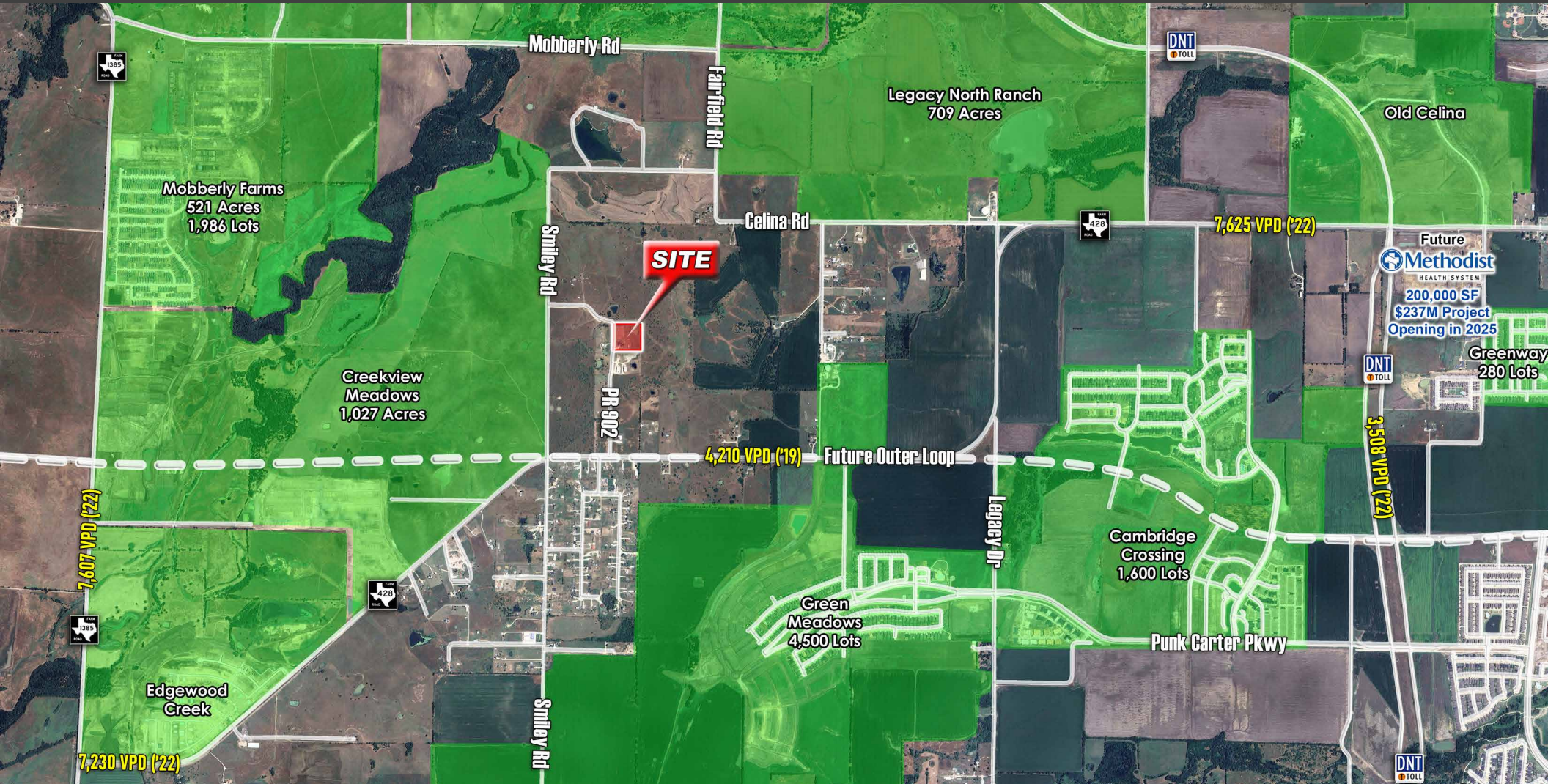




TALLEY & CO.  
REAL ESTATE

LAND AVAILABLE | CELINA, TX

REALTOR **KELSEY WHITESELL**  
254.718.6791 | kelsey@talleyandco.com



# 5.349 ACRES AVAILABLE CELINA, TX

Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258

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**LOCATION:** 6202 Private Road 902  
Celina, Texas 75009

