

## Highlights:

- This site is located adjacent to the Mustang Lakes Subdivision (3420 homes) and the Parks at Wilson Creek (2000 Lots).
- Celina and McKinney are experiencing rapid growth. Celina is the fastest growing city in North Texas adding 10,000 people per year with an expected population of over 50,000 people in the next couple of years. McKinney's population is 206,654 and continuing to grow.
- Average household incomes in Celina and McKinney are \$120,000 and \$90,725 respectively.
- The Collin County Outer Loop has opened just north of this property from FM-2478 to US-75.
- Choate Parkway has been improved along the north property line of this property.
- A new Kroger Grocery Anchored Shopping Center is under construction at the SEC of Custer and FM 1461 less than 2 miles from this site.

## Location:

SWC Custer Road & Choate Pkwy in Celina, Collin County, Texas

## Land Size:

19.60 Acres

## Proposed Uses:

Multifamily/Retail/Restaurant/Office/Medical Uses

## Zoning:

Mixed Use (MU-2) – Up to 300 Units of Apartments Allowable

## Asking Price:

PLEASE CALL FOR PRICING

For More Information:

**Todd Stein**

todd@jordanrealtyadvisors.com

**Jordan Realty Advisors**

16475 Dallas Parkway, Suite 540 | Addison, Texas 75001

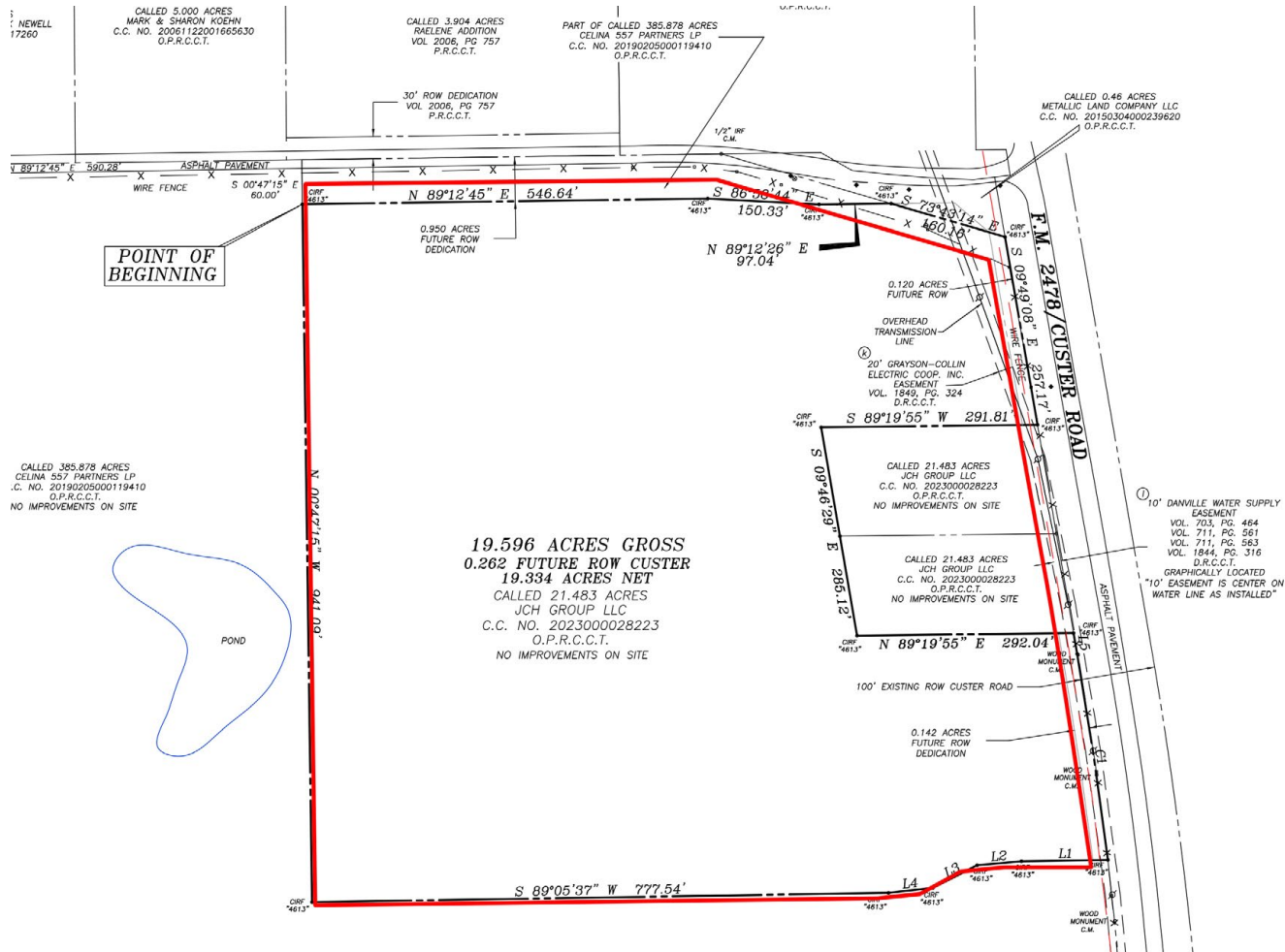
972.231.8600 x3 | 972.231.8695 (fax)



