

# Ground Lease Opportunity



Celina Fire Station



289

SITE

Preston Rd.

S Preston Rd & TX-289 Bus  
Celina, TX 75009

Logan Turner  
J. Elmer Turner  
(214) 250-4578  
logan@jelmerturner.com

Mike Turner  
J. Elmer Turner  
(214) 502-8020  
mike@jelmerturner.com

J. ELMER TURNER  
"SINCE 1898"

# GROUND LEASE OPPORTUNITY

Location **S Preston Rd & TX-289 Bus  
Celina, TX 75009**

## HIGHLIGHTS

- 1.225 acres of land
- Located at S Preston Rd & TX-289 Bus, Celina, TX 75009 40 miles north of Downtown Dallas
- +/- 221' of frontage on Preston Road
- Celina is experiencing tremendous population growth, the city is currently gaining 300 residents per month
- Area retailers include: Ace Hardware, Tractor Supply Co., Brookshires, CVS, 7-Eleven, O'Reilly Auto Parts, McDonalds, Sonic, Taco Bell, Subway, Dollar General, Dominos, Dickey's BBQ, Sherwin Williams, and more
- Celina residents spend more than \$92MM annually outside of the city limits
- Preston Rd traffic counts: 25,000 VPD



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
1,555	32,036	61,463

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$65,708	\$181,989	\$200,048

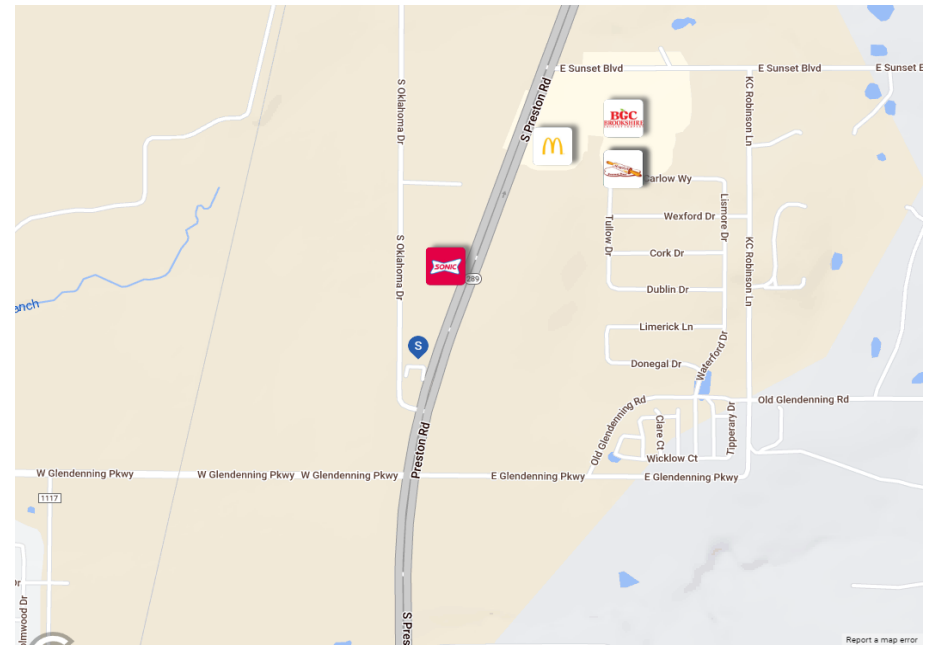
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
473	9,356	18,282

