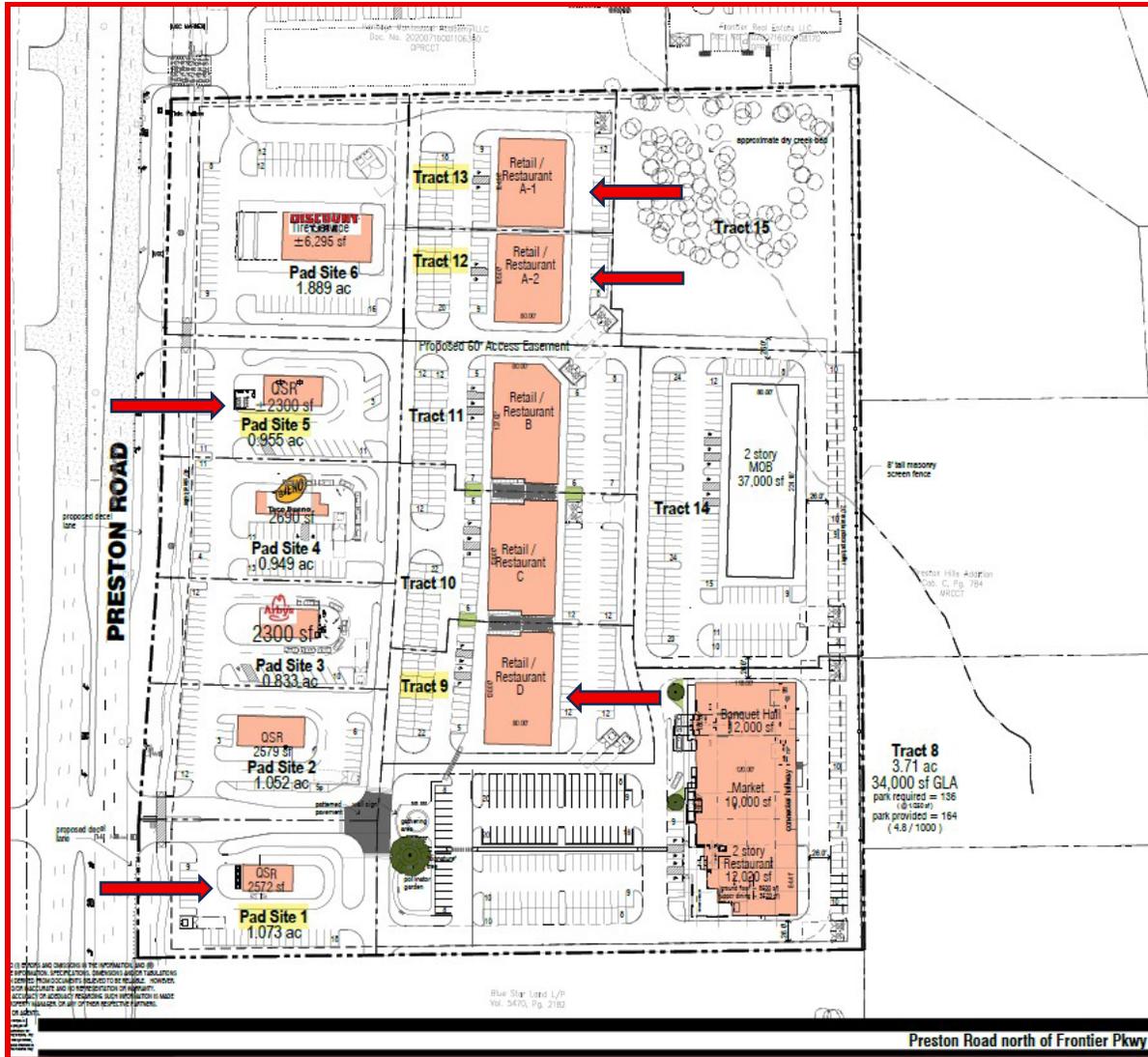


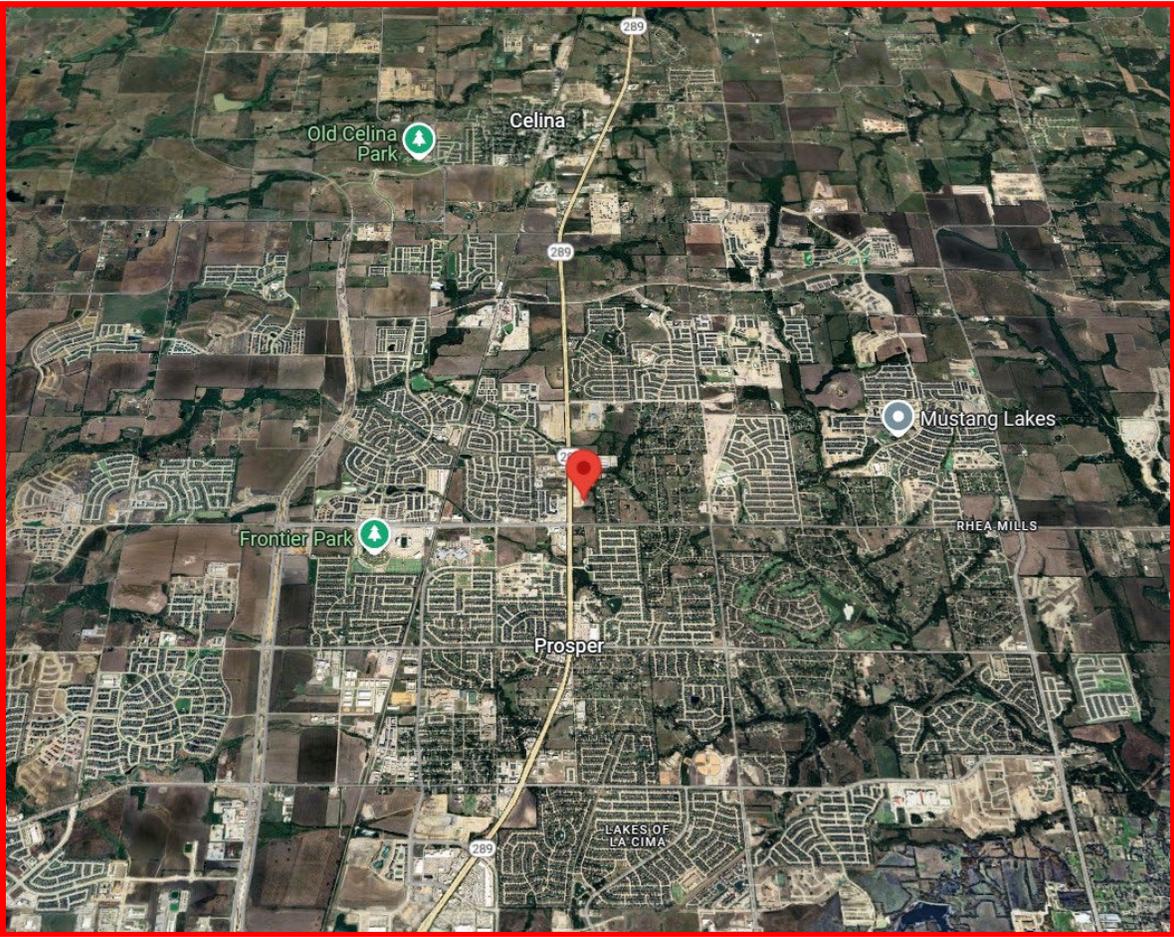
**Developer will Build-to-Suit
QSRs - Fast Casual Restaurants – Retail
@ Preston Corner Mixed-Use Development
4400 S. Preston Road, Celina, TX 75009
(¼ Mile North of Frontier Parkway)**

