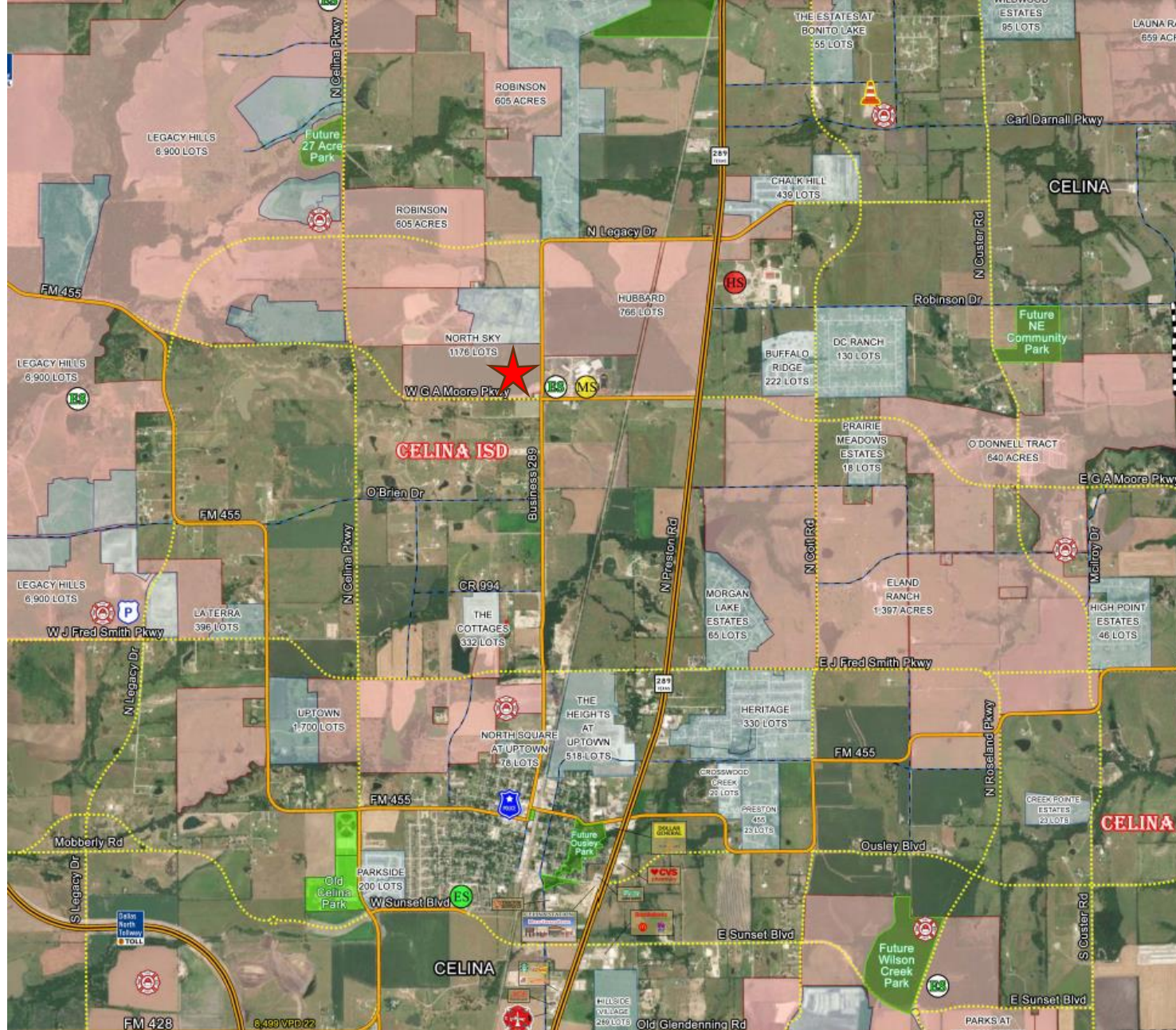
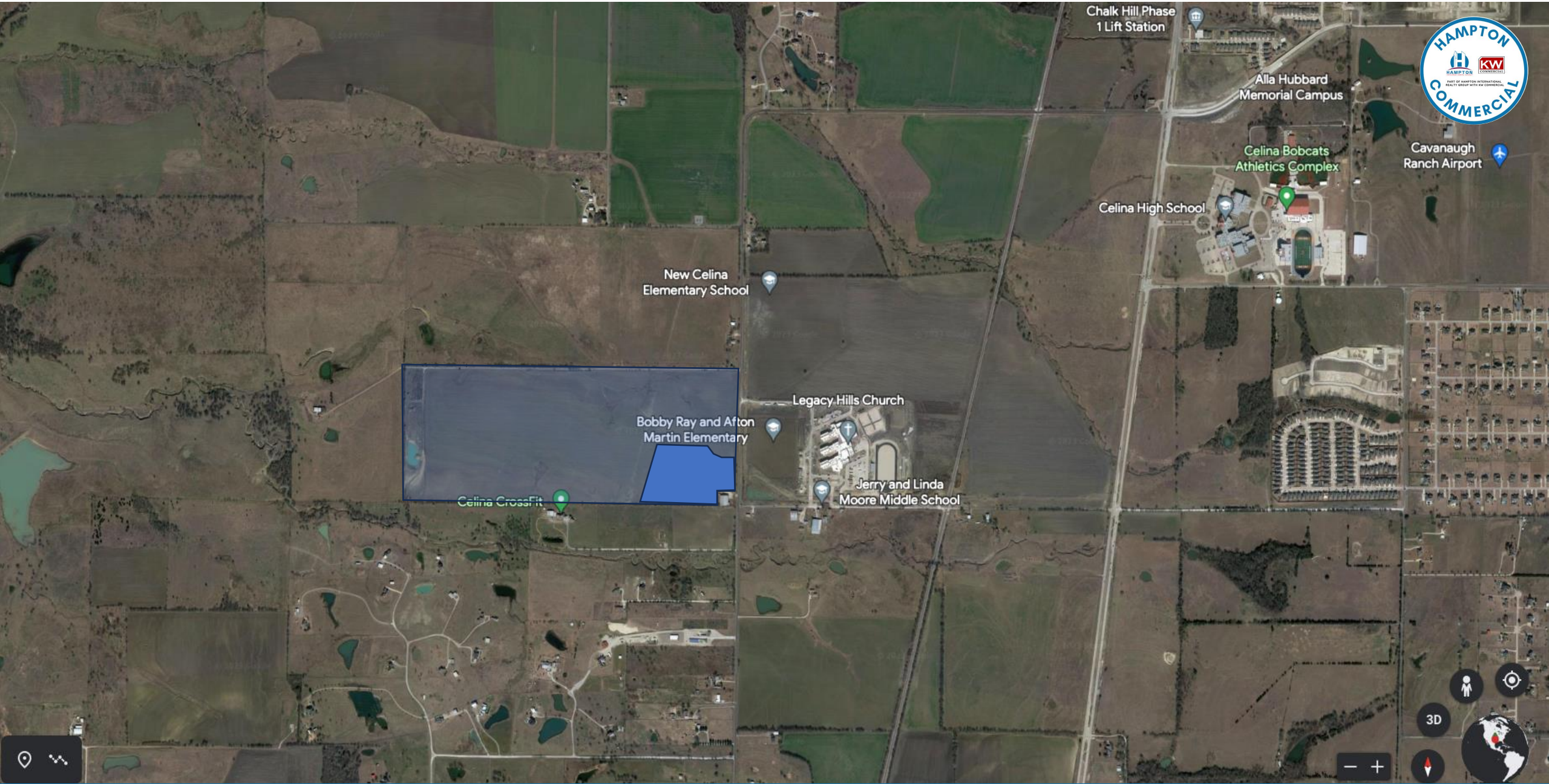