**COUNTY:** Denton

**MLS#:** 20548158

**ASKING PRICE:** \$1,600,000

**LOT SIZE:** 5.349 Acres

**PROPERTY HIGHLIGHTS**

- Off FM-428, location of the Future Outer Loop, and minutes from the Dallas North Tollway extension
- Surrounded by master-planned communities, including Green Meadows & Legacy North Ranch
- Future Methodist Hospital located nearby on the intersection of FM-428 & Dallas North Tollway



Green Meadows  
1,156 Acres  
4,397 Lots

FM 428

4,210 VPD (19)

Smiley Rd

Private Dr 802

**SITE**

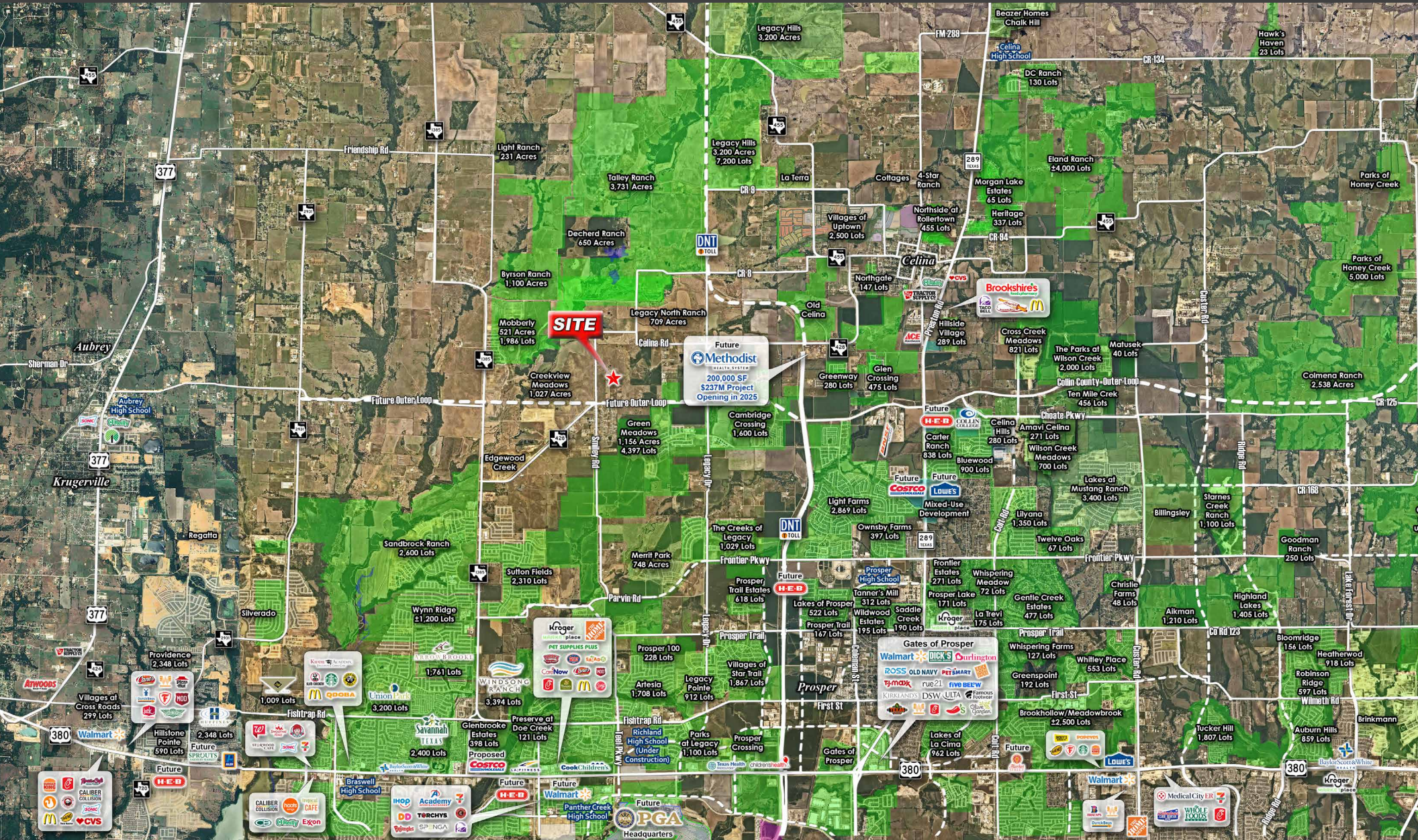




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**ABOUT CELINA**



With a current population of over 30,000 people, the City of Celina's population has nearly tripled since 2010. This quick rate of growth makes Celina the fastest-growing city in North Texas.

Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 378,000. In other words, Celina is positioned geographically, demographically, and economically to quickly become a big player in the North Texas metropolitan community.

Celina residents enjoy fantastic education options in the highly-rated school districts of both the Celina ISD and the Prosper ISD. In addition, Celina is proud to be home to a 75 acre Collin College campus that offers higher education to northwestern Collin County.



**AREA ATTRACTIONS & TRAFFIC GENERATORS**



**TEXAS TULIPS**



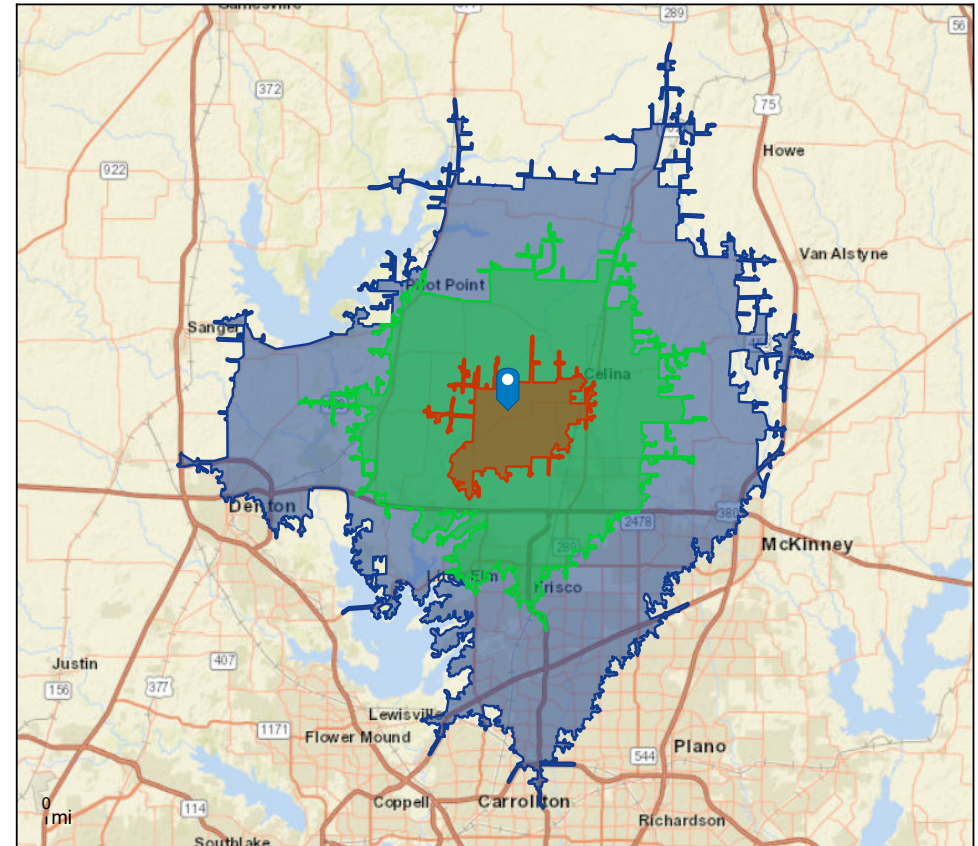


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	10 minutes	20 minutes	30 minutes
<b>Population Summary</b>			
2010 Total Population	3,348	74,281	437,490
2020 Total Population	14,113	181,046	710,820
2020 Group Quarters	0	122	2,839
2023 Total Population	31,067	244,113	817,182
2023 Group Quarters	0	124	2,825
2028 Total Population	57,266	310,422	935,921
2023-2028 Annual Rate	13.01%	4.92%	2.75%
2023 Total Daytime Population	18,881	182,402	743,021
Workers	3,843	62,796	354,162
Residents	15,038	119,606	388,859
<b>Household Summary</b>			
2010 Households	1,126	23,886	155,979
2010 Average Household Size	2.97	3.10	2.79
2020 Total Households	4,448	57,343	249,072
2020 Average Household Size	3.17	3.16	2.84
2023 Households	9,812	78,462	287,179
2023 Average Household Size	3.17	3.11	2.84
2028 Households	18,221	100,760	329,368
2028 Average Household Size	3.14	3.08	2.83
2023-2028 Annual Rate	13.18%	5.13%	2.78%
2010 Families	883	19,768	115,177
2010 Average Family Size	3.36	3.43	3.28
2023 Families	7,301	61,191	206,303
2023 Average Family Size	3.62	3.55	3.40
2028 Families	13,609	77,989	236,828
2028 Average Family Size	3.60	3.52	3.39
2023-2028 Annual Rate	13.26%	4.97%	2.80%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,008	5,688	76,892
Owner Occupied Housing Units	74.7%	74.7%	64.9%
Renter Occupied Housing Units	20.0%	18.4%	26.3%
Vacant Housing Units	7.1%	6.9%	8.8%