5 Developed Sites Available 4th Quarter 2025

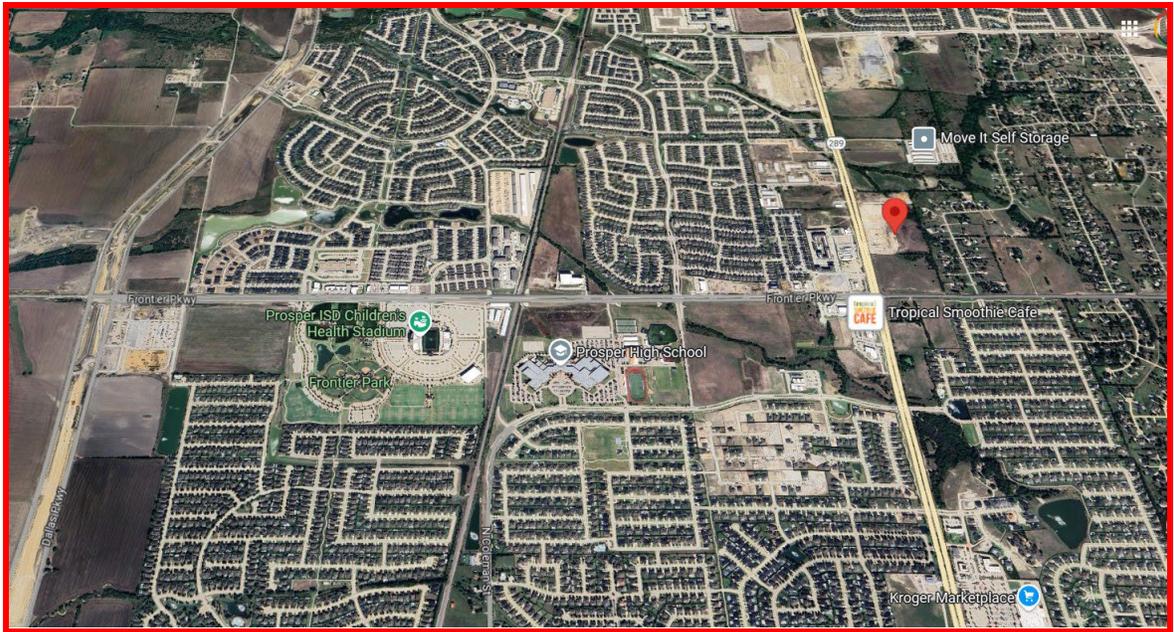


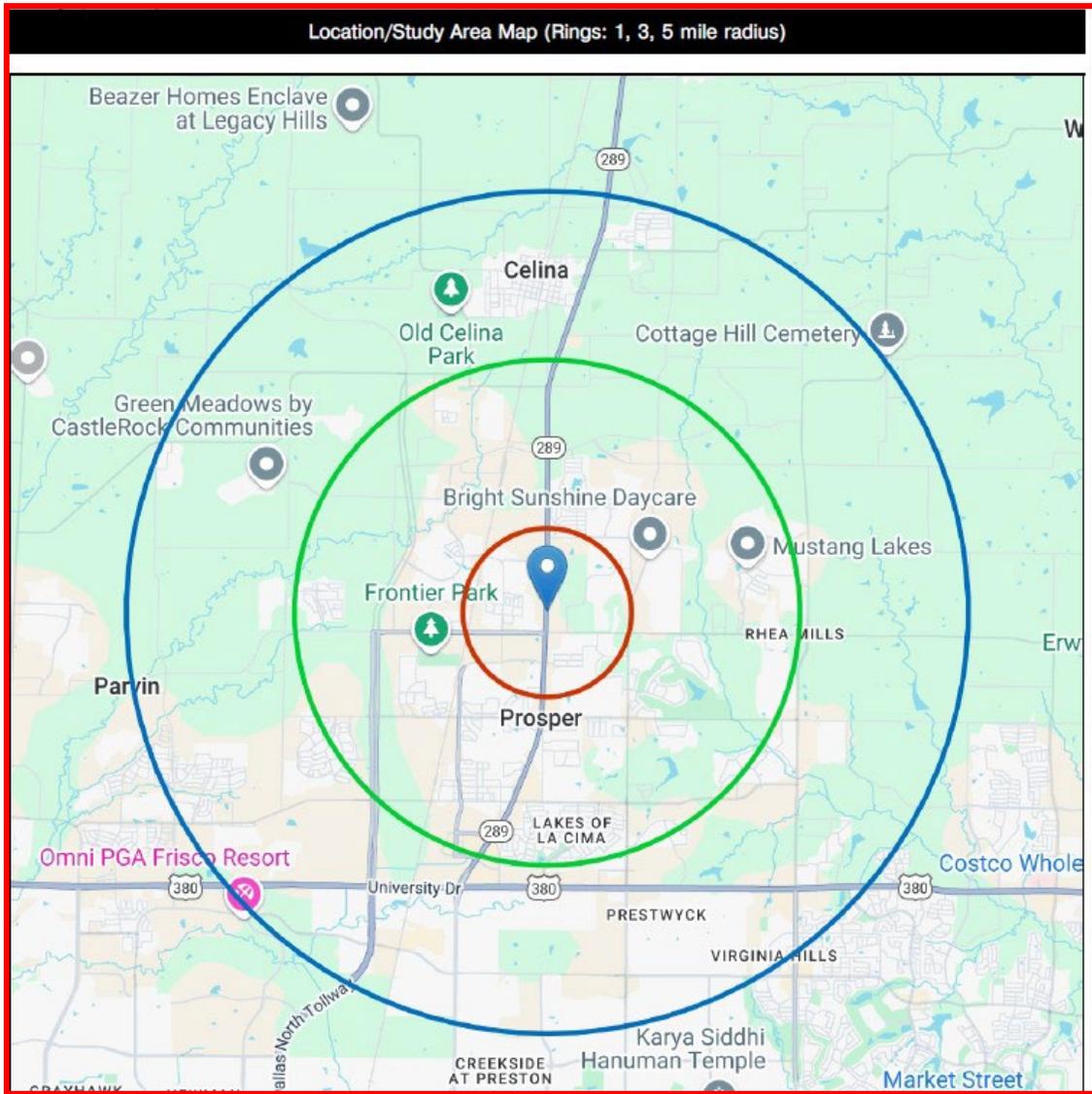
29,330 vehicles per day on Preston Road
Source: Kalibrate Technologies (Q2 2024)

