



EXPANSION



Frontier Estates
271 Homes

Tanner's Mill
Gated Community

Avilla Grove
200 Units

FRONTIER RD - 13,523 VPD

Future
SPROUTS
FARMERS MARKET



Taco Bueno

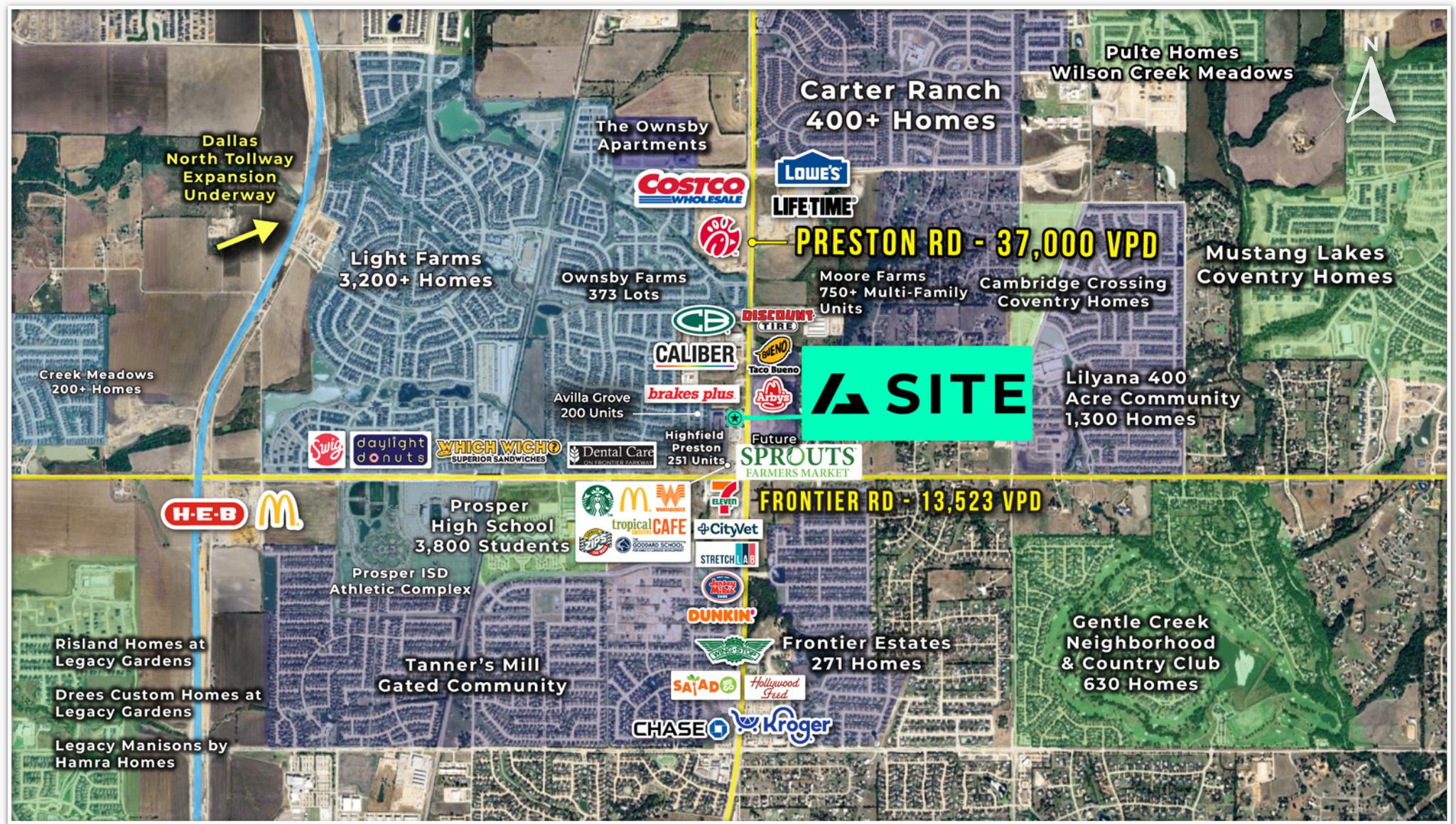


PRESTON RD - 37,000 VPD



Macro Aerial

Preston & Frontier Rd | Celina, TX 75009



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Summary

- Lease Rate: Call for Pricing
- Building Size: 8,034 SF
- Available For Lease: ±3,000 SF
- Co-Tenants: Dumont Cafe, Hydralife, FedEx Office

Property Overview

- Prime positioned retail center on Preston Rd (37,000 VPD)
- Red hot suburb showing double-digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing area by CoStar in June 24

Demographics

2025 Population		
8,397 1 Mile	32,120 3 Mile	95,753 5 Mile
2029 Projected Growth ('25-'29)		
13.20% 1 Mile	7.60% 3 Mile	6.60% 5 Mile
Avg. Household Income		
\$187,909 1 Mile	\$188,975 3 Mile	\$176,884 5 Mile



Floor Plan

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