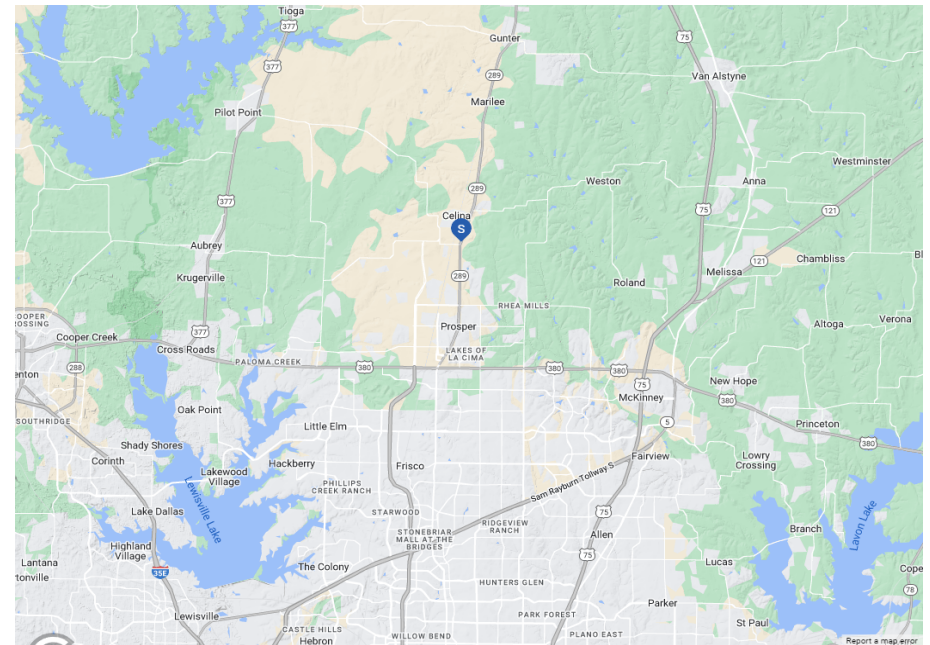


- Celina is strategically located in high growth Collin County, nestled between the major arteries of Preston Road to the East and the future Dallas North Tollway to the West.
- New homes in Celina's communities can be almost \$100,000 less than a comparable house to the South in Prosper, and almost \$200,000 less than a comparable house in Frisco
- Celina boasts top ranked school districts, and is just a short commute away from major large corporate campuses, shopping, dining and entertainment districts
- With a population of nearing 35,000, the City of Celina's population grew by 117.2% from 2010-2018, making it the fastest growing city in DFW. The city is projected to have 54,000 residents by 2025, and approximately 350,000 residents at full build out
- Celina is positioned geographically, demographically and economically to quickly become a major player in the North Texas metropolitan community

Locator Map



Regional Map







First United Methodist Church



56

289

Celina Baseball Fields

428

Sunset Blvd

91



289

Preston Rd

89

428

SITE

Glendenning Pkwy



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	230	2,829	6,350
2010 Population	345	5,454	13,023
2023 Population	1,555	32,036	61,463
2028 Population	2,034	47,164	98,779
2023 African American	132	2,158	4,329
2023 American Indian	14	262	488
2023 Asian	210	2,045	3,960
2023 Hispanic	302	5,091	8,890
2023 Other Race	104	1,458	2,629
2023 White	895	22,027	42,596
2023 Multiracial	198	4,058	7,417
2023-2028: Population: Growth Rate	27.60 %	40.20 %	49.75 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1	16	142
\$15,000-\$24,999	303	996	1,073
\$25,000-\$34,999	8	180	340
\$35,000-\$49,999	4	197	360
\$50,000-\$74,999	37	643	1,143
\$75,000-\$99,999	24	852	1,318
\$100,000-\$149,999	31	1,613	3,450
\$150,000-\$199,999	34	1,722	3,396
\$200,000 or greater	32	3,136	7,060
Median HH Income	\$21,179	\$153,780	\$165,520
Average HH Income	\$65,708	\$181,989	\$200,048

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	77	1,019	2,226
2010 Total Households	97	1,708	4,046
2023 Total Households	473	9,356	18,282
2028 Total Households	623	13,753	29,920
2023 Average Household Size	3.29	3.42	3.36
2000 Owner Occupied Housing	54	737	1,704
2000 Renter Occupied Housing	15	206	388
2023 Owner Occupied Housing	411	7,815	16,253
2023 Renter Occupied Housing	62	1,541	2,029
2023 Vacant Housing	72	976	1,746
2023 Total Housing	545	10,332	20,028
2028 Owner Occupied Housing	423	9,618	23,528
2028 Renter Occupied Housing	199	4,135	6,392
2028 Vacant Housing	64	1,034	2,062
2028 Total Housing	687	14,787	31,982
2023-2028: Households: Growth Rate	28.30 %	40.05 %	51.75 %

