

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:

±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

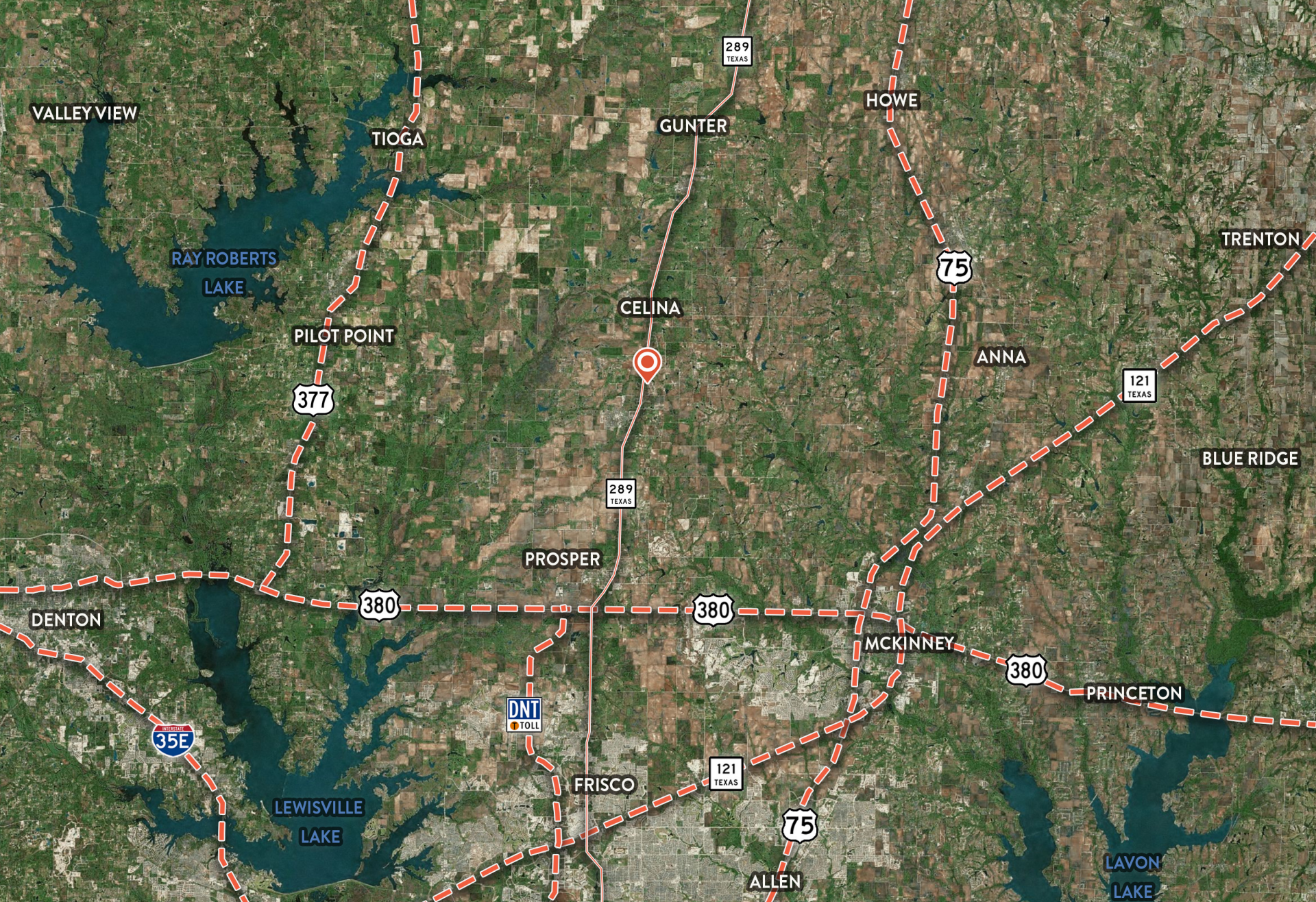


DEMOGRAPHICS:

	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

YOUNGER
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SURVEYOR'S NOTES:

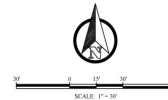
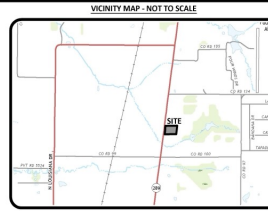
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83); distances are surface with a combined scale factor of 1.0001371.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0101, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.

NOTE REGARDING UTILITIES

Utility locations are per observed evidence.

LEGEND OF ABBREVIATIONS

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CIS CAPPED REBAR SET



PROPERTY DESCRIPTION

Being a tract of land situated in the W.H. Ratton Survey, Abstract No. 753 and the L.M. Boyd Survey, Abstract No. 48 in Collin County, Texas, and being a portion of that same tract of land described by deed to Preston 30 Partners, LP as recorded under Document Number 20150224000195710, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.), the subject property being more particularly described as follows: (Bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)):

BEGINNING at an "X" cut in concrete found for the southwest corner of a tract of land described by deed to Scherer Celina, LLC as recorded under Document Number 201805400058430, (O.P.R.C.C.T.), same being the northeast corner of the herein described tract, and being in the easterly line of "Tract 1, Part 2" of a tract of land described in Condemnation Proceedings in the County Court of Collin County, Texas under Cause Number 11750, as recorded under Volume 661, Page 158, Deed Records of Collin County, Texas, (O.P.R.C.C.T.);