HAMPTON COMMERCIAL PRESENTS
±17.6 AC Ariana MF-0 in Celina
\$6,000,000.00

www.Hampton-International.com





Chalk Hill Phase 1 Lift Station

Alla Hubbard Memorial Campus

Celina Bobcats Athletics Complex

Cavanaugh Ranch Airport

Celina High School

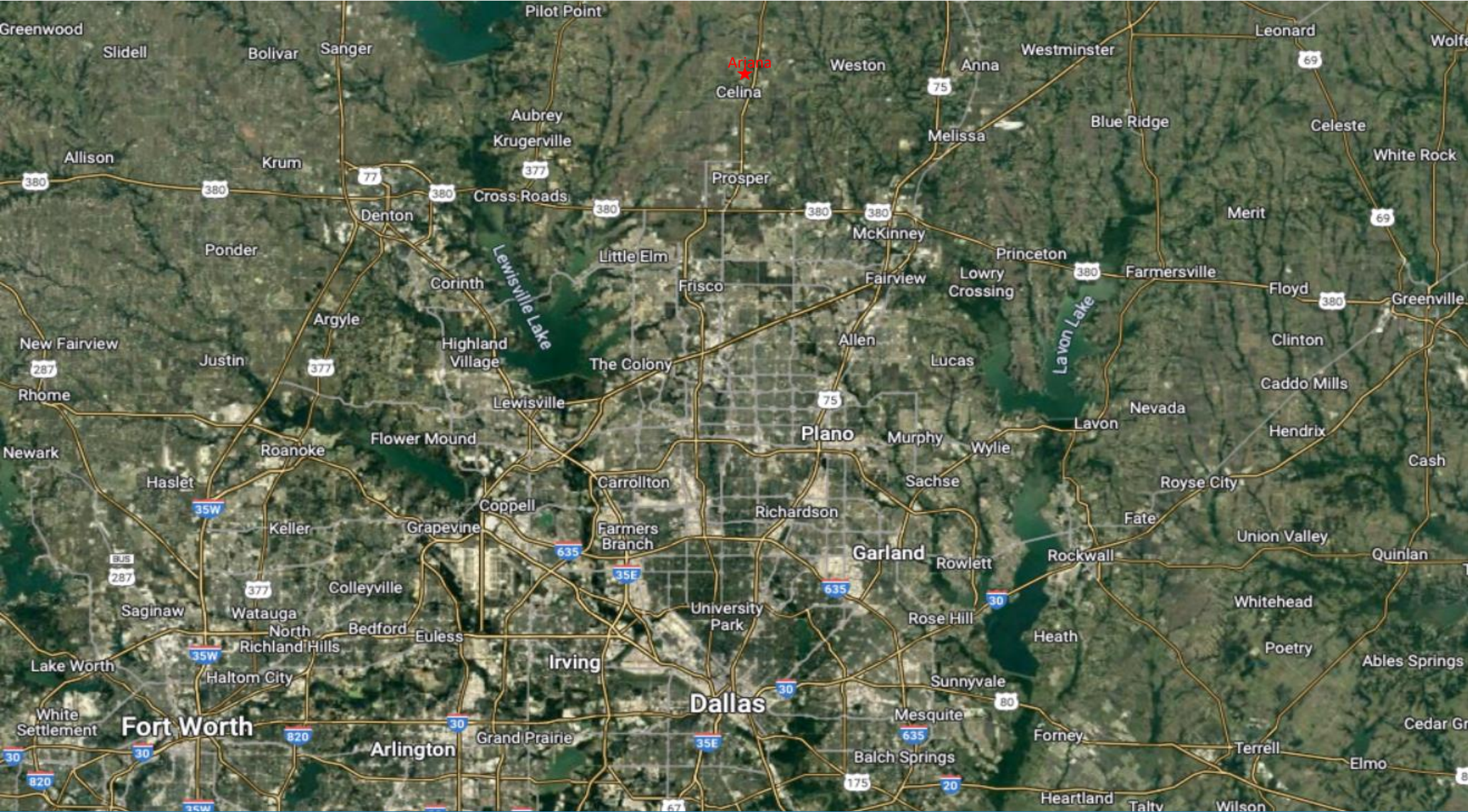
New Celina Elementary School

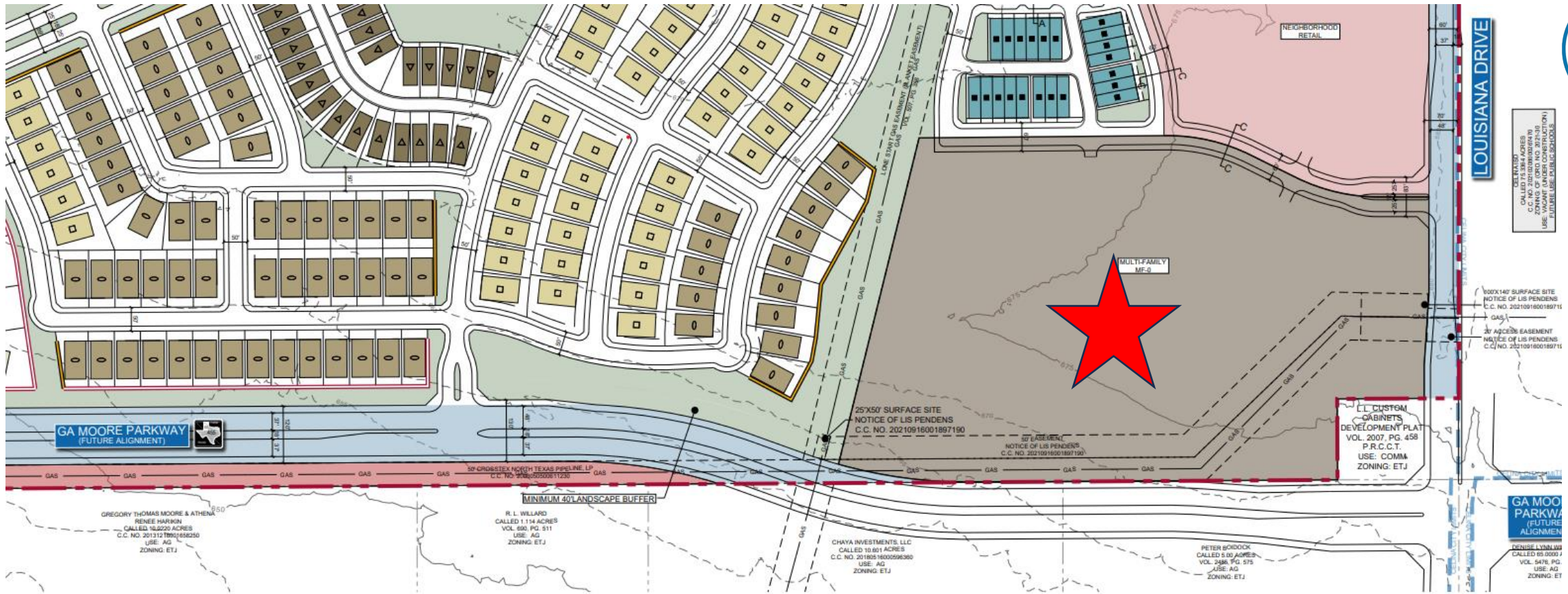
Bobby Ray and Afton Martin Elementary

Celina CrossFit

Legacy Hills Church

Jerry and Linda Moore Middle School





DEVELOPER:
 CALLIE LYNN MOORE
 C.C. NO. 20210918001897190
 ZONING OF ORD. NO. 2017-30
 USE: FUTURE USE: PUBLIC SCHOOLS

LOUISIANA DRIVE

GA MOORE PARKWAY
 (FUTURE ALIGNMENT)

25'x50' SURFACE SITE
 NOTICE OF LIS PENDENS
 C.C. NO. 20210918001897190



MULTI-FAMILY
 MF-0

CL. CUSTOM
 CABINETS
 DEVELOPMENT PLAT
 VOL. 2007, PG. 458
 P.R.C.C.T.
 USE: COMM
 ZONING: ETJ

GA MOORE PARKWAY
 (FUTURE ALIGNMENT)

DENISE LYNN MOORE
 CALLED 65 0000 J
 VOL. 5476, PG. 1
 USE: AG
 ZONING: ET

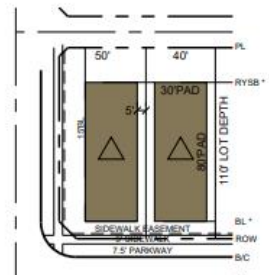
GREGORY THOMAS MOORE & ATHENA
 RENEE HARKIN
 CALLED 15,8220 ACRES
 C.C. NO. 2011127801686250
 USE: AG
 ZONING: ETJ

