

SEC CR 94 & Preston Rd, Celina, TX

Village 289

New Construction Coming Soon
13.49 Acres | ±204,525 SF Total Office/Retail

1,000 - 6,000 SF OFFICE/RETAIL NOW AVAILABLE!



Main Contact

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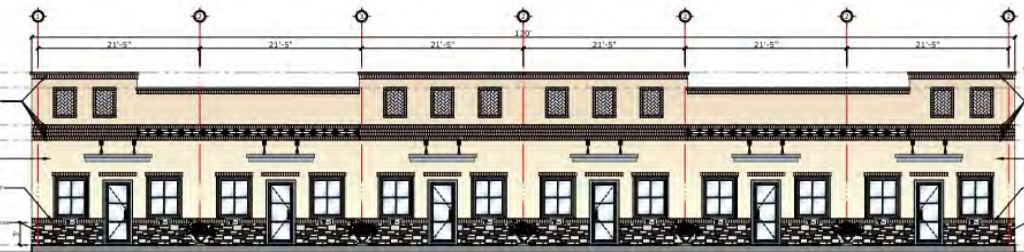
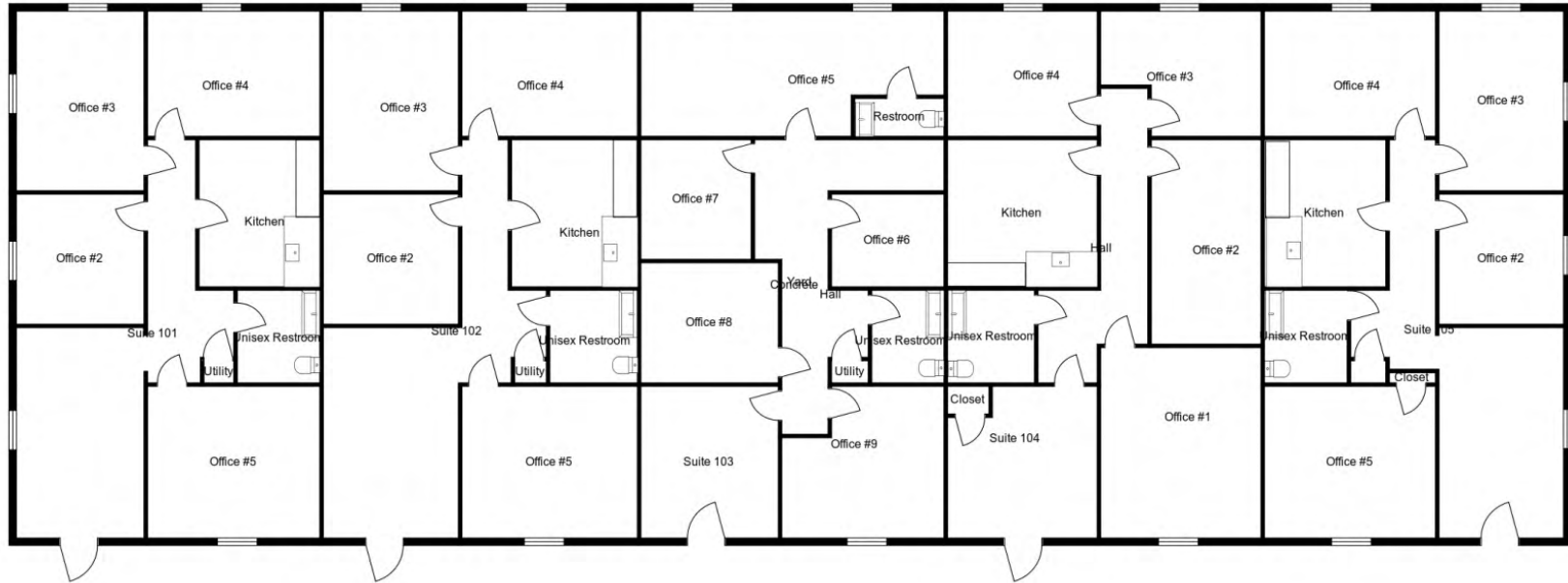
SEC CR 94 & Preston Rd, Celina, TX

Property Overview

Village 289 is an upcoming, master-planned development located in Celina, TX. This expansive 13.49-acre site will prominently feature office and retail space totaling over 200,000 square feet. Situated at the highly visible corner of County Road 94 and Preston Road, the development is currently under construction with delivery coming Q4 2025. Two office/retail buildings are now available for purchase or lease, with flexible suite options ranging from 1,000 to 6,000 square feet. Each building will offer five modern office/retail suites with varying floor plans. The suites are designed to include private offices, a kitchenette, a lobby, restrooms, and 3-5 private offices per suite. Additional retailers coming nearby include Costco, H-E-B, Walmart, and Lowe's. Secure your space today at Village 289, the leading development in Celina, TX. For more information, please contact Kevin Weable.