Source: esri

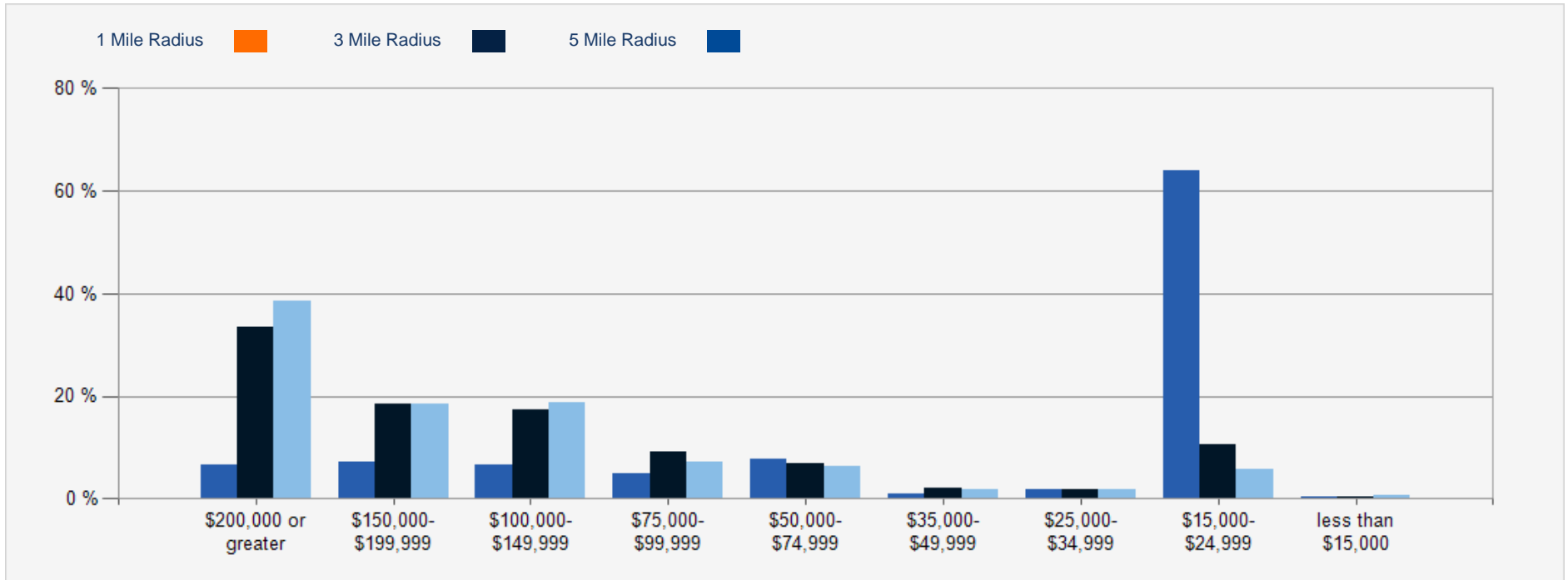
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	112	1,905	3,049
2023 Population Age 35-39	134	2,700	4,642
2023 Population Age 40-44	132	3,058	5,824
2023 Population Age 45-49	113	2,565	5,222
2023 Population Age 50-54	100	2,164	4,671
2023 Population Age 55-59	76	1,569	3,354
2023 Population Age 60-64	64	1,224	2,645
2023 Population Age 65-69	53	935	1,971
2023 Population Age 70-74	41	742	1,518
2023 Population Age 75-79	30	522	1,071
2023 Population Age 80-84	19	275	556
2023 Population Age 85+	13	185	384
2023 Population Age 18+	1,102	21,757	42,415
2023 Median Age	35	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$22,331	\$137,858	\$149,279
Average Household Income 25-34	\$66,096	\$169,708	\$182,333
Median Household Income 35-44	\$21,180	\$162,824	\$173,225
Average Household Income 35-44	\$72,937	\$192,318	\$208,429
Median Household Income 45-54	\$20,975	\$174,717	\$188,779
Average Household Income 45-54	\$72,511	\$205,607	\$224,488
Median Household Income 55-64	\$20,317	\$157,974	\$176,433
Average Household Income 55-64	\$59,606	\$184,841	\$208,939
Median Household Income 65-74	\$24,093	\$107,975	\$121,475
Average Household Income 65-74	\$59,953	\$148,501	\$164,692
Average Household Income 75+	\$52,502	\$110,442	\$123,004

