



GROUND LEASE PAD SITE

303 S Virginia Dr | Celina, TX 75009



PROPERTY HIGHLIGHTS

+/- 0.3 Acres – Great Development Site. HIGH Growth area in one of the fastest grown markets in DFW. Ideal location with highway access and exposure. Perfect property for lease to build a QSR, Family Dollar Store, Dollar General, strip center. Thousands of houses are being developed in few miles radius and future plans for HWY 380 bypass. Property is located in one of the fastest growing City and County in the Country. Minutes away from Prosper, McKinney, Plano, Allen, Frisco & Melissa and around 45 min drive to Dallas downtown and DFW Airport.

PRICE

Call For Pricing

SIZE

+/- 0.30 AC | +/ - 13,119 SF

**Information contained herein was obtained from sources deemed reliable; however, Stag Commercial and/or the owner(s) of the property make no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is offered subject to errors, omissions, changes in price and/or terms, prior sale or lease or removal from the market for any reason without notice.

JOHN WITHERS

john@stagcre.com | (940) 400 -STAG

SITE

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Property Highlights:

- 3 minutes from downtown Celina which hosts numerous restaurants, retail and service options
- Direct adjacency to Celina Middle School ensures abundant exposure and visibility in a high-traffic area
- Location along HWY 289 provides direct access to Prosper, McKinney, Frisco, Allen, Plano, and DFW International Airport

Nearby Enterprises:

- CVS Pharmacy
- O'Reilly Auto Parts
- BancorpSouth Bank
- Independent Financial
- Bank of Texas—Celina
- Dollar General
- Tractor Supply
- Brookshire's
- Celina Town Center
- And more