MINIMUM 40' LANDSCAPE BUFFER

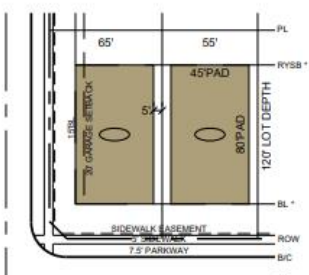
R. L. WILLARD
 CALLED 1.134 ACRES
 VOL. 890, PG. 511
 USE: AG
 ZONING: ETJ

CHAYA INVESTMENTS, LLC
 CALLED 10.851 ACRES
 C.C. NO. 2018051800596380
 USE: AG
 ZONING: ETJ

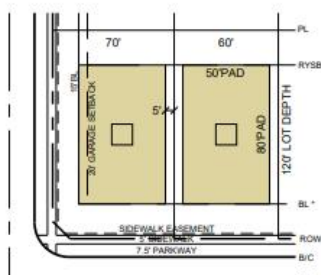
PETER MCDOCK
 CALLED 5.00 ACRES
 VOL. 2486, PG. 575
 USE: AG
 ZONING: ETJ



40'x110' LOT
 * See PD for other criterion



55'x120' LOT
 * See PD for other criterion



STANDARD 60'x120' LOT
 * See PD for other criterion

Property Summary

| | | |
|--------------------------------------|--------------|-------|
| Perimeter Rights of Way (ROW) | 9.7 | 6.5% |
| Commercial / School | 2.6 | 1.7% |
| Neighborhood Retail | 7.0 | 4.7% |
| Retail | 3.9 | 2.6% |
| Multi-Family MF-0 | 17.6 | 11.8% |
| Single Family Open Space & Detention | 17.2 | 11.6% |
| Single Family Residential Area | 90.7 | 61.0% |
| Total | 148.7 | |

Single Family Open Space Summary

| | |
|--------------------------------|-------|
| Open Space & Detention | 17.2 |
| Area | 107.9 |
| Total Percentage of Open Space | 16.0% |

| | | |
|---------------------------------|------------|-------|
| 22' Townhomes | 75 | 20.3% |
| 40' Lots | 76 | 20.5% |
| 55' Lots | 127 | 34.3% |
| 60' Lots | 56 | 15.1% |
| Minimum 1/4 Acre Lots | 26 | 7.0% |
| Minimum 3/4 Acre Lots | 10 | 2.7% |
| Total Single Family Lots | 370 | |

Multi-Family MF-0

| | | |
|--------------------------------|------------|-------|
| Units | 180 | 32.7% |
| Total Residential Units | 550 | |

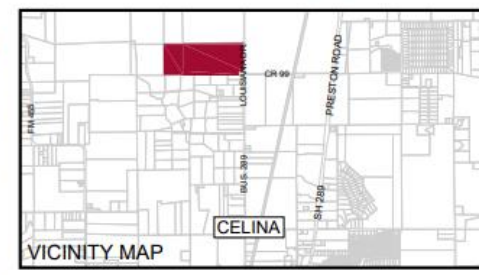
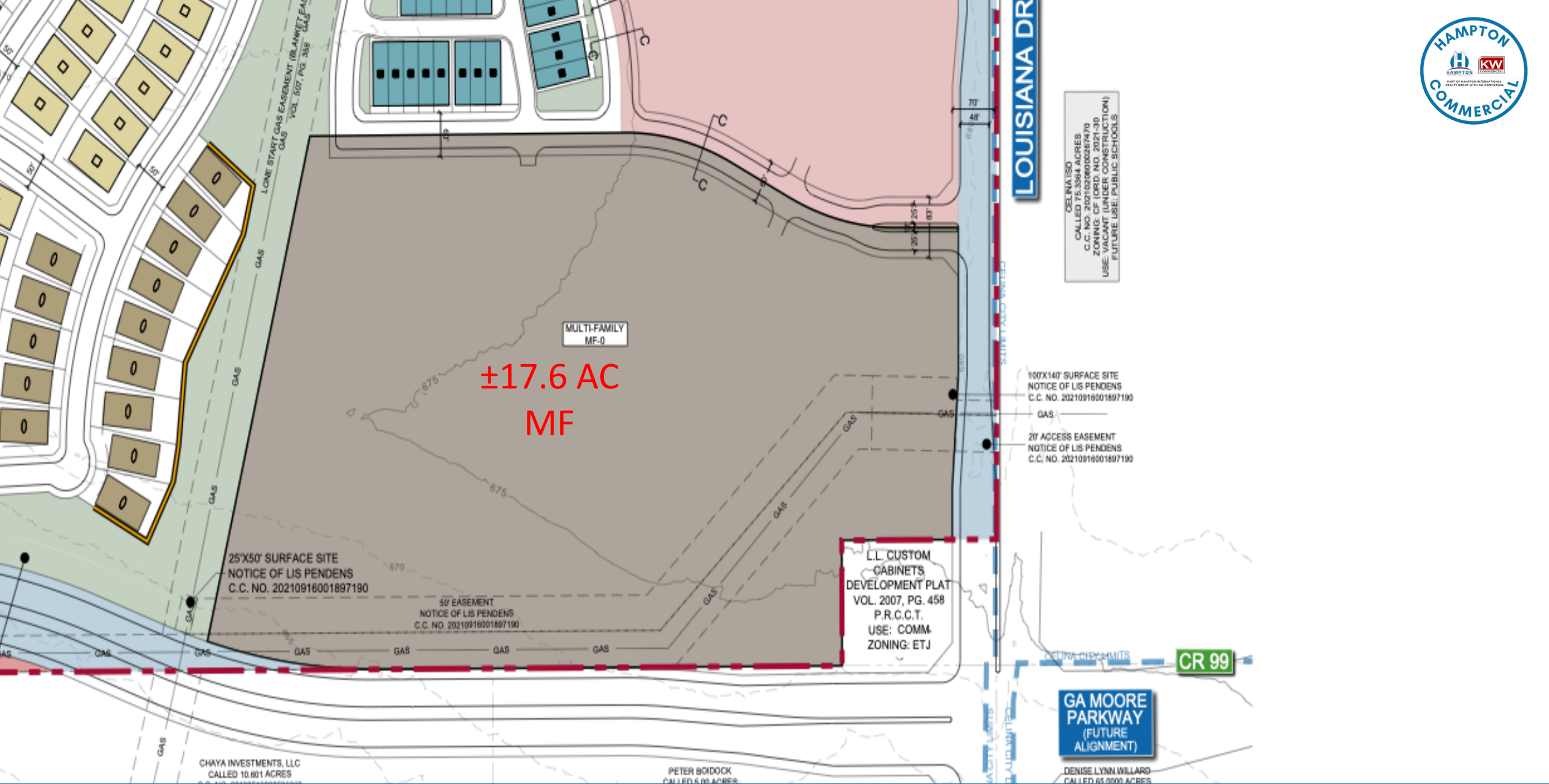