# PRIME MIXED USE DEVELOPMENT OPPORTUNITY

Multifamily, Retail, Restaurant, and Office Uses Planned  
SWC of Custer Road & Choate Parkway, Celina, Texas

## SURVEY



DEMOGRAPHICS:	3 mile	5 mile	7 mile
2025 Population	20,890	73,541	176,319
2030 Proj. Population	30,346	96,315	237,958
Average HH Income	\$245,907	\$231,292	\$206,694

TRAFFIC COUNTS:	TXDOT 2024
Custer Rd / FM-2478	9,031 VPD

For More Information:

**Todd Stein**

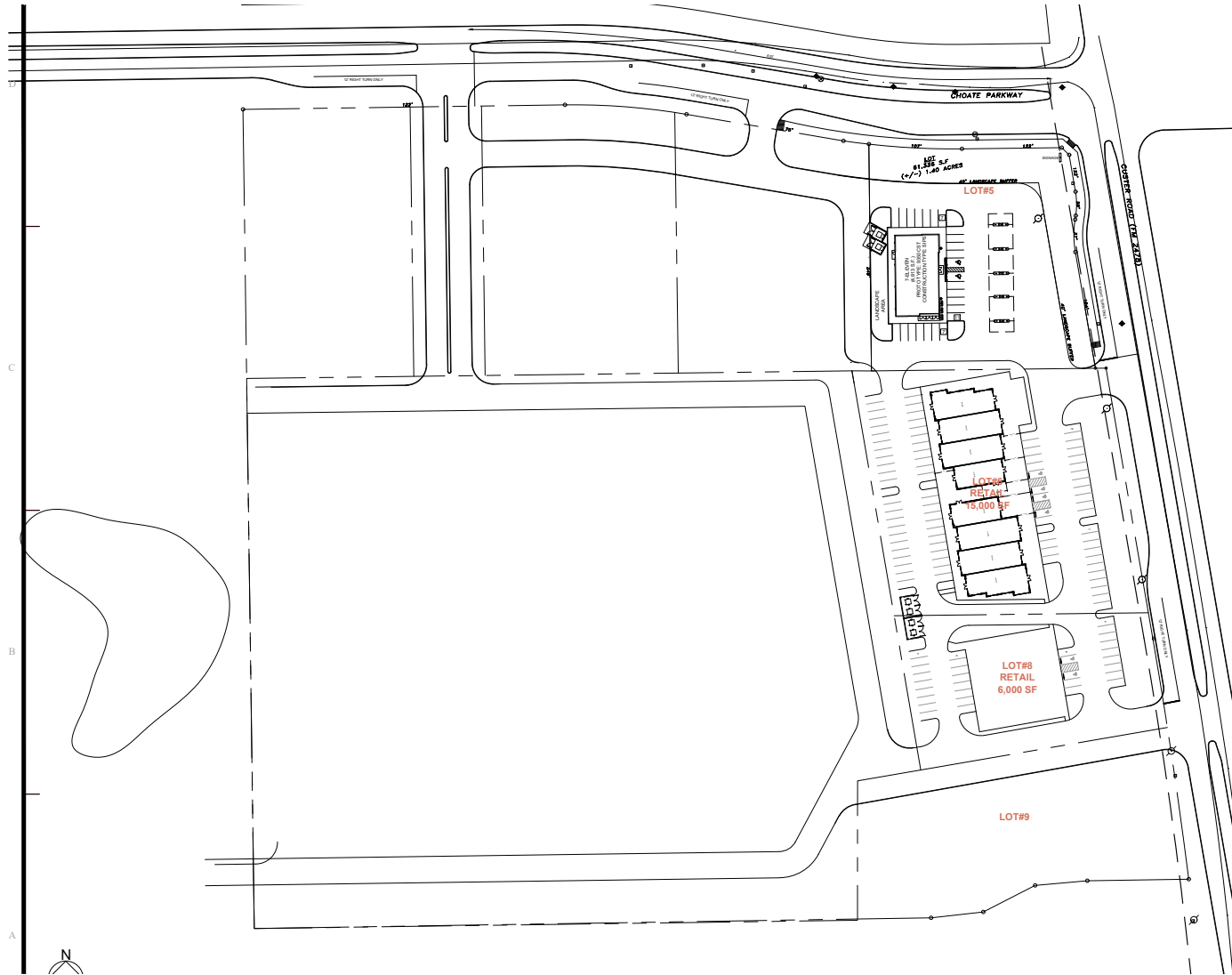
todd@jordanrealtyadvisors.com

**Jordan Realty Advisors**

16475 Dallas Parkway, Suite 540 | Addison, Texas 75001

972.231.8600 x3 | 972.231.8695 (fax)