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SITE SURVEY

303 S Virginia Dr | Celina, TX 75009



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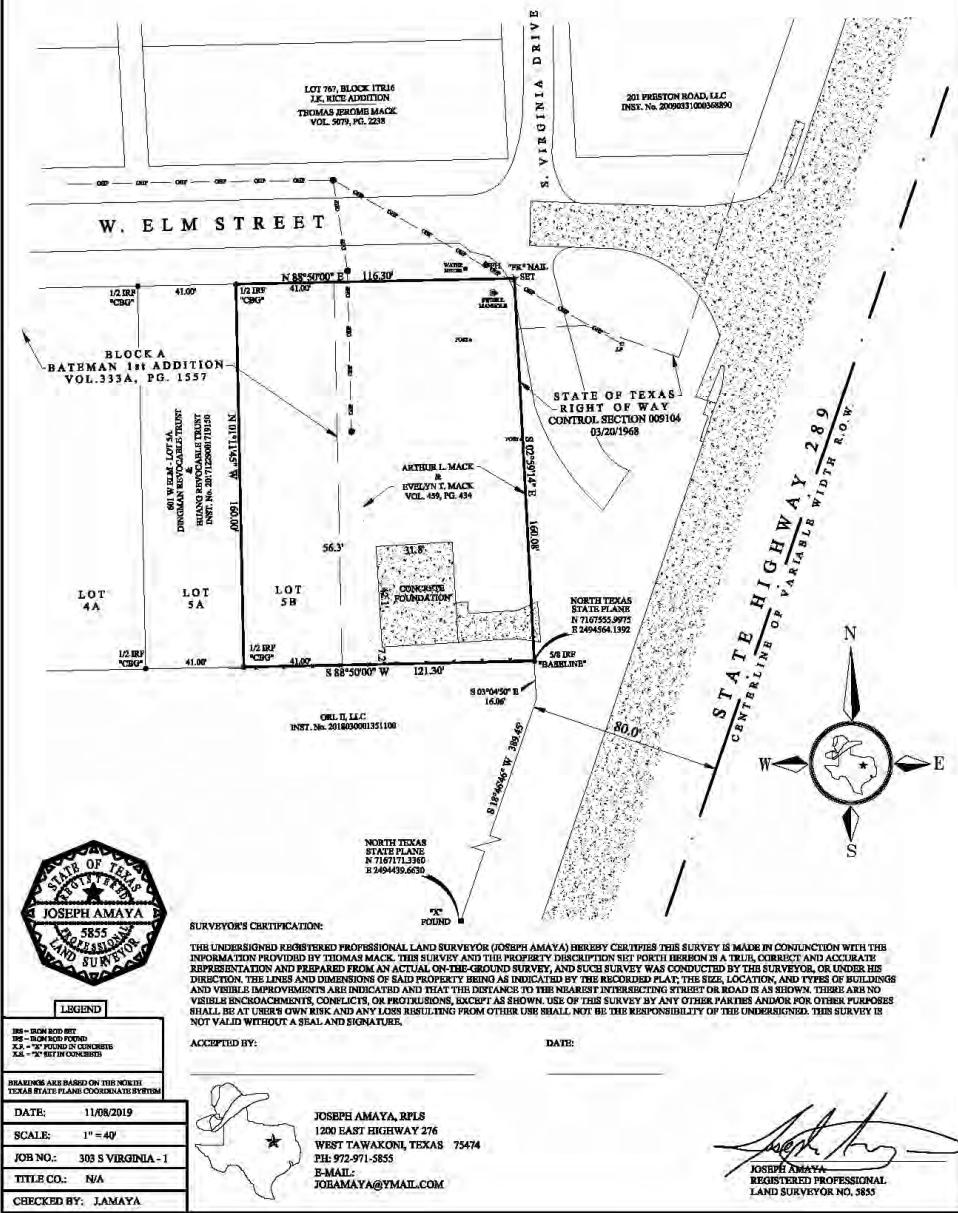
SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 303 S. VIRGINIA DRIVE, IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING LOT 5 (EAST HALF OF LOT 5), BLOCK A, OF BATEMAN 1st ADDITION, IN ADDITION TO THE CITY OF CELINA, COLLIN COUNTY, TEXAS, BEING ALL OF THE PROPERTY LOCATED IN THE PLAT OF BATEMAN 1st ADDITION, PAGE 1557, PLAT RECORDS, COLLIN COUNTY, TEXAS, BEING ALL OF THE TRACT OF LAND DESCRIBED IN DEED TO ARTHUR L. MACK AND EVELYN T. MACK, RECORDED IN VOLUME 459, PAGE 434, DEED RECORDS, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO J.E. BATEMAN, NOVEMBER 21, 1892, RECORDED IN VOLUME 57, PAGE 21, COLLIN COUNTY, TEXAS.

FLOOD STAMP: ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, MAP NO. 48085CD1101, MAP REVISED JUNE 02, 2009, THE HEREIN DESCRIBED PROPERTY IS LOCATED IN ZONE "X", DESCRIBED BY SAID MAP TO BE, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN".

NOTES:

1. NO ABSTRACT OF TITLE WAS PERFORMED, COLLECTED OR CONSTRUCTED BY THE UNDERSIGNED, JOSEPH AMAYA.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. IT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS TO ADHERE TO THE RULES AND REGULATIONS AND OR ORDINANCES OF THE SUBDIVISION LAWS ENFORCED BY COLLIN COUNTY AND ITS MUNICIPALITIES.
4. THIS SURVEY PLAT IS NOT TO BE RELIED UPON FOR CONSTRUCTION OR DEVELOPMENT. UNDERGROUND UTILITIES WERE NOT LOCATED AND OR RESEARCHED. ALL VISIBLE AND APPARENT UTILITIES ARE SHOWN ON SURVEY.



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INCENTIVES & DEMOGRAPHICS

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INCENTIVES

The Development Corporation Act of 1979 gives cities the ability to finance new and expanded business enterprises in their local communities through economic development corporations (EDCs). Chapters 501, 504 and 505 of the Local Government Code outline the characteristics of Type A and Type B EDCs, authorize cities to adopt a sales tax to fund the corporations and define projects EDCs are allowed to undertake.