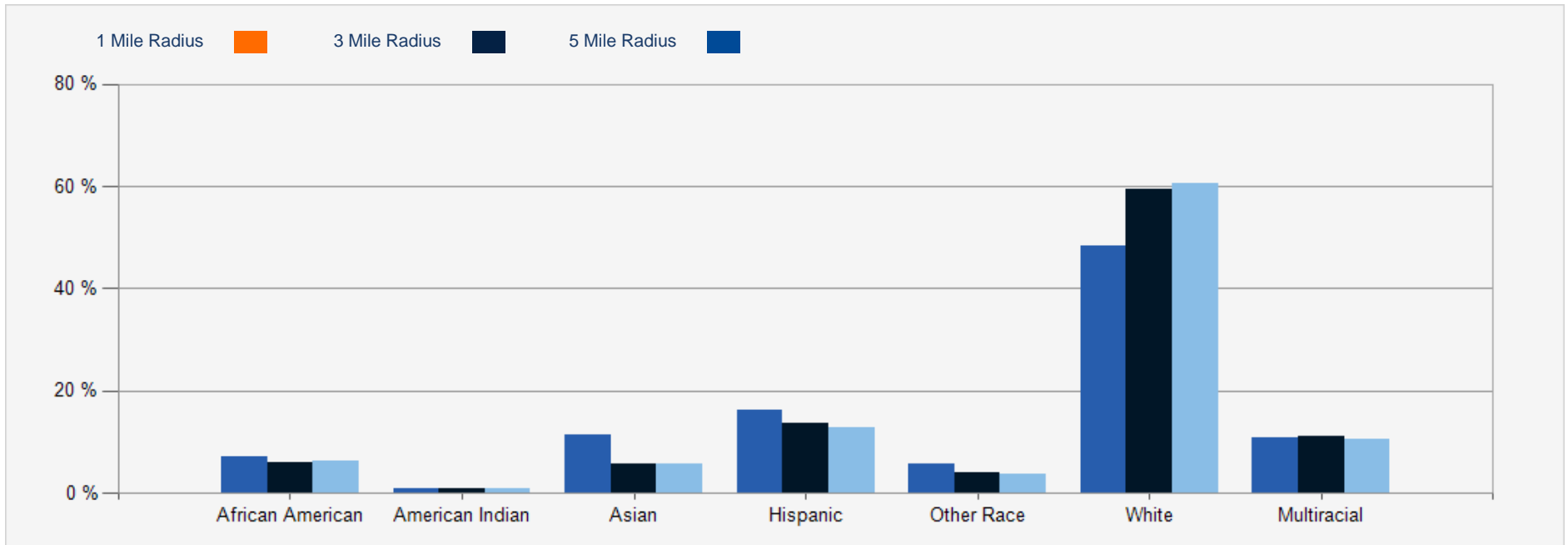
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	122	2,349	4,766
2028 Population Age 35-39	152	3,189	6,552
2028 Population Age 40-44	164	3,909	8,263
2028 Population Age 45-49	154	4,029	8,644
2028 Population Age 50-54	132	3,328	7,239
2028 Population Age 55-59	117	2,763	6,065
2028 Population Age 60-64	92	2,048	4,454
2028 Population Age 65-69	78	1,646	3,665
2028 Population Age 70-74	63	1,250	2,799
2028 Population Age 75-79	47	938	2,045
2028 Population Age 80-84	30	589	1,290
2028 Population Age 85+	22	377	827
2028 Population Age 18+	1,497	33,556	71,016
2028 Median Age	36	36	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,149	\$151,463	\$149,559
Average Household Income 25-34	\$96,135	\$183,340	\$185,643
Median Household Income 35-44	\$55,085	\$167,971	\$172,244
Average Household Income 35-44	\$112,586	\$205,257	\$215,023
Median Household Income 45-54	\$25,000	\$180,981	\$186,318
Average Household Income 45-54	\$111,330	\$222,389	\$232,380
Median Household Income 55-64	\$23,127	\$168,649	\$179,324
Average Household Income 55-64	\$90,825	\$204,218	\$220,931
Median Household Income 65-74	\$55,932	\$119,815	\$130,120
Average Household Income 65-74	\$88,458	\$164,548	\$176,825
Average Household Income 75+	\$71,724	\$119,475	\$131,557