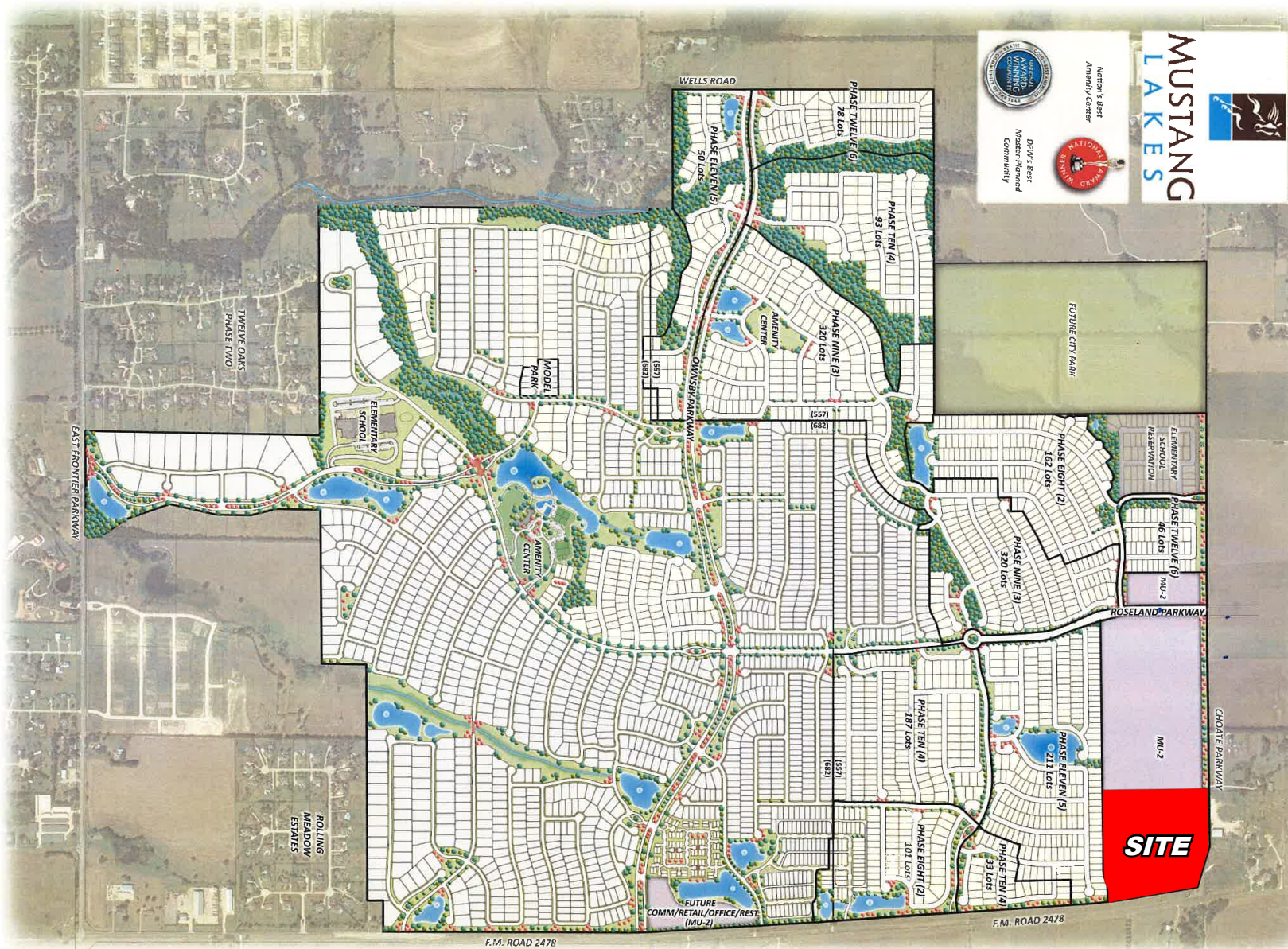
**CONCEPTUAL SITE PLAN**





# PRIME MIXED USE DEVELOPMENT OPPORTUNITY

Multifamily, Retail, Restaurant, and Office Uses Planned  
SWC of Custer Road & Choate Parkway, Celina, Texas



**MUSTANG LAKES**



For More Information:

**Todd Stein**

todd@jordanrealtyadvisors.com

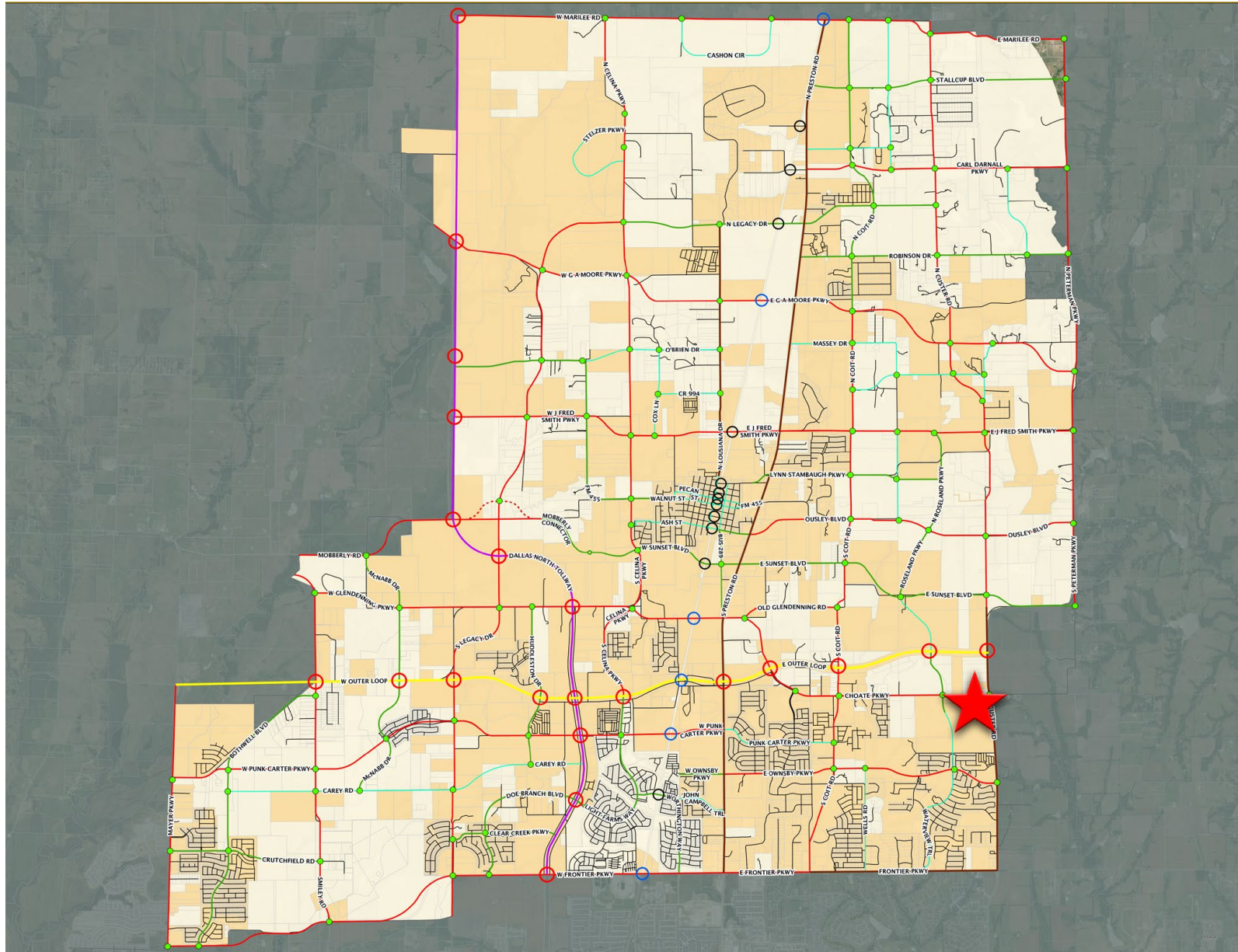
**Jordan Realty Advisors**

16475 Dallas Parkway, Suite 540 | Addison, Texas 75001

972.231.8600 x3 | 972.231.8695 (fax)

# PRIME MIXED USE DEVELOPMENT OPPORTUNITY

Multifamily, Retail, Restaurant, and Office Uses Planned  
SWC of Custer Road & Choate Parkway, Celina, Texas



**Thoroughfare Plan**  
Adopted 07/13/2021

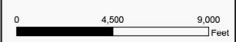
City of Celina

**Legend**

- Roundabout
- Thoroughfare Crossing
  - Grade Separated Crossings
  - RR Grade Separated Crossings
  - RR At Grade Crossings
- Thoroughfare Plan**
  - 2LC 60' - 80' ROW\*\*\*
  - 4/6LD 100' ROW\*
  - 4LD 90' - 100' ROW\*
  - 6LD 120' ROW\*
  - 6LD ALT 120' ROW
  - 6LD 140' ROW\*
  - Freeway/Tollway 400' ROW
  - Outer Loop 500' ROW
  - Roads
  - City Limits
  - ETJ Limits
  - Parcels

**Notes:**

- \* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS
- \*\* MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- \*\*\* MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY



For More Information:

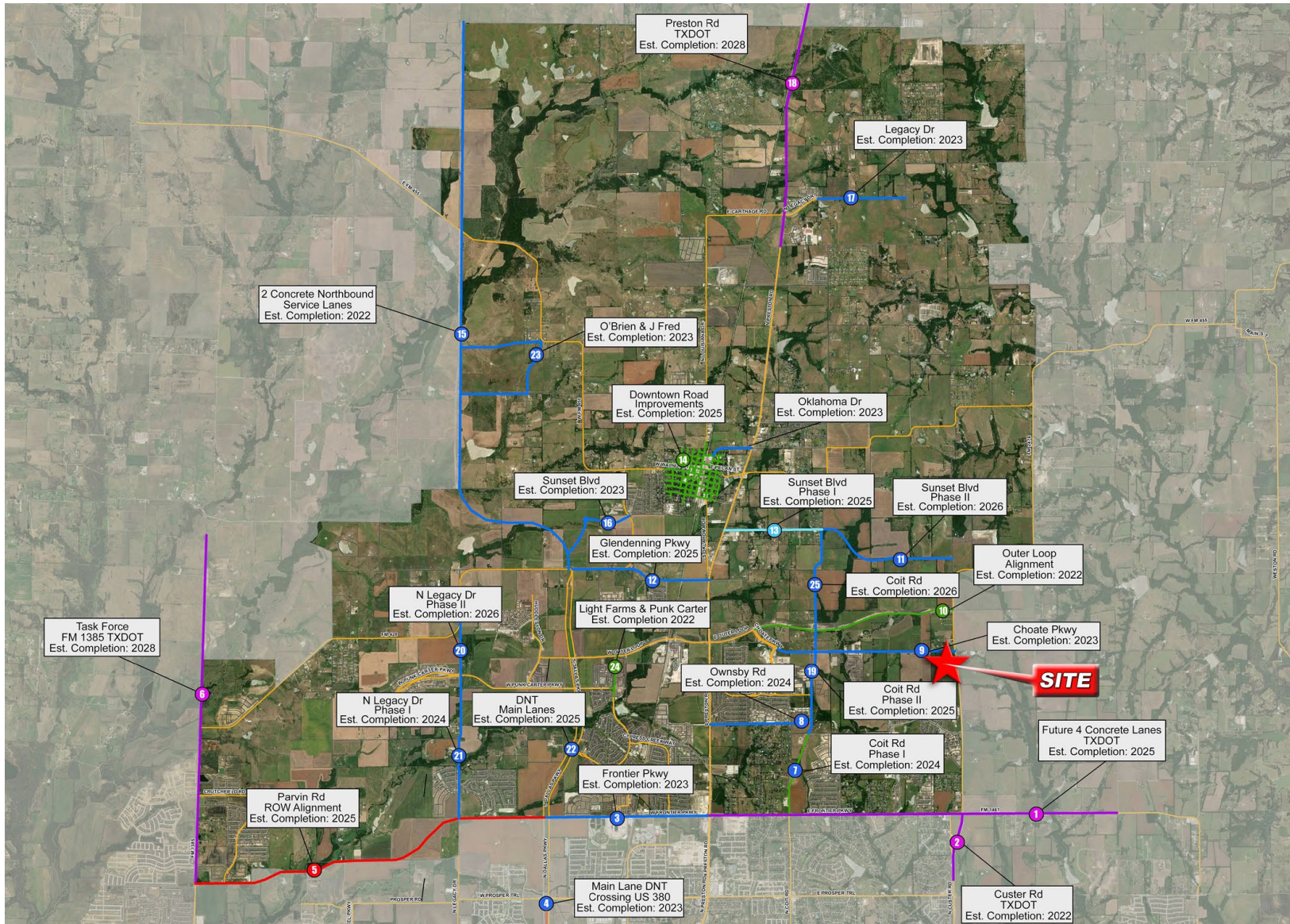
**Todd Stein**

todd@jordanrealtyadvisors.com

**Jordan Realty Advisors**

16475 Dallas Parkway, Suite 540 | Addison, Texas 75001

972.231.8600 x3 | 972.231.8695 (fax)



## Legend

- Major Arterial
- Roads
- Project Type**
- Construction
- Design
- Study
- TXDOT

\* All dates are projected estimates and subject to change



0 1 2 Miles

Date: 2/22/2022



For More Information:

**Todd Stein**

todd@jordanrealtyadvisors.com

**Jordan Realty Advisors**

16475 Dallas Parkway, Suite 540 | Addison, Texas 75001

972.231.8600 x3 | 972.231.8695 (fax)



# 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.*

2-10-2025



**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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
---	-------------	-------	-------

Designated Broker of Firm	License No.	Email	Phone
---------------------------	-------------	-------	-------

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
--	-------------	-------	-------

Sales Agent/Associate's Name	License No.	Email	Phone
------------------------------	-------------	-------	-------

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

\_\_\_\_\_  
Date