- Property Tax Abatement
- Triple Freeport Exemption
- Sales Tax Agreement
- Building Fees
- Infrastructure Improvements
- Expedited Development Review

DEMOGRAPHICS

YEAR	POPULATION	SERVICE AREA POP.
2018	11,645	15,091
2019	14,680	18,860
2020	19,141	23,792

- Estimated Service Area: 18,860
- Households: 5,807
- 2018 Building Permits: 1,249
- Average Household: 3.02
- Median Home Value: \$465,000
- Median Household Income: \$98,277
- Median Age: 37.5

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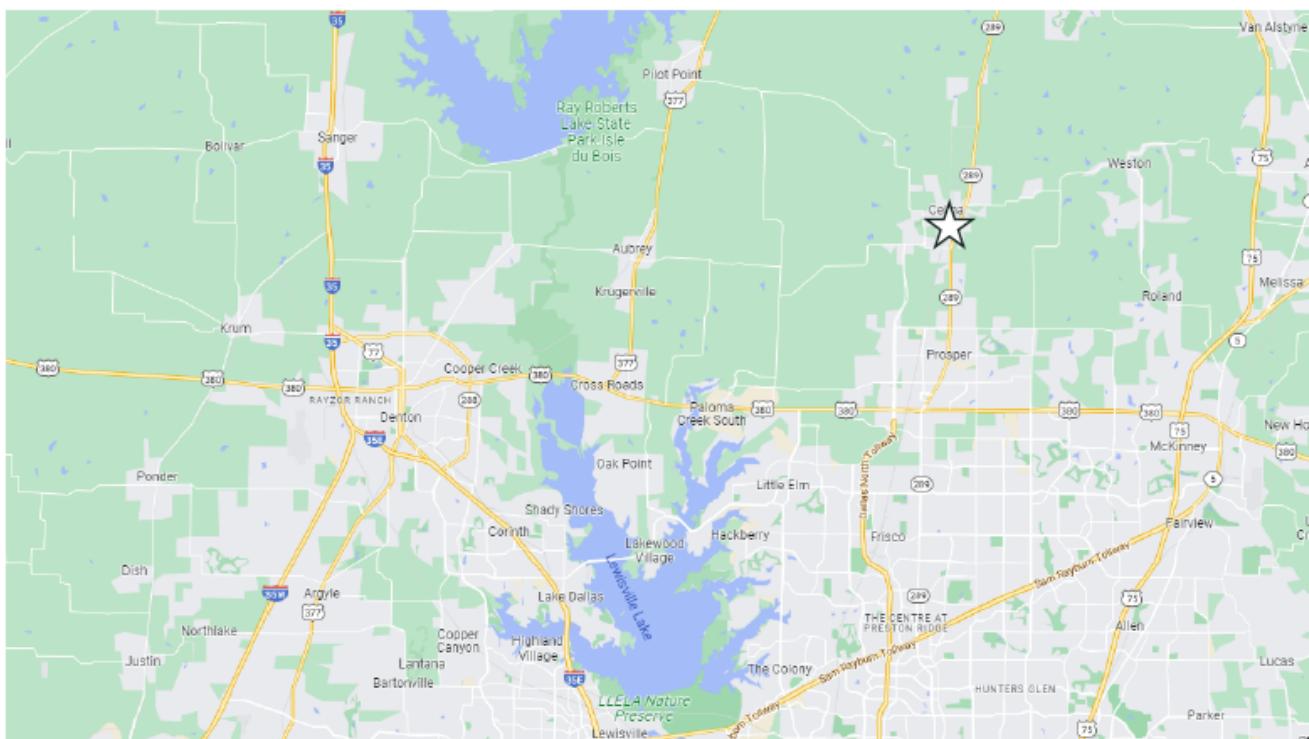
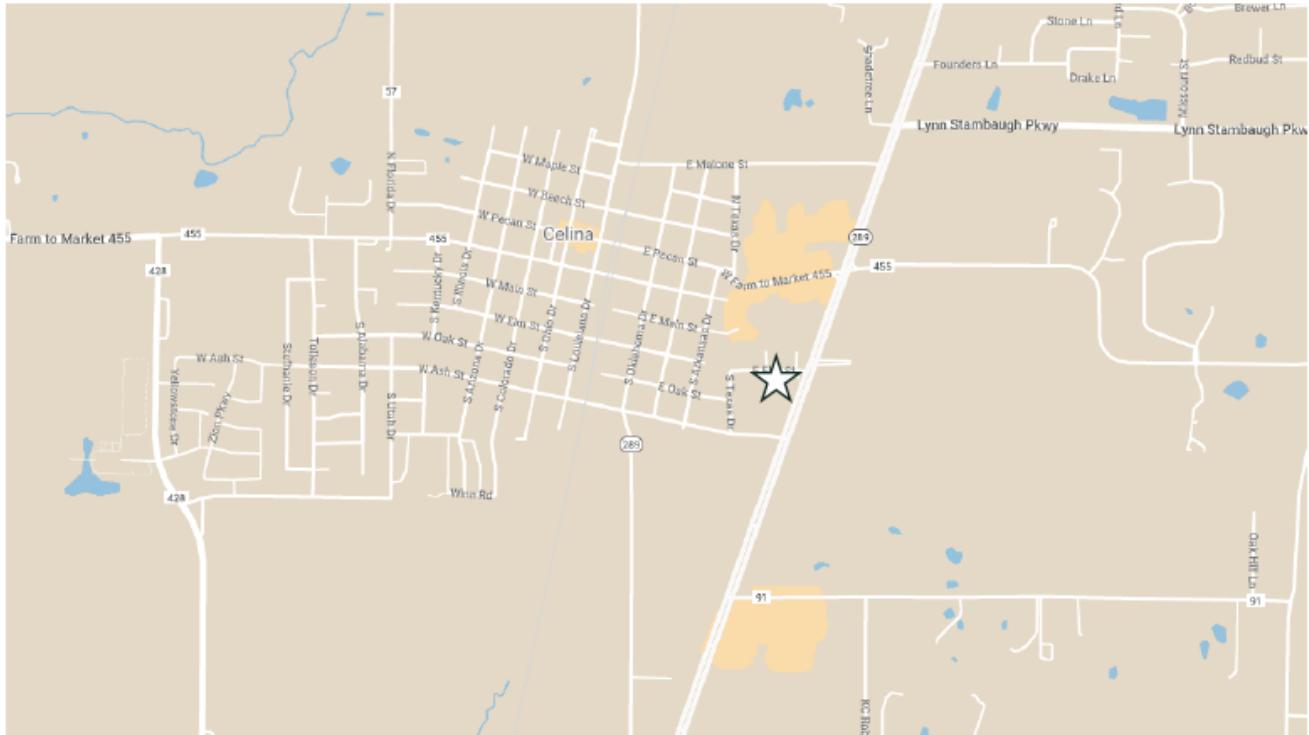
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MAPS

