

FOR SALE

**SH 289 - PRESTON ROAD LAND
CELINA, TX 75009**

±4 ACRES OF MIXED-USE ZONED LAND



YOUNGER
PARTNERS

PROPERTY HIGHLIGHTS

LOCATION:

Collin County
Celina City Limits

NET ACREAGE:

Total: ± 4 AC

ZONING:

PD 45

Planned Development

Supports a variety of commercial uses
compatible with surrounding development

UTILITIES:

All Available to the Site - Water & Sewer
were extended from Downtown to the new
High School along SH 289

TRAFFIC COUNTS:

$\pm 12,633$ VPD - N/S SH 289

ASKING PRICE:

Call Broker

APPROXIMATE DISTANCE FROM :



CELINA
HIGH SCHOOL
1,300 FT



CELINA
MIDDLE
SCHOOL
2,900 FT



HILLWOOD'S
RAMBLE
DEVELOPMENT
1,200 FT SOUTH



DOWNTOWN
CELINA
2.6 MILES

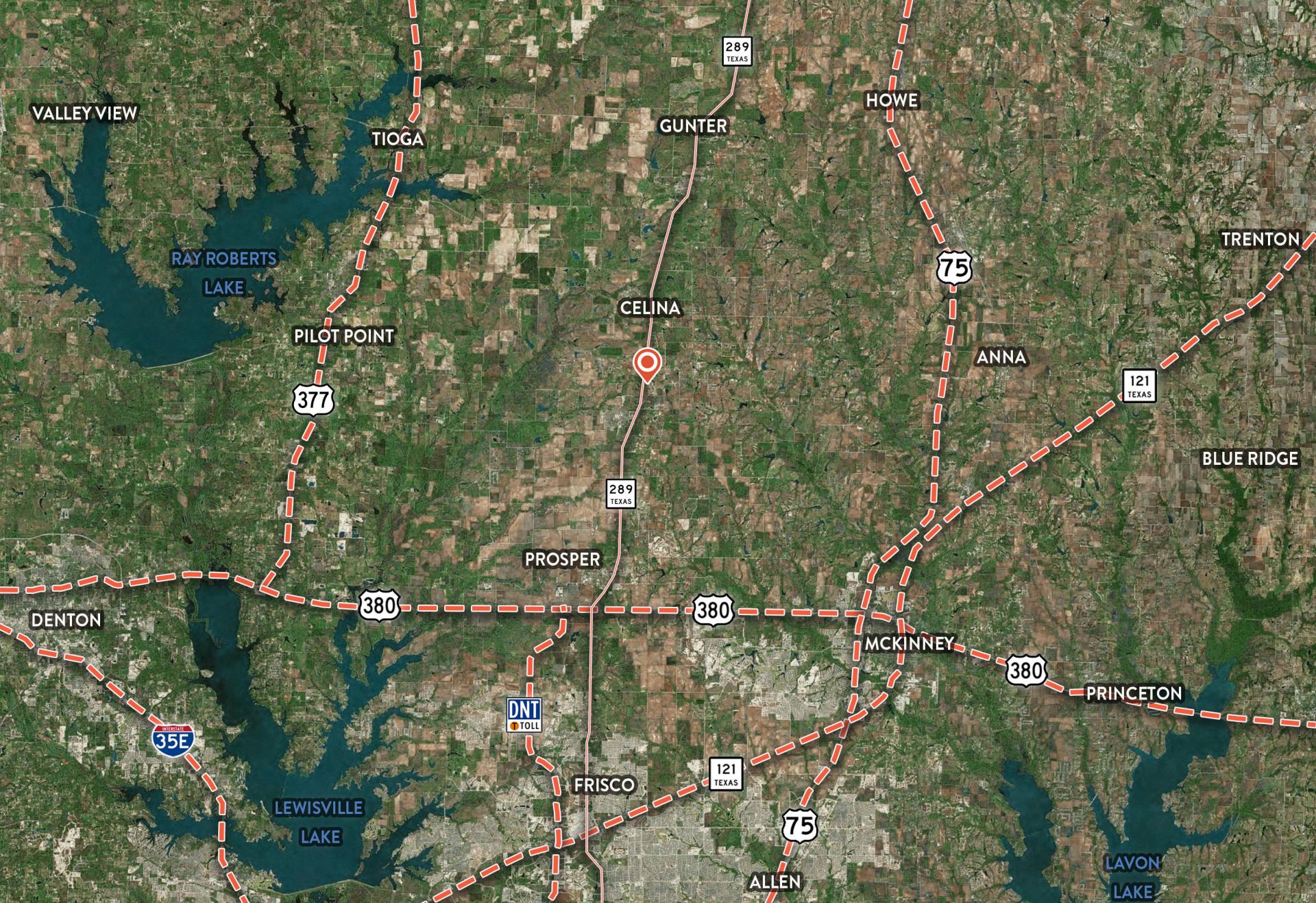


DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MILE
TOTAL EST. POPULATION	1,878	7,363	14,178	111,167
AVG. HOUSEHOLD INCOME	\$203,686	\$174,331	\$174,315	\$215,426
TOTAL EST. HOUSING UNITS	573	2,290	4,590	37,073

PROPERTY HIGHLIGHTS | ± 4 AC MIXED-USE LAND, CELINA, TX

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LOCATION OVERVIEW | ± 4 AC MIXED-USE LAND FRONTING SH 289, CELINA, TX

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CELINA
HIGH SCHOOL

NORTHWEST AERIAL | \pm 4 AC MIXED-USE LAND FRONTING SH 289, CELINA, TX

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CELINA
HIGH SCHOOL



NORTHEAST AERIAL | \pm 4 AC MIXED-USE LAND FRONTING SH 289, CELINA, TX

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SOUTHEAST AERIAL | \pm 4 AC MIXED-USE LAND FRONTING SH 289, CELINA, TX

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CELINA, TEXAS

Celina is one of the fastest-growing cities in North Texas, with a population approaching 45,000 and a median household income of more than \$140,000. Located just north of Frisco and Prosper, Celina offers convenient access to the Dallas North Tollway, U.S. Highway 380, and major employment centers across the DFW Metroplex. The city combines small-town charm with modern amenities, featuring highly rated schools, new master-planned communities, and a vibrant downtown anchored by local restaurants and events like Friday Night Market and Cajun Fest. With its exceptional quality of life, rapid growth, and strong community spirit, Celina is emerging as one of the premier places to live, work, and raise a family in North Texas.



- Strategically located along the Dallas North Tollway with direct access to U.S. Highway 380 and Preston Road
- Rapidly growing population of 40,000+ with one of the highest median household incomes in North Texas
- Less than 20 minutes to PGA Frisco and 35 minutes to DFW International Airport
- Emerging hub for master-planned communities, retail, and commercial development in the North Dallas growth corridor

MARKET OVERVIEW | ± 4 AC MIXED-USE LAND FRONTING SH 289, CELINA, TX

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Younger Partners Dallas, LLC

11-2-2015



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.

Younger Partners, Dallas, LLC	9001486	214-294-4400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email
Moody Younger	420370	moody.younger@youngerpartners.com
Designated Broker of Firm	License No.	Email
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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