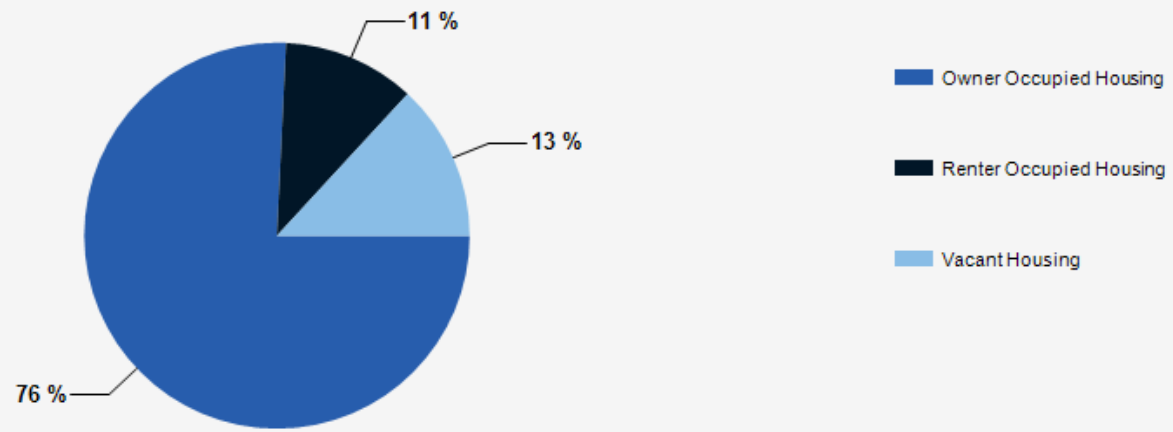
## 2023 Household Income



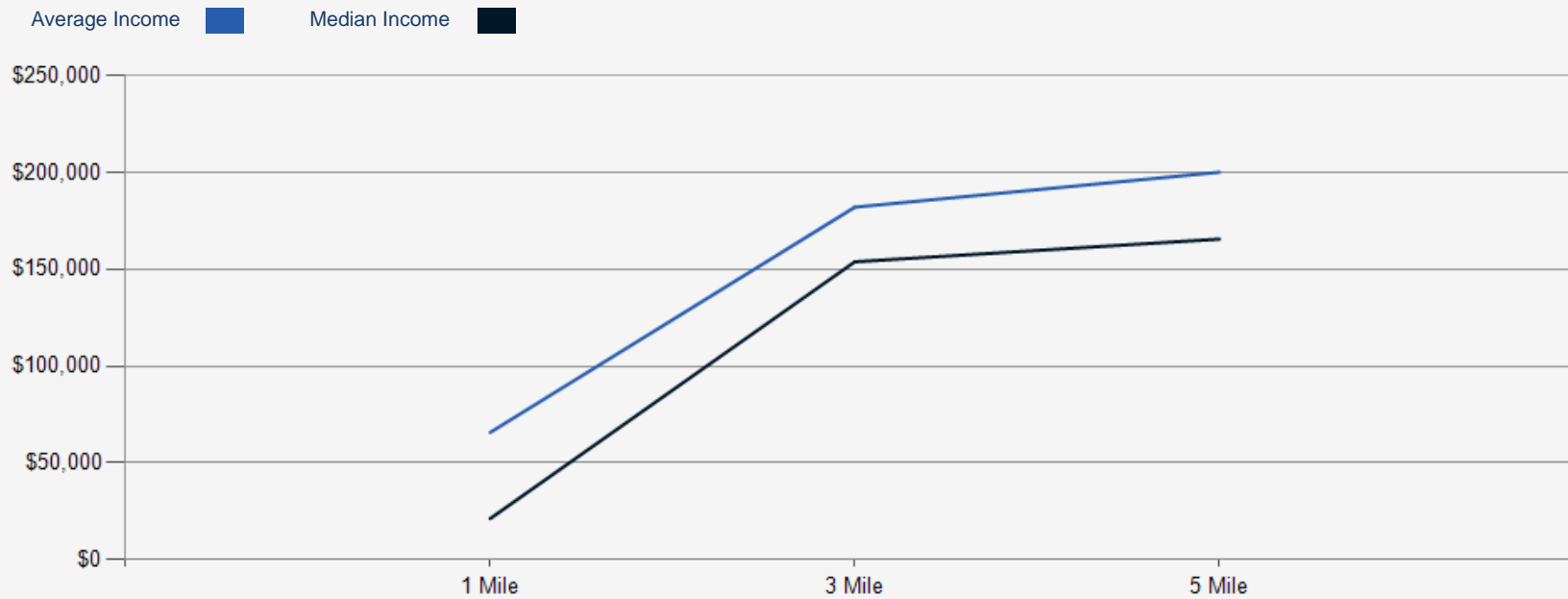
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius

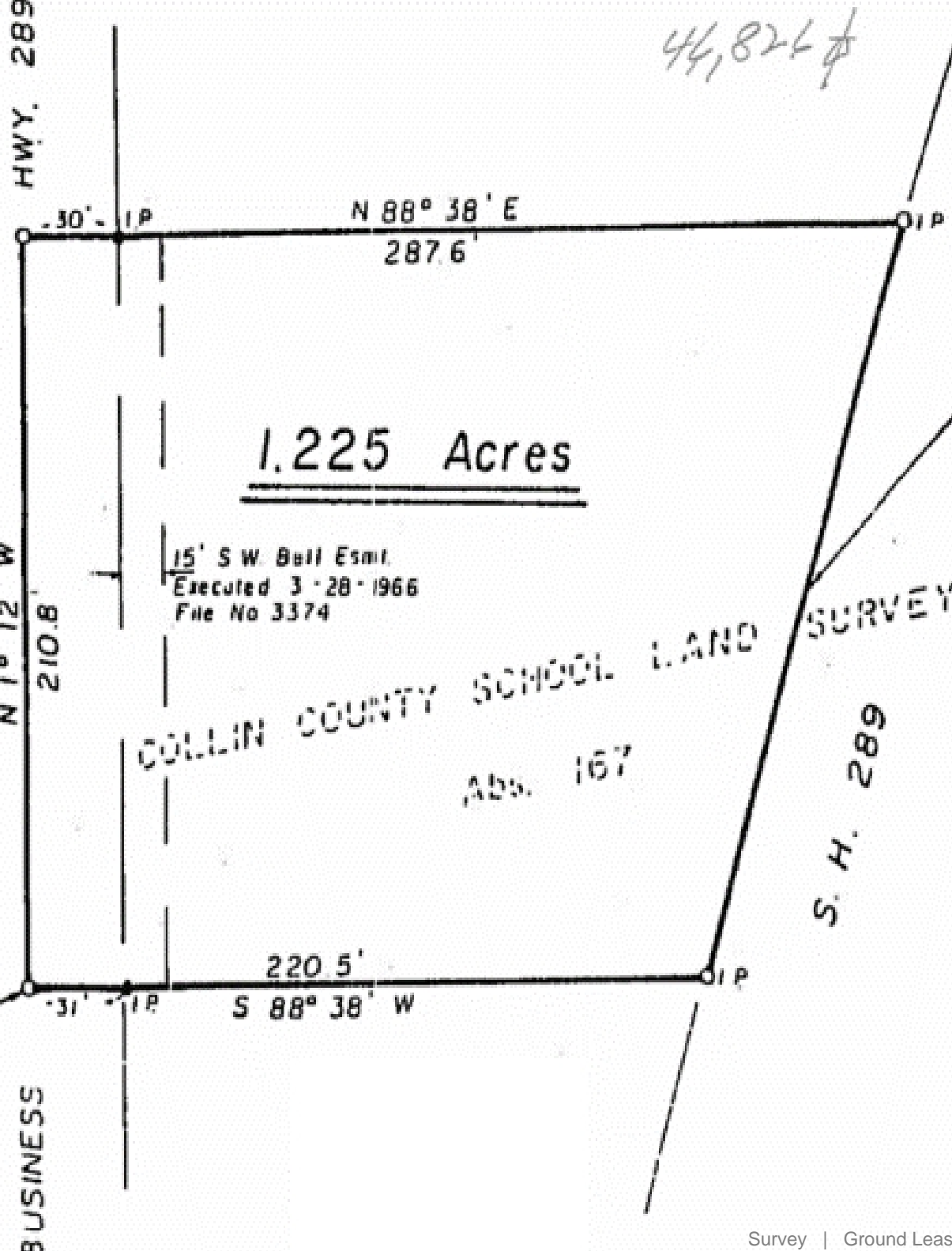


## 2023 Household Income Average and Median





44,824



**CURVE DATA**  
 R = 5789.58'  
 Δ = 2° 11' 29"  
 Arc = 221.42'



SCALE 1" = 60'



# 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.

**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.

**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.

<b>J. Elmer Turner, Realtors Inc.</b>	<b>381055</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael C. Turner</b>	<b>0277278</b>	<b>mike@jelmerturner.com</b>	<b>214-954-1221</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Logan F. Turner</b>	<b>681322</b>	<b>logan@jelmerturner.com</b>	<b>214-954-1221</b>
Sales Agent/Associate's Name	License No.	Email	Phone