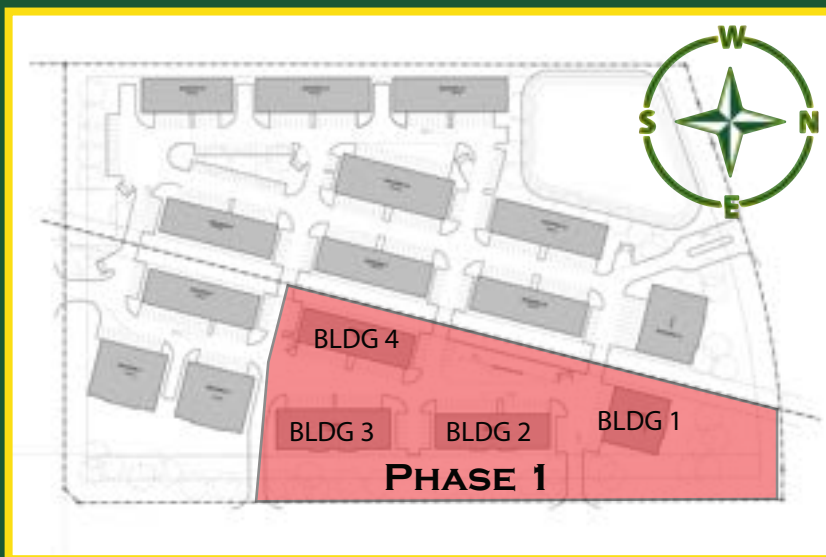


# FOR LEASE

## CELINA 58 • WAREHOUSE BUILDINGS

SOUTHWEST QUADRANT OF  
FUTURE LEGACY AND LOUISIANA ST  
CELINA, TX 75009

CLICK ON DIAGRAMS TO ENLARGE



3,000 SF TO 9,000 SF

\$24.00 PER SF

NNN(TBD)

### PHASE 2 TO FOLLOW

LOCATED JUST NORTH OF DOWNTOWN CELINA.  
EASY ACCESS TO PRESTON RD.

2 WAREHOUSE SPACES AVAILABLE  
BLDG 2 - 5,500 SF  
BLDG 4 - 9,000 SF  
(WIDE RANGE OF USES: CONTRACTOR SHOPS,  
SPORTS TRAINING, AND MORE)



Sam Clayton • [sam@bgrea.com](mailto:sam@bgrea.com) • 214.793.2162

Adam Sheriff • [adam@bgrea.com](mailto:adam@bgrea.com) • 972.679.1993



## BROWN & GRIFFIN

Real Estate Advisors, LP

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PROSPER, TX 75078  
972.347.9900

**CELINA 58 • WAREHOUSE SPACE  
SOUTHWEST QUADRANT OF FUTURE  
LEGACY AND LOUISIANA ST  
CELINA, TX 75009**

**EXECUTIVE  
SUMMARY**

**CLICK TO REVIEW DATA**

**RETAIL  
GAP**

**TAPESTRY**

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## Map of

- Legacy Dr Expansion
- Legacy Hills Development
  - 3,200 Acres
  - 7,000 Homes
- North Sky Development
  - 216 Acres
  - 800 Homes
- Uptown Celina
  - 1,300+ Homes

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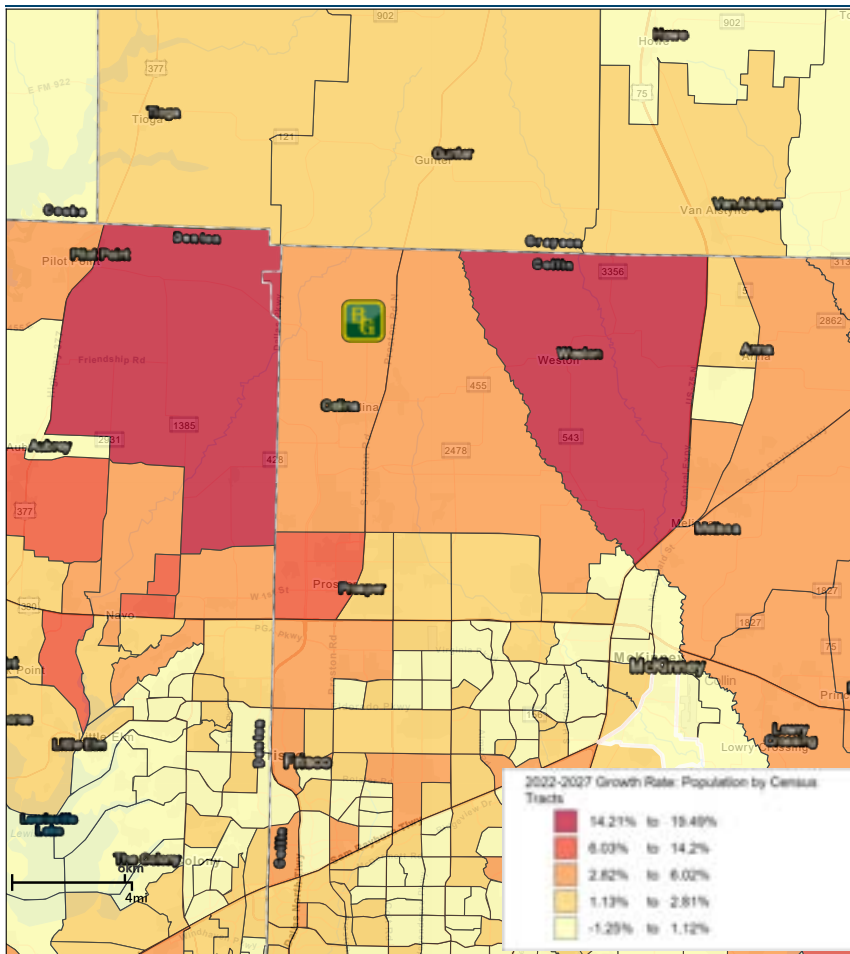
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## Growth Rate from 2022 to 2027