Available Floor Plan



Village 289 Site Plan

CELINA TORK

TOTAL Land: 13.49 AC (587,624 SF)

Phase 1:

7 units condo office: 5,985 SF (1,2,3,4,6,7,8)

1 unit office: 3,450 SF(5)

Phase 2

2 units Retail:13,860 SF (9,10)

1 unit Retail:5,920 SF(11)

Phase 3

1 unit Retail:33,400 SF (16)

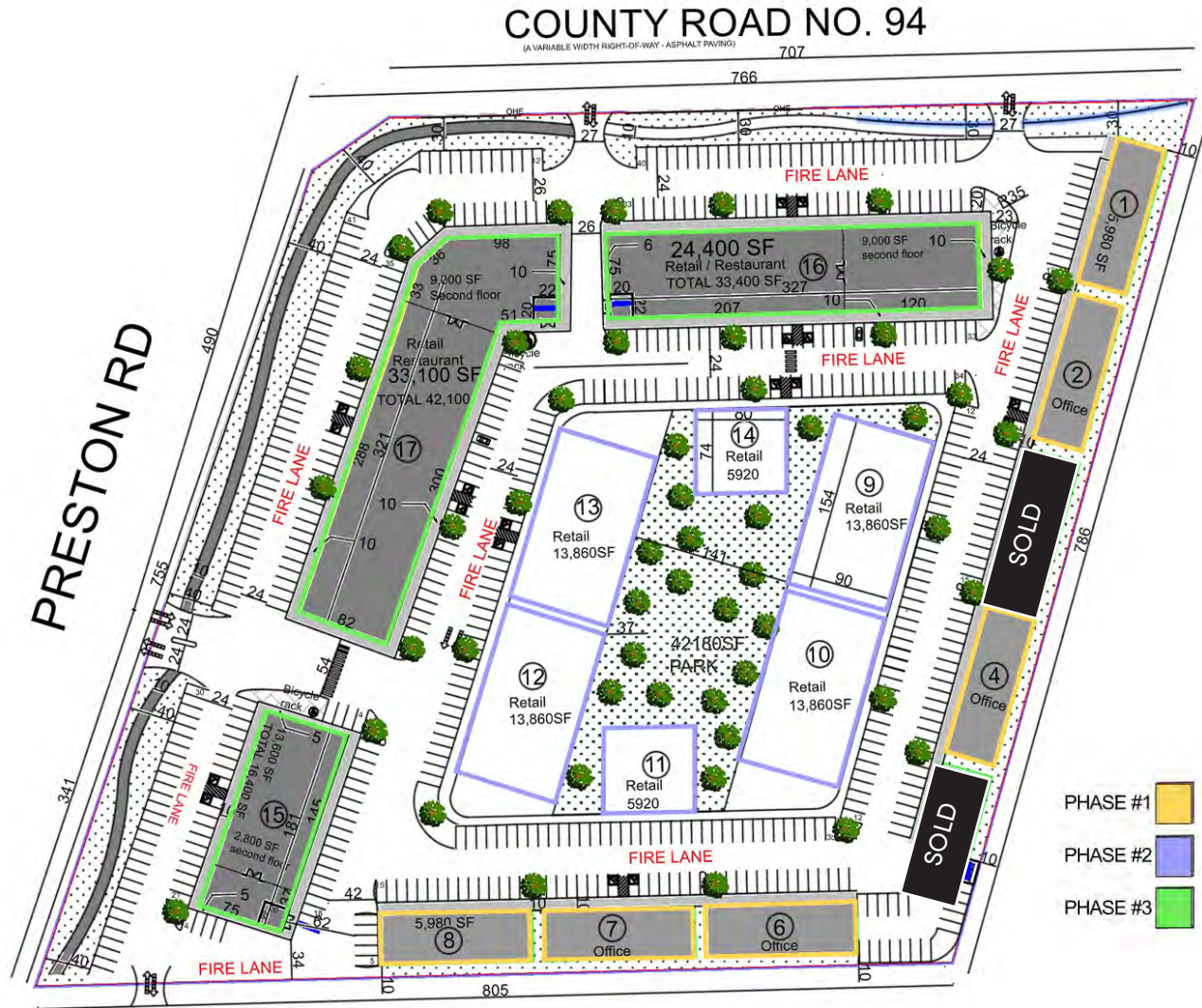
1 unit Retail:42,100 SF (17)

Phase 4

2 units Retail:13,860 SF (12,13)

1 unit Retail:5,920 SF(14)

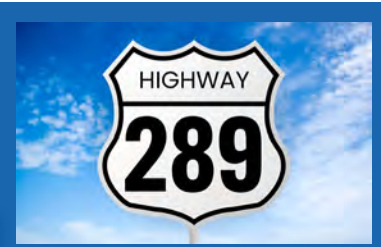
1 unit Retail:16,400 SF(15)



Celina, TX Retail Map



The property features ±350 feet of frontage on SH-289 with over 14,000 VPD.



