



WYNMARK
COMMERCIAL

CELINA HILLS OFFICE PARK

NEQ Preston Rd and W Glendenning Pkwy, Celina, TX 75009

Unique Medical and Office
Condo Space for Sale or Lease

CELINA HILLS

- Celina Hills Office Park will include 9 office buildings located just off of Preston Road (south of Brookshires, Keller Williams, and across the street from Ace Hardware). We are minutes from Downtown Celina, where you will find restaurants, shopping, and the heart of the City.
- This project facilitates the purchase of an office for your business. Enjoy the benefits of ownership, which include tax write-offs and building equity in your real estate, to name a few.
- Celina Hills offers a modern, clean space for your small business. Customize a space that speaks to you, your employees, and your brand. Consider our offices the foundation of your company's ever-growing success.

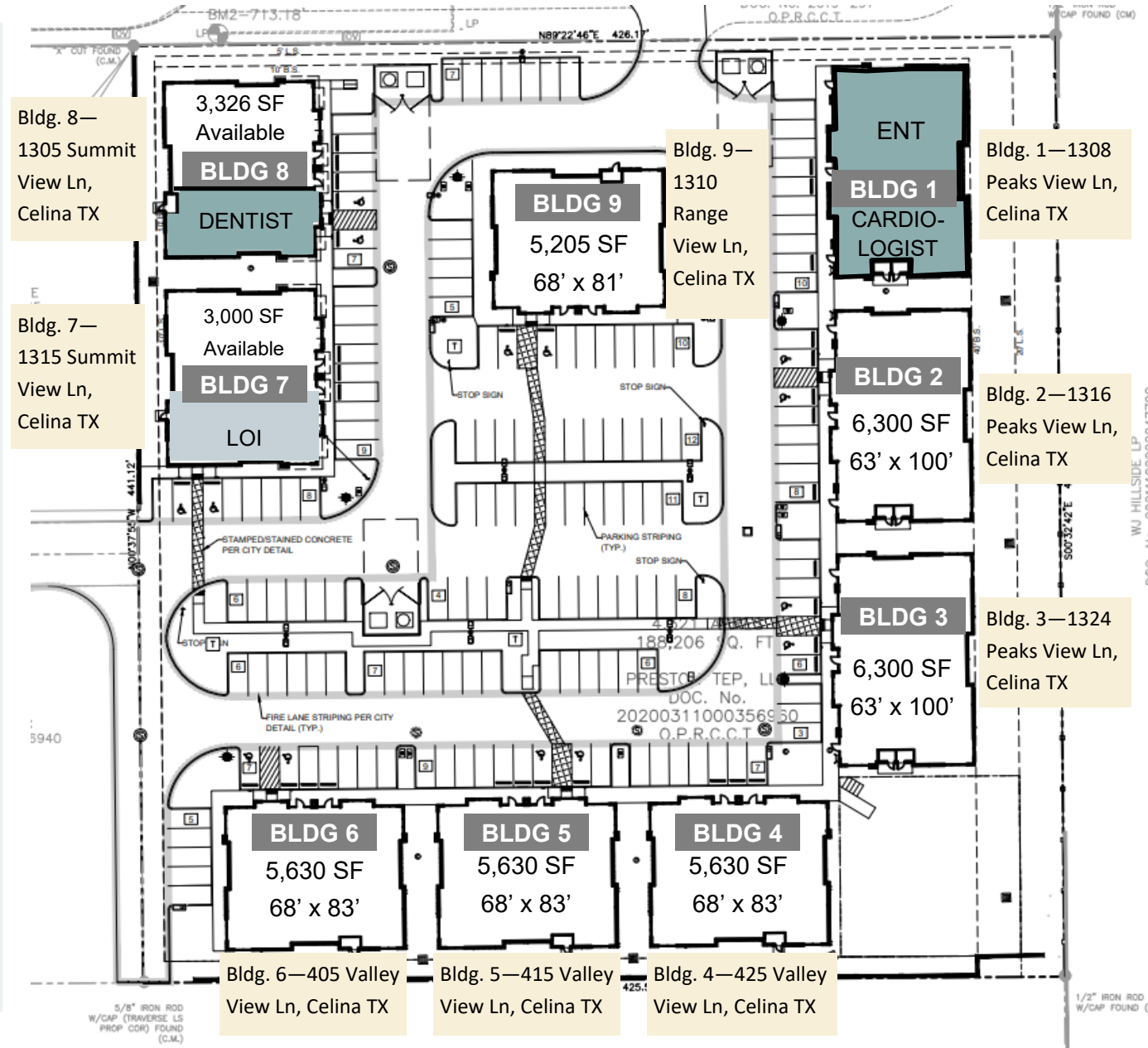
PROJECT DETAILS:

- Purchase Price: \$375 psf
- Lease Price: \$36 + \$10 NNN
- Condo Fee: \$3.50 psf
- Minimum Term: 10 Years
- Allowed Use: Medical & Office
- Zoning: C-2 Commercial
- Type: Condo
- Condition: Cold Dark Shell
- Parking Ratio: 1/313
- Phase 1: Delivered March 2026
- Phase 2 (Bldgs 2 & 7): August 2027
- Preston Road VPD: 21,932

AVAILABILITY

BUILDINGS:

- Bldg 1 Unit 100: Under Contract
- Bldg 1 Unit 110: Under Contract
- Bldg 2: 1,600—6,300 SF
- Bldg 3: 1,600—6,300 SF
- Bldg 4: 1,700—5,630 SF
- Bldg 5: 1,700—5,630 SF
- Bldg 6: 1,700—5,630 SF
- Bldg 7 Unit 100: Under LOI
- Bldg 7 Unit 110: 3,000 SF
- Bldg 8 Unit 100: Under Contract
- Bldg 8 Unit 110: 3,326 SF
- Bldg 9: 1,700—5,205 SF



PHOTOS - BUILDING 1 & 8



*Please
Contact*

AUSTIN EASTMAN

972.360.8787

Austin@wynmarkcommercial.