EXHIBIT "C" - CONCEPT PLAN



**±17.6 AC
MF**

MULTI-FAMILY
MF-0

LOUISIANA DR

CELINA ISO
CALLED 75.3984 ACRES
C.C. NO. 2021020600267470
ZONING: CF (ORDER NO. 2021-30)
USE: VACANT (UNDER CONSTRUCTION)
FUTURE USE: PUBLIC SCHOOLS

100'X140' SURFACE SITE
NOTICE OF LIS PENDENS
C.C. NO. 20210916001897190
GAS
20' ACCESS EASEMENT
NOTICE OF LIS PENDENS
C.C. NO. 20210916001897190

25'X50' SURFACE SITE
NOTICE OF LIS PENDENS
C.C. NO. 20210916001897190

50' EASEMENT
NOTICE OF LIS PENDENS
C.C. NO. 20210916001897190

L.L. CUSTOM
CABINETS
DEVELOPMENT PLAT
VOL. 2007, PG. 458
P.R.C.C.T.
USE: COMM
ZONING: ETJ

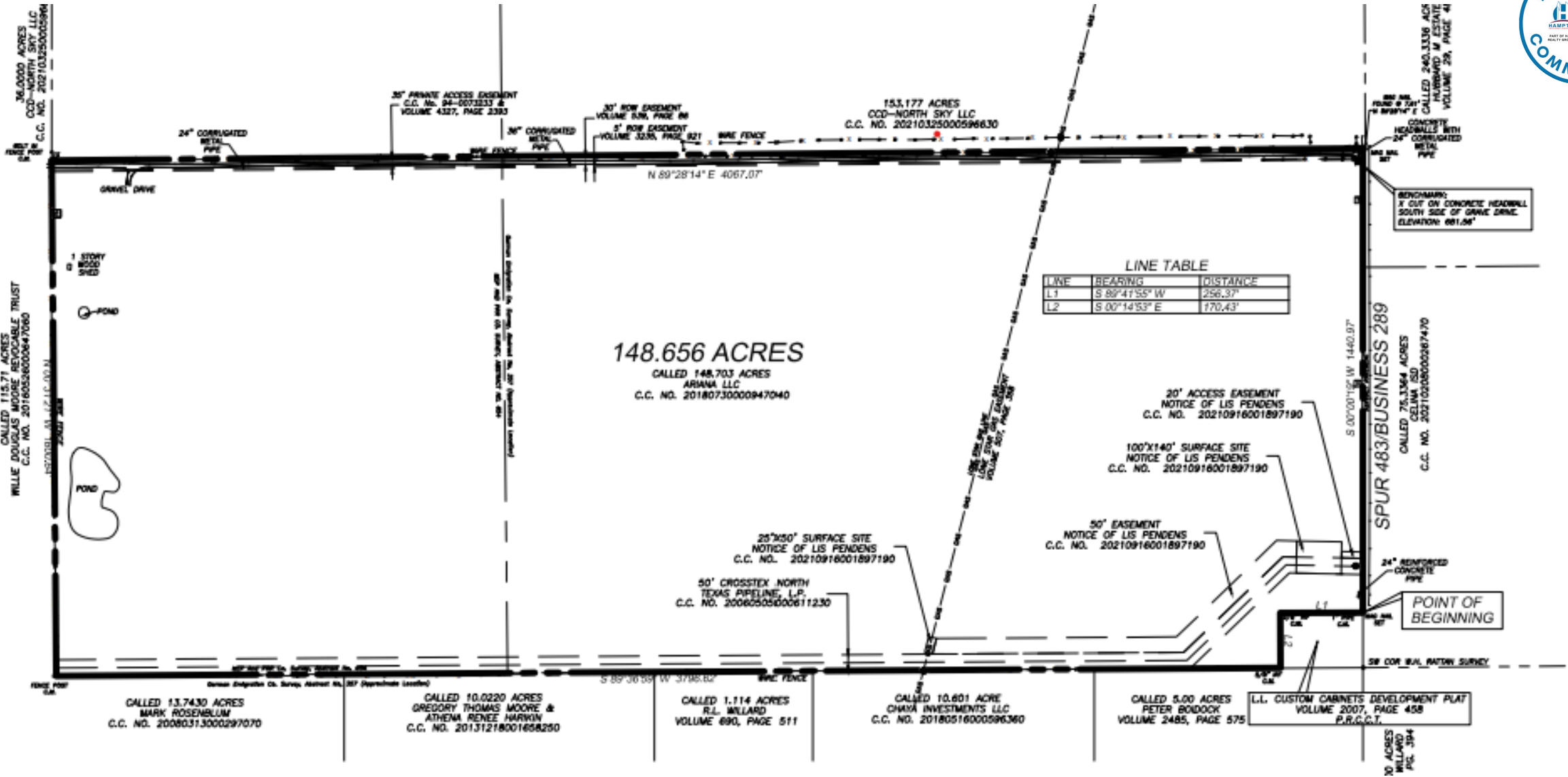
CR 99

GA MOORE
PARKWAY
(FUTURE
ALIGNMENT)