Celina 58 Warehouses



May 18, 2023

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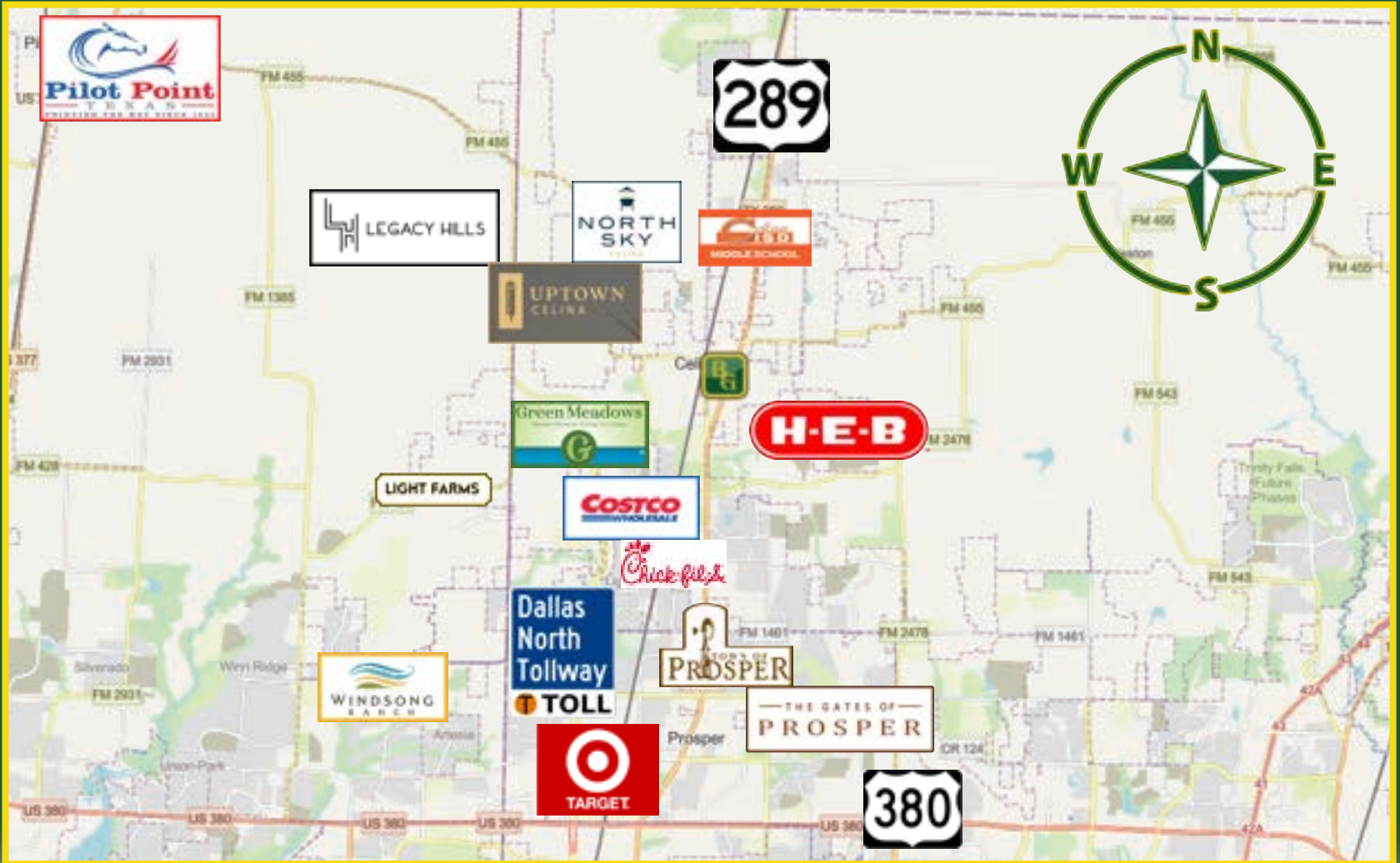
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# NEWS ARTICLES

**North Sky  
to bring  
800 new homes  
to Celina**

**Celina Projects  
Population Jump from  
30,000 to  
160,000**

**Celina Next  
In Line To Become  
North Texas'  
Boomtown**

**Legacy Hills  
3,200 Acre  
Development in  
Celina**

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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.

Brown & Griffin Real Estate Advisors LP	9004057	luke@bgrea.com	972.347.9900
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Luke Brown	0505697	luke@bgrea.com	972.347.9900
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Sheriff	811588	adam@bgrea.com	972.347.9900
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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