Frontage on SH-289



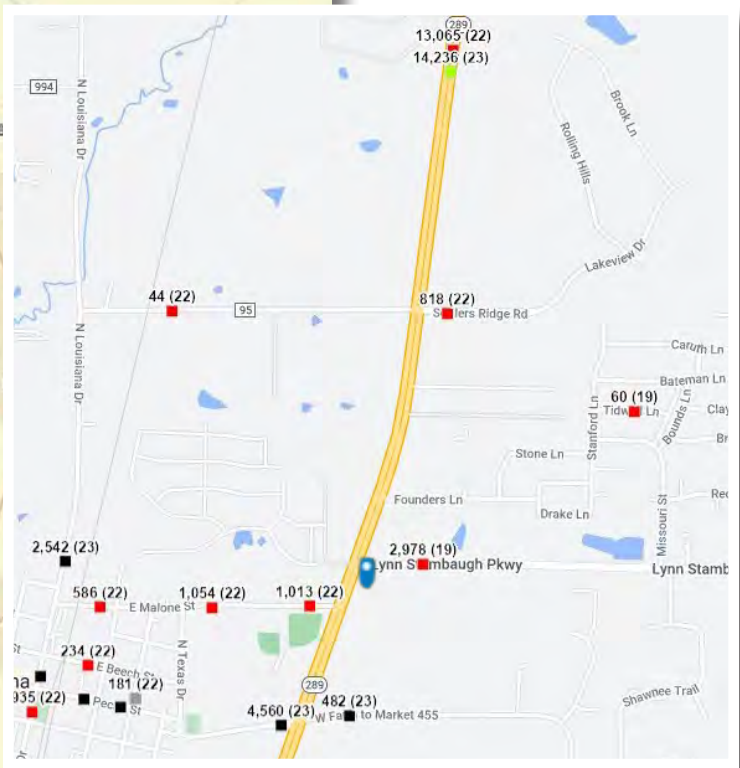
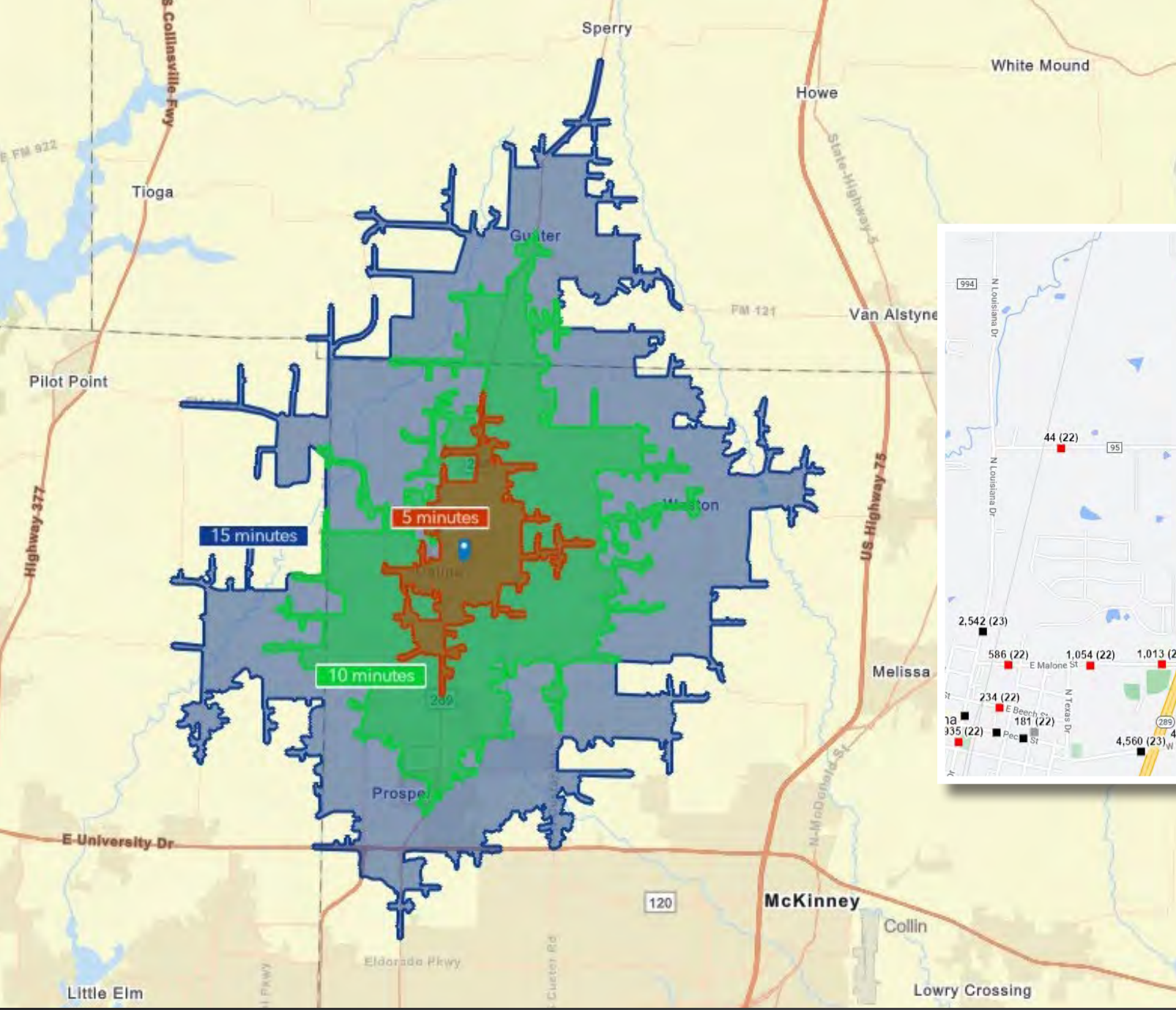
7 Miles North of US-380