CHAYA INVESTMENTS, LLC
CALLED 10.801 ACRES

PETER BOIDOCK
CALLED 5.01 ACRES

DENISE LYNN WILLARD
CALLED 65.0000 ACRES



Property Details

- MF- 0 zoned, entitled, 17.6 acres (net +/- 13.5 acres)
- +/- 180 lots
- Price: \$10.20 per foot, total \$6,000,000.00

 Exhibit A - Legal Description

 Exhibit B - Depiction of Property

 Exhibit C - Concept

 Exhibit D - Development Standards

 Exhibit E - Trails and Open Space

 Exhibit F - Roadway

 Exhibit G - Water

 Exhibit H - Wastewater

2020 Census Summary

75009 (Celina) 3
Geography: ZIP Code



The 2020 Census data includes information on population and housing as well as detailed data on age, sex, race, Hispanic origin, household and family type, relationship to householder, group quarters population, housing occupancy, and tenure.

2010-2020 ANNUAL GROWTH RATE



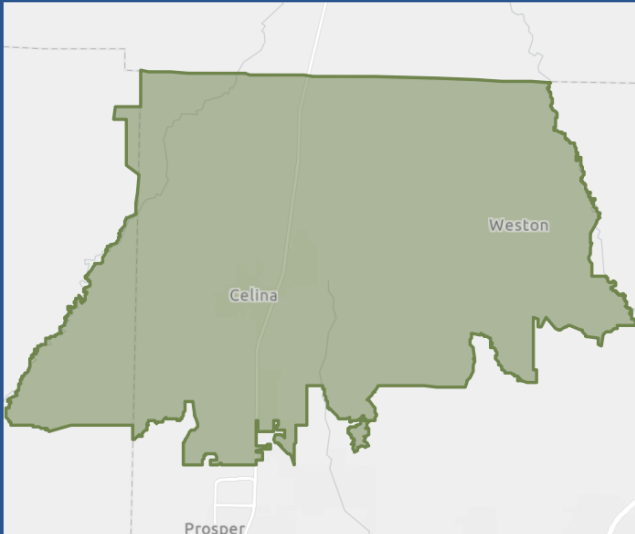
10.60%
Population



1.13%
Group Quarters



10.13%
Households

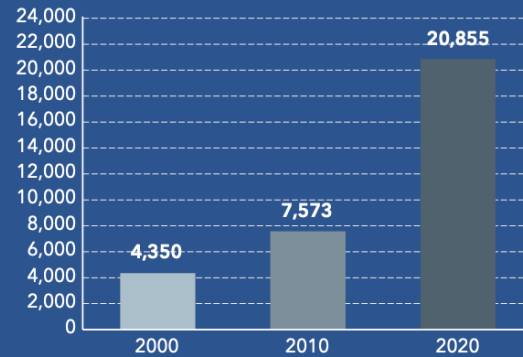


Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020).

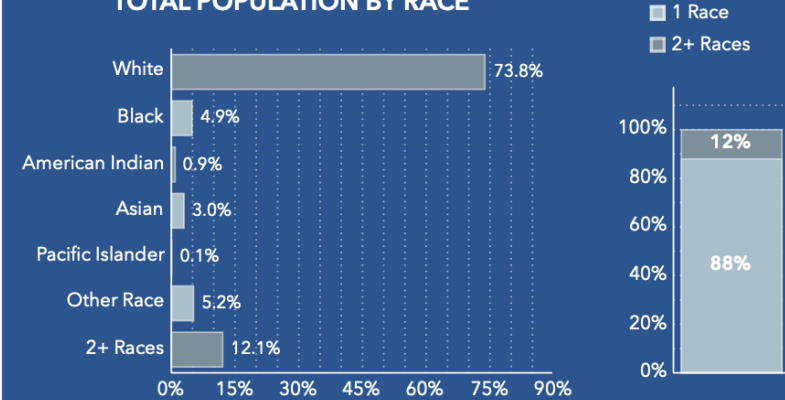
KEY FACTS

20,940 Total Population **6,736** Housing Units **205.8** Population Density **3.33** Average Household Size **6,270** Total Households **58.9** Diversity Index

