACRES - MIXED USE LAND - COMMERCIAL/TH

SWQ of Coit Road & Choate Parkway | Celina, Texas

Site Information:

- Part of Celina Hills, a Master Planned Community.
- SWQ of Coit Road and Choate Parkway, both future 6-lane divided thoroughfares.
- Variety of Commercial Uses Including Retail, Professional and Medical Offices, Child Care, Senior Living, Schools, Church, and Restaurant (With Drive Through).
- Property is restricted against convenience stores and gasoline sales.
- 7-Eleven Convenience Store Planned for Hard Corner.
- Residential Uses include Townhouse.
- Nearby Developments include Celina Hills (280 homes), Amavi Celina (271 homes), Bluewood (838 homes), Carter Ranch (835 homes), Lilyana (1,287 homes), Mustang Lakes (3,400 homes), Parks at Wilson Creek (2,000 homes), Cross Creek Meadows (821 homes), Ten Mile Creek (456 homes), and Wilson Creek Meadows (700 homes).
- Approximately 626 linear feet along Coit Rd and 489 linear feet along Choate Pkwy.

Development Agreement with City of Celina includes:

- Reduced Impact Fees
- City Responsible for Improvements to Coit Rd & Choate Pkwy
- Coit Rd Improvement are under construction from Vest Lane to the Outer Loop
- Choate Parkway Improvements scheduled to commence mid 2026

Utilities:

- Water & Sewer to Site

Schools:

- Celina Independent School District
- Blocks from Donny O'Dell Elementary School
- 1/3 mile to Collin College with 2,500 Students



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For More Information Contact
Thomas C. Hillsman | hillsman@swbell.net
 C: 214.289.0991

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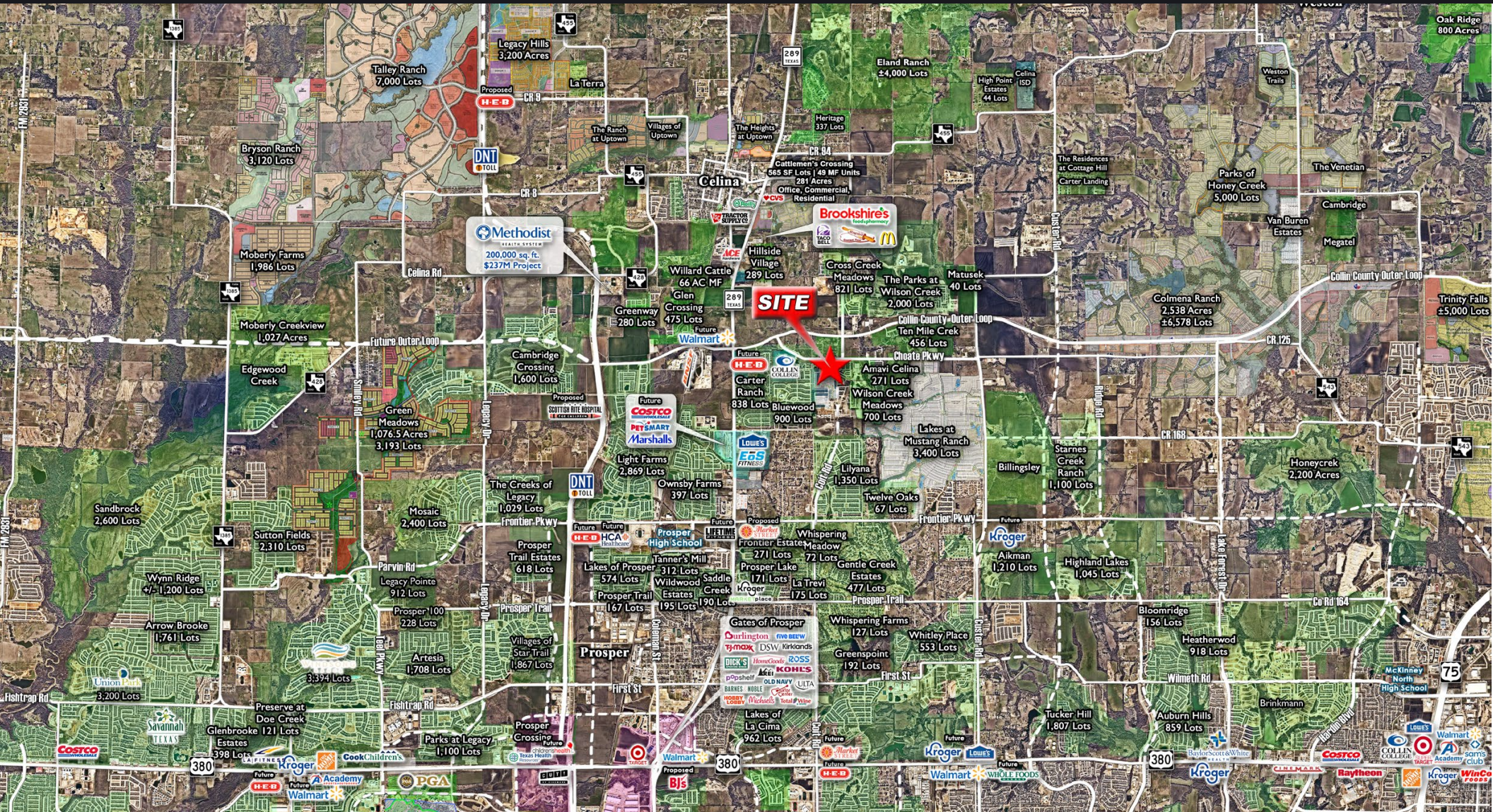