2010 Housing Units	1,281	25,893	166,767
Owner Occupied Housing Units	65.3%	76.8%	65.3%
Renter Occupied Housing Units	22.6%	15.5%	28.2%
Vacant Housing Units	12.1%	7.8%	6.5%
2020 Housing Units	4,918	61,302	265,388
Owner Occupied Housing Units	79.7%	72.8%	61.7%
Renter Occupied Housing Units	10.8%	20.8%	32.1%
Vacant Housing Units	9.2%	6.3%	6.0%
2023 Housing Units	10,721	84,825	306,901
Owner Occupied Housing Units	86.0%	76.0%	63.7%
Renter Occupied Housing Units	5.5%	16.5%	29.8%
Vacant Housing Units	8.5%	7.5%	6.4%
2028 Housing Units	19,383	106,951	348,800
Owner Occupied Housing Units	84.7%	74.8%	63.8%
Renter Occupied Housing Units	9.4%	19.4%	30.7%
Vacant Housing Units	6.0%	5.8%	5.6%
<b>Median Household Income</b>			
2023	\$118,944	\$127,034	\$117,895
2028	\$120,154	\$134,489	\$127,503
<b>Median Home Value</b>			
2023	\$390,958	\$415,511	\$429,909
2028	\$417,984	\$428,312	\$440,103
<b>2023 Households by Income</b>			
Household Income Base	9,812	78,462	287,162
<\$15,000	3.0%	2.5%	3.9%
\$15,000 - \$24,999	2.1%	2.0%	2.5%
\$25,000 - \$34,999	2.3%	2.4%	3.1%
\$35,000 - \$49,999	4.8%	4.9%	6.5%
\$50,000 - \$74,999	12.1%	10.6%	12.2%
\$75,000 - \$99,999	10.3%	11.2%	12.0%
\$100,000 - \$149,999	30.5%	25.4%	21.6%
\$150,000 - \$199,999	16.2%	16.8%	15.1%
\$200,000+	18.7%	24.3%	23.3%
Average Household Income	\$151,625	\$164,985	\$159,056



<b>2023 Population 25+ by Educational Attainment</b>			
Total	20,851	152,985	527,848
Less than 9th Grade	2.5%	2.0%	1.8%
9th - 12th Grade, No Diploma	4.7%	2.4%	2.2%
High School Graduate	10.6%	12.6%	11.2%
GED/Alternative Credential	1.5%	1.5%	1.8%
Some College, No Degree	13.7%	15.4%	14.8%
Associate Degree	15.2%	9.1%	7.8%
Bachelor's Degree	37.8%	38.6%	38.7%
Graduate/Professional Degree	14.1%	18.4%	21.6%
<b>2023 Population 15+ by Marital Status</b>			
Total	24,505	181,987	625,159
Never Married	26.5%	26.2%	26.5%
Married	60.3%	62.7%	62.0%
Widowed	3.3%	3.0%	3.3%
Divorced	9.9%	8.1%	8.1%

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