Less than 1 mile South of The Crossing at Moore Farm - anchored by Costco and Lowe's - coming in 2026



**4400 S. Preston Road, Celina, TX
(¼ Mile North of Frontier Parkway)**





Demographic Highlights

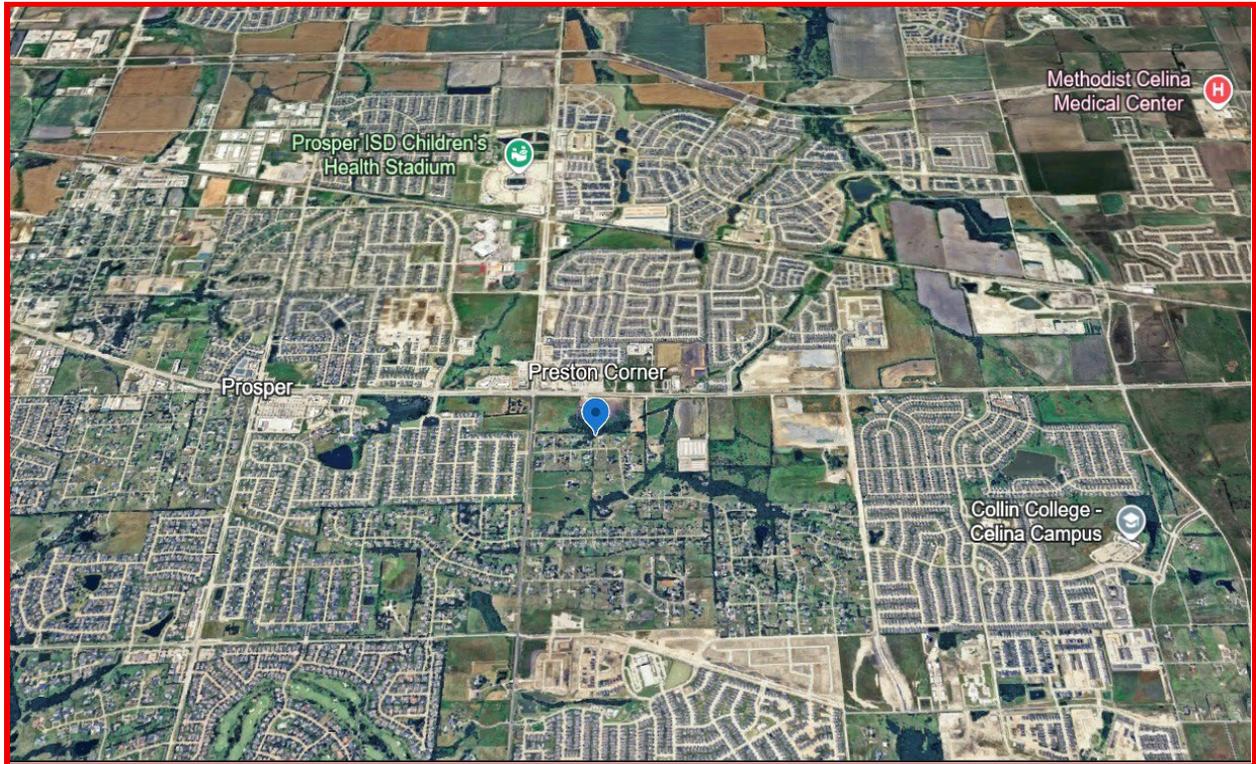
Source: Esri

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2024 – 2029 Annual Growth Rate	6.68 %	7.85 %	7.72 %
2024 Population	7,609	55,600	102,775
2029 Population	10,432	79,732	146,662
2024 Median Age	35.1	36.3	35.8
2024 Households	2,291	16,206	31,115
2029 Households	3,165	23,652	45,119
2024 Median Household Income	\$ 170,011	\$ 181,613	\$ 167,542
2024 Average Household Income	\$ 209,511	\$ 216,755	\$ 202,701

**@ Preston Corner Mixed-Use Development
4400 S. Preston Road, Celina, TX 75009
(¼ Mile North of Frontier Parkway)**

5 Developed Sites Available 4th Quarter 2025

QSR Pad Site 1	1.073 acres	48,725 SF
QSR Pad Site 5	0.955 acre	41,610 SF
Fast Casual Restaurant or Retail Tract 9	1.153 acres	50,246 SF
Fast Casual Restaurant or Retail Tract 12	0.966 acre	42,073 SF
Fast Casual Restaurant or Retail Tract 13	1.187 acres	51,726 SF



For additional information, contact:



Steve Tiemann

Cell/Text: (817) 691-8122

Email: steve@rhacommercial.com