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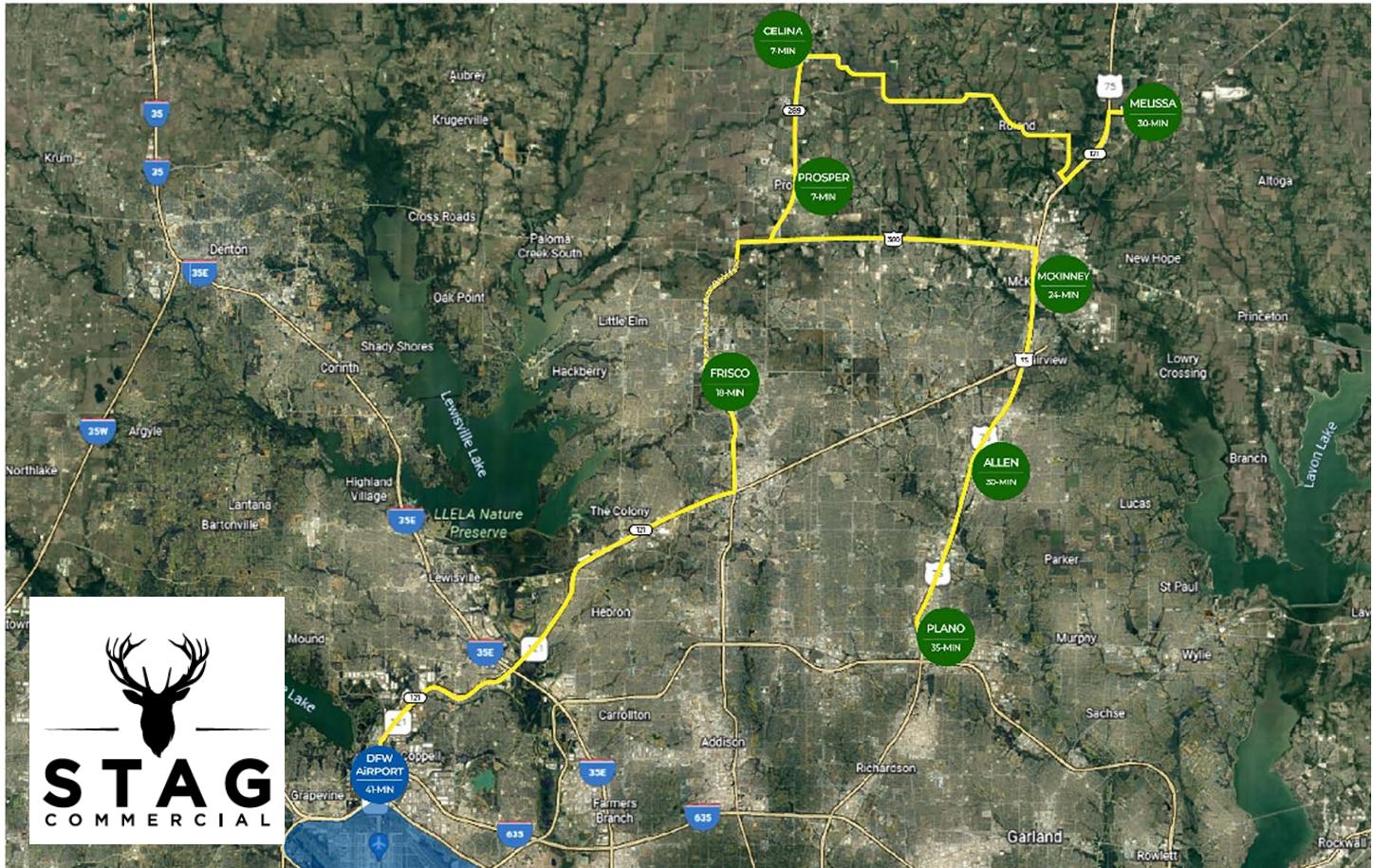
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MAPS