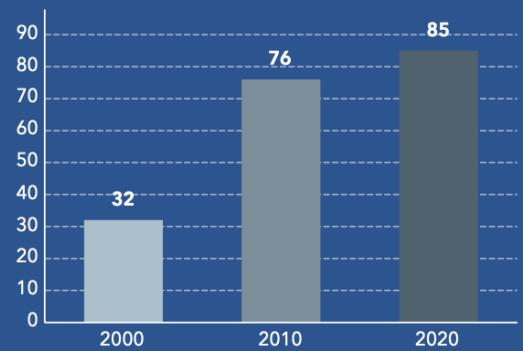
HOUSEHOLD POPULATION



TOTAL POPULATION BY RACE



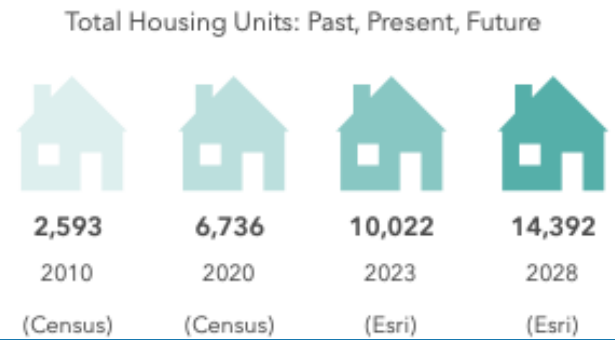
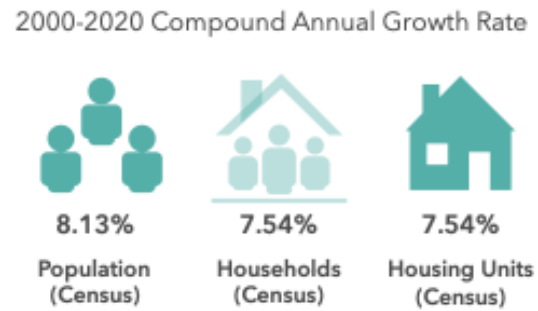
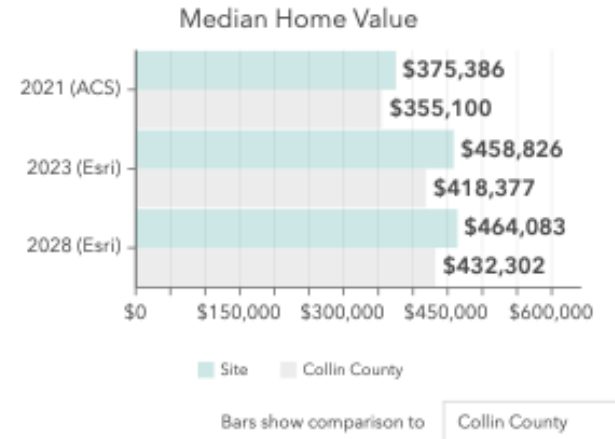
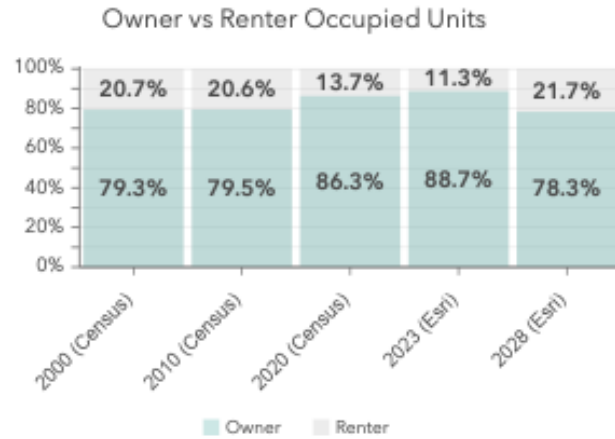
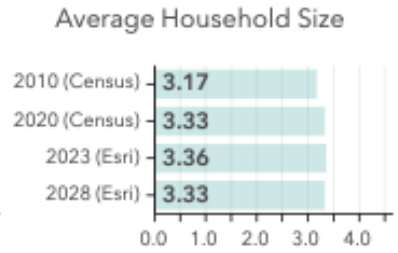
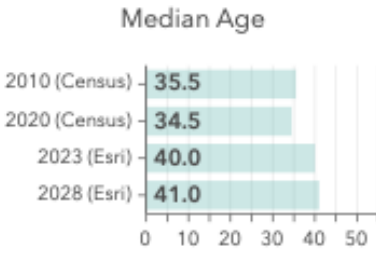
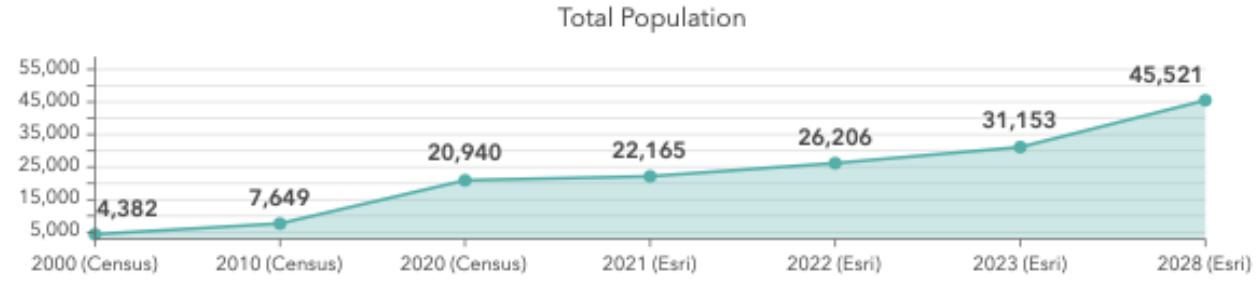
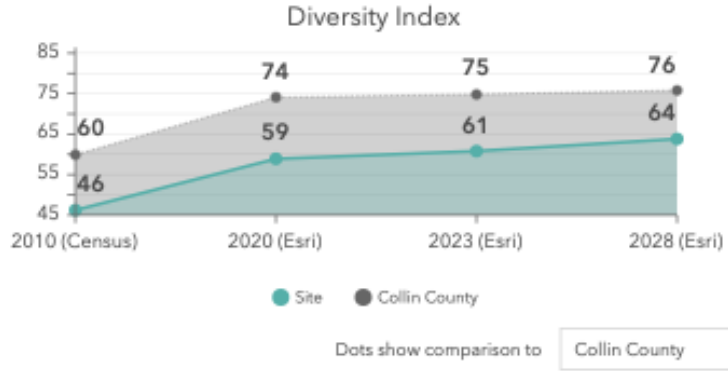
GROUP QUARTERS



| POPULATION BY AGE AND RACE | Less Than 18 Years | 18 Years and Older |
|-------------------------------|--------------------|--------------------|
| Total | 6,919 | 14,021 |
| 1 Race | 5,812 | 12,601 |
| White | 4,877 | 10,581 |
| Black | 306 | 721 |
| American Indian/Alaska Native | 77 | 112 |
| Asian | 188 | 439 |
| Pacific Islander | 3 | 13 |
| Some Other Race | 361 | 735 |
| 2 or More Races | 1,107 | 1,420 |