THENCE North 89 degrees 12 minutes 45 seconds East, with the south line of said Scherer tract, a distance of 505.34 feet to a 5/8 inch rebar with cap stamped, "PETER MANNING" found for the southeast corner thereof, said point being in the easterly line of said Preston 30 tract, and being in the westerly line of a tract of land described by deed to Alla 33 Partners, LLC as recorded under Document Number 20150224000195710, (O.P.R.C.C.T.);

THENCE South 06 degrees 41 minutes 33 seconds West, with the easterly line of said Preston 30 tract, and with the westerly line of said Alla tract, passing the southwest corner of said Alla 33 tract, same being the northwest corner of a tract of land described by deed to CR 100 Thirty-Three Partners, LP as recorded under Document Number 20150224000195720, (O.P.R.C.C.T.), and continuing for a total distance of 35.72 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set, hereinafter called "capped rebar set";

THENCE South 89 degrees 12 minutes 45 seconds West, through the interior of said Preston 30 tract, a distance of 495.14 feet to a capped rebar set in the easterly line of said State of Texas tract.

THENCE with the westerly line of said Preston 30 tract the following calls:

- North 06 degrees 41 minutes 33 seconds East, a distance of 194.10 feet to a 1/2 inch rebar with illegible cap found;
- North 00 degrees 58 minutes 33 seconds East, a distance of 100.50 feet to an "X" cut in concrete set;
- North 06 degrees 41 minutes 33 seconds East, a distance of 57.31 feet to **THE POINT OF BEGINNING** and enclosing 4.000 acres [174,240 square feet] of land, more or less.

TITLE COMMITMENT NOTES

This survey was prepared with the benefit of a commitment for title insurance provided by North American Title Insurance, G.F. Number 14764-19-04496, Effective Date July 22, 2019. This commitment was relied upon for encumbrance research, and the surveyor has performed no independent title search. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey. The following exceptions from Schedule "B" were addressed as follows:

- Highway Easement as awarded to the State of Texas in Condemnation Proceedings in the County Court of Collin County, Texas, under Cause Number 11750, dated August 17, 1965, filed September 23, 1965, recorded in Volume 661, Page 158, Real Property Records of Collin County, Texas. (document contains a tract called "Tract 1, Part 2" which abuts the subject property; easements therein do not cross or touch the subject property)
- Highway Easement as awarded to Collin County, Texas in Condemnation Proceedings in the County Court of Collin County, Texas, under Cause Number 3-C408-89, dated January 10, 1990, filed January 11, 1990, recorded in Volume 3199, Page 704, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement as recorded under instrument Number 96-0091867, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement as recorded under instrument Number 20060221000225520, Official Public Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement as recorded under instrument Number 2012080200090960, Official Public Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement as recorded under instrument Number 96-0091866, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Ordinance No. 2010-45, City of Celina, Texas, dated October 11, 2010, setting forth location of Annexation which is recorded in instrument Number 20101015001120886, Official Public Records of Collin County, Texas. (Ordinance contains a description which includes the subject property)
- Easement as recorded under Volume 322, Page 510, Real Property Records of Collin County, Texas. (easement contains a description which includes the subject property)
- Easement as recorded under Volume 838, Page 26, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement Agreement as recorded under instrument Number 20150225000203890, Real Property Records of Collin County, Texas. (Agreement contains a description which includes the subject property)
- Easement as recorded under instrument Number 20180420000507290, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)
- Easement as recorded under instrument Number 20181026001313470, Real Property Records of Collin County, Texas. (easement does not cross or touch the subject property)

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton II, a Registered Professional Land Surveyor of the State of Texas, have prepared this map from an actual survey on the ground, and that this map correctly represents that survey made by me or under my direction and supervision. This survey meets the minimum requirements for a Category 1A, Condition II Land Title Survey. Fieldwork was completed on 08/09/2019.

Date of Plat/Map: August 6, 2019

John H. Barton II, RPLS# 6737



LEGEND OF SYMBOLS

- all conditioning unit
- irrigation control valve
- cable tie
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- holland
- area drain
- area meter
- gas valve
- gas meter
- gas well
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- drank fill lid
- telephone pedestal
- traffic signal pole
- utility close out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- direct utility vault
- water utility vault
- utility service pole
- utility sign
- water shutoff
- water valve
- water meter
- cable tie rise
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

CATEGORY 1A, CONDITION II LAND TITLE SURVEY

A TRACT OF LAND OUT OF THE
W.H. RATTON SURVEY, ABSTRACT NO. 753
& THE L.M. BOYD SURVEY, ABSTRACT NO. 48
COLLIN COUNTY, TEXAS



JOB NUMBER: 2019-001-081
DRAWN BY: BCS
CHECKED BY: JHB
REV:

CELINA 4

COLLIN COUNTY
TEXAS

CATEGORY 1A,
CONDITION II
LAND TITLE
SURVEY

SHEET:



GELINA
HIGH SCHOOL

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

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





SOUTHEAST AERIAL | ± 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



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Younger Partners Dallas, LLC

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.

11-2-2015



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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0