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DRIVE TIME

Prosper	7 Minutes
Frisco	18 Minutes
McKinney	24 Minutes
Melissa	30 Minutes
Allen	30 Minutes
Plano	35 Minutes
DFW International Airport	45 Minutes

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PHOTOS

401 HWY 380 I Denton, TX



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PROPERTY SUMMARY

PROPERTY: Celina – Ground Lease Pad Site

LOCATION: 303 S Virginia Dr, Celina, TX

TYPE: Commercial Land Development

ZONING: Commercial – Office

SIZE: +/- 0.30 AC | +/- 13,119 SF

TRACT CONFIGURATION: Rectangular

TOPOGRAPHY: Level

FRONTAGE/VISIBILITY: E Elm & S Virginia

UTILITIES: All believed to be on site - Power / Water / Sewer

PRICE: Call for Pricing

TERMS: Negotiable

LISTED: LoopNet, CoStar, Many Web-sites

COMMENTS: +/- 0.3 Acres – Great Development Site. HIGH Growth area in one of the fastest grown markets in DFW. Ideal location with highway access and exposure. Perfect property for lease to build a QSR, Family Dollar Store, Dollar General, strip center. Thousands of houses are being developed in few miles radius and future plans for HWY 380 bypass. Property is located in one of the fastest growing City and County in the Country. Minutes away from Prosper, McKinney, Plano, Allen, Frisco & Melissa and around 45 min drive to Dallas downtown and DFW Airport.

CONTACT: John Withers (940) 400-STAG john@stagcre.com

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www.stagcre.com



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:
 - 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	