9 Miles North of DNT



13 Miles West of US-75





Market Profile

902-908 County Road 94
 902-908 County Road 94, Celina, Texas, 75009
 Drive time: 5, 10, 15 minute radii

Latitude: 33.32806
 Longitude: -96.77362

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	3,381	8,034	20,912
2020 Total Population	5,405	23,438	53,671
2020 Group Quarters	16	47	50
2024 Total Population	6,745	42,862	84,320
2024 Group Quarters	32	66	68
2029 Total Population	10,624	61,755	134,505
2024-2029 Annual Rate	9.51%	7.58%	9.79%
2024 Total Daytime Population	6,797	34,142	66,687
Workers	3,086	11,466	22,435
Residents	3,711	22,676	44,252
Household Summary			
2010 Households	1,036	2,465	6,575
2010 Average Household Size	3.24	3.22	3.15
2020 Total Households	1,587	6,937	16,225
2020 Average Household Size	3.40	3.37	3.30
2024 Households	2,002	12,538	25,477
2024 Average Household Size	3.35	3.41	3.31
2029 Households	3,238	18,096	41,328
2029 Average Household Size	3.27	3.41	3.25
2024-2029 Annual Rate	10.09%	7.61%	10.16%
2010 Families	824	2,076	5,541
2010 Average Family Size	3.65	3.52	3.45
2024 Families	1,604	10,942	22,102
2024 Average Family Size	3.72	3.62	3.53
2029 Families	2,559	15,596	35,255
2029 Average Family Size	3.64	3.64	3.50
2024-2029 Annual Rate	9.79%	7.35%	9.79%
Housing Unit Summary			
2000 Housing Units	775	1,495	3,382
Owner Occupied Housing Units	70.8%	74.2%	74.9%
Renter Occupied Housing Units	20.4%	17.7%	18.5%
Vacant Housing Units	8.8%	8.0%	6.6%
2010 Housing Units	1,137	2,687	7,379
Owner Occupied Housing Units	69.0%	74.2%	71.0%
Renter Occupied Housing Units	22.2%	17.5%	18.1%
Vacant Housing Units	8.9%	8.3%	10.9%
2020 Housing Units	1,703	7,569	17,545
Owner Occupied Housing Units	75.2%	81.4%	80.0%
Renter Occupied Housing Units	18.0%	10.2%	12.5%
Vacant Housing Units	6.0%	7.8%	7.4%
2024 Housing Units	2,305	13,858	28,353
Owner Occupied Housing Units	71.2%	78.0%	78.0%
Renter Occupied Housing Units	15.6%	12.5%	11.8%
Vacant Housing Units	13.1%	9.5%	10.1%
2029 Housing Units	3,509	19,448	44,963
Owner Occupied Housing Units	48.4%	67.2%	72.1%
Renter Occupied Housing Units	43.9%	25.9%	19.9%
Vacant Housing Units	7.7%	7.0%	8.1%



84,320

2024 Population
15 Minutes



\$202,220

2024 Average HH Income
15 Minutes



25,477

2024 Households
15 Minutes



40,460

2024 Employees
15 Minutes



Property Summary

Location	SEC CR 94 & Preston Rd Celina, TX 75009
Zoning	Office/Retail
Size	6,000 SF
Min. Size	1,000 SF
Completion	Q4 2025



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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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 Buyer/Tenant/Seller/Landlord Initials Date