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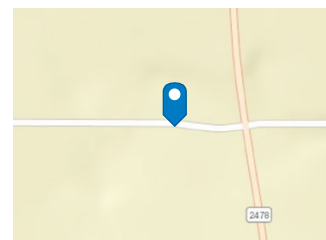
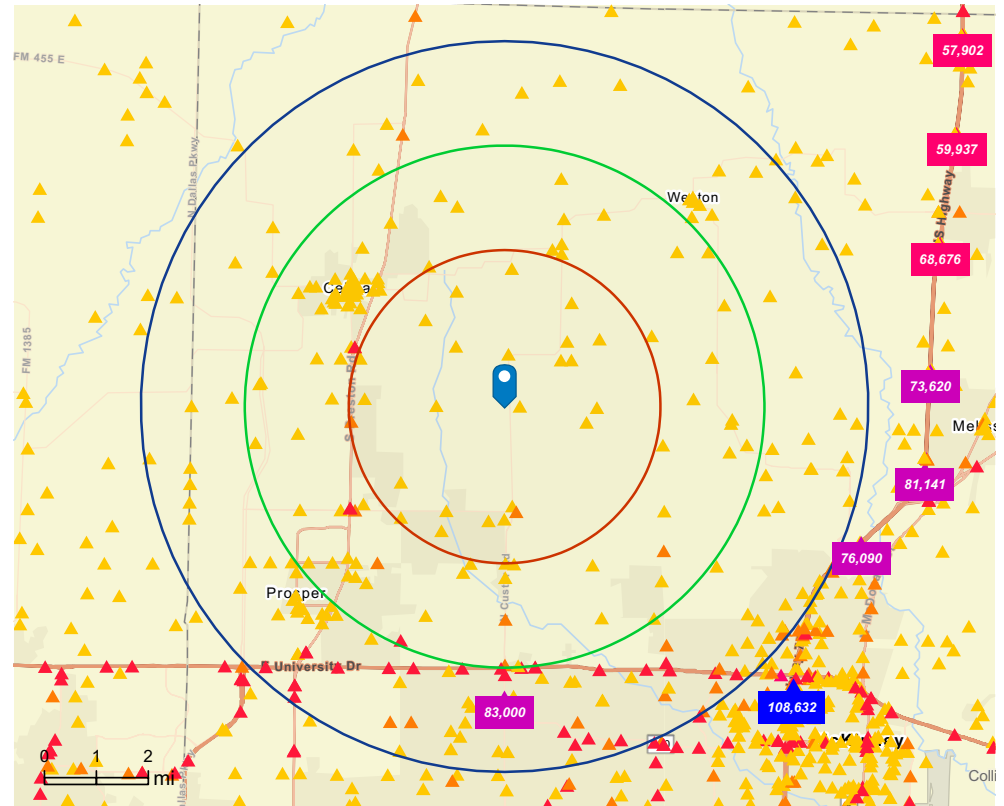
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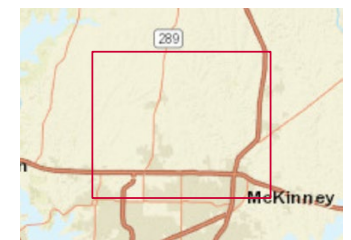
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Population Summary	3 miles	5 miles	7 miles
2010 Total Population	3,645	14,839	53,364
2020 Total Population	9,290	42,243	114,426
2020 Group Quarters	7	41	1,163
2025 Total Population	20,890	73,541	176,319
2025 Group Quarters	8	39	1,549
2030 Total Population	30,346	96,315	237,958
2025-2030 Annual Rate	7.75%	5.54%	6.18%
2025 Total Daytime Population	14,138	56,241	139,484
Workers	3,754	17,465	49,590
Residents	10,384	38,776	89,894
Household Summary			
2025 Total Households	6,482	22,614	55,649
2025 Average Household Size	3.22	3.25	3.14
2030 Total Households	9,604	30,238	75,871
2030 Average Household Size	3.16	3.18	3.12
2025-2030 Annual Rate	8.18%	5.98%	6.40%
2025 Families	5,727	19,937	47,041
2025 Average Family Size	3.36	3.45	3.42
2030 Families	8,448	26,461	63,794
2030 Average Family Size	3.31	3.39	3.40
2025-2030 Growth Rate	8.1%	5.8%	6.3%
2025 Households by Income			
Household Income Base	6,482	22,614	55,648