Community Change Snapshot

75009 (Celina) 3
Geography: ZIP Code



COMMUNITY SUMMARY

75009 (Celina) 3
Geography: ZIP Code

| | | | | | | | | | | |
|------------------|-------------------|-----------------|-----------------|------------|------------------|-------------------|------------------|---------|-----------|---------|
| 31,153 | 13.00% | 3.36 | 60.8 | \$40.0 | \$140,421 | \$458,826 | \$659,988 | 25.2% | 59.4% | 15.5% |
| Population Total | Population Growth | Average HH Size | Diversity Index | Median Age | Median HH Income | Median Home Value | Median Net Worth | Age <18 | Age 18-64 | Age 65+ |



10.6%
Services



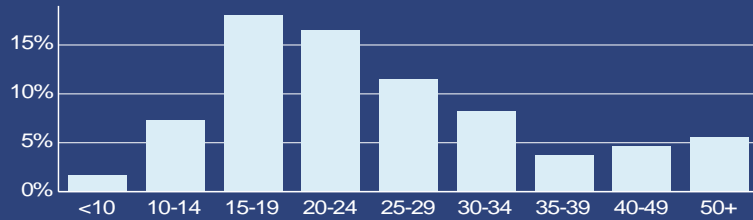
14.0%
Blue Collar



75.4%
White Collar



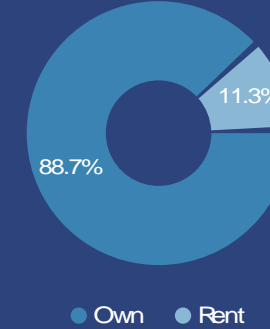
Mortgage as Percent of Salary



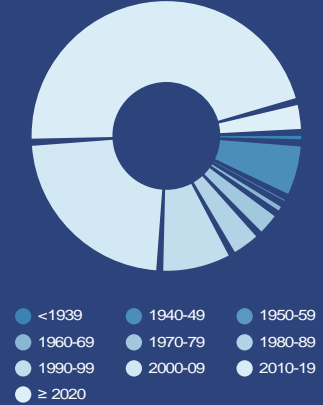
Age Profile: 5 Year Increments



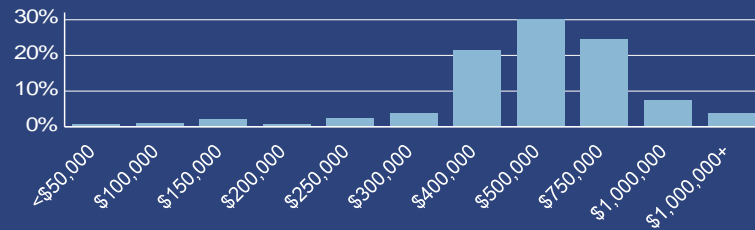
Home Ownership



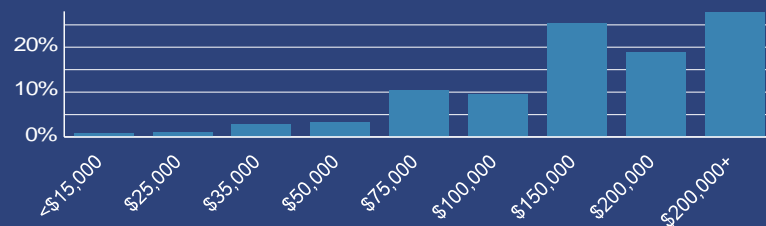
Housing: Year Built



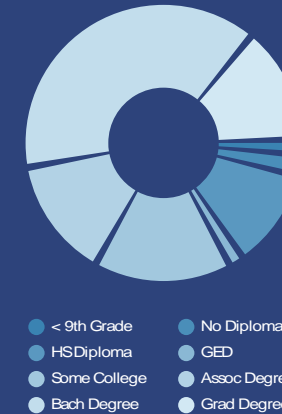
Home Value



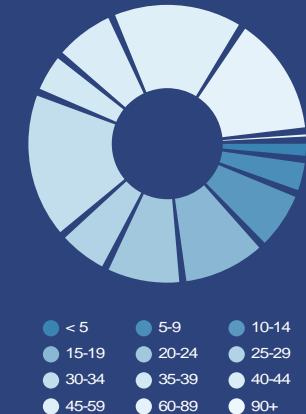
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), ACS(2017-2021).

Dots show comparison to Collin County



Cecilia Hampton, CCIM

214-326-5903

CHampton@kwcommercial.com
www.Hampton-International.com





Information About Brokerage Services

11-2-2015

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.

| | | | |
|--|-------------|-----------------------|--------------|
| Keller Williams Realty Allen | 0490032 | klrw246@kw.com | 972-747-5100 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Roseberry | 0581846 | sroseberry@kw.com | 972-747-5100 |
| Designated Broker of Firm | License No. | Email | Phone |
| Richard Licare | 0618702 | licare@kw.com | 972-747-5100 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Cecilia Hampton | 0628336 | ceciliahampton@kw.com | 214-326-5903 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Keller Williams - Allen 1002 Raintree Circle Allen, TX 75013

Cecilia Hampton

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TXR 2501

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