<\$10,000	0.6%	0.6%	1.5%
\$10,000-14,999	0.1%	0.2%	0.4%
\$15,000-19,999	0.1%	0.5%	0.6%
\$20,000-24,999	0.2%	0.6%	0.7%
\$25,000-29,999	0.3%	0.7%	1.1%
\$30,000-34,999	0.7%	0.7%	1.2%
\$35,000-39,999	1.0%	0.8%	1.0%
\$40,000-44,999	0.2%	0.6%	1.1%
\$45,000-49,999	0.5%	0.9%	1.0%
\$50,000-59,999	1.4%	1.6%	2.5%
\$60,000-74,999	4.2%	4.0%	4.9%
\$75,000-99,999	5.1%	7.3%	7.7%
\$100,000-124,999	6.8%	7.1%	8.4%
\$125,000-149,999	9.2%	9.8%	9.7%
\$150,000-199,999	15.2%	17.2%	18.1%
\$200,000-249,999	22.8%	19.2%	15.9%
\$250,000-299,999	11.6%	9.8%	8.3%
\$300,000-399,999	9.2%	7.7%	6.8%
\$400,000-499,999	2.4%	2.2%	1.9%
\$500,000+	8.5%	8.5%	7.2%
Average Household Income	\$245,907	\$231,292	\$206,694
Median Household Income			
2025	\$207,098	\$190,189	\$168,527
2030	\$213,941	\$205,014	\$184,136
Median Home Value			
2025	\$627,427	\$637,372	\$603,085
2030	\$655,040	\$672,307	\$645,697
Per Capita Income	3 miles	5 miles	7 miles
2025	\$76,069	\$71,186	\$65,238
2030	\$80,481	\$76,843	\$70,555
Median Age			
2010	35.5	35.3	33.2
2020	35.1	35.8	35.6
2025	36.6	36.9	36.4
2030	37.5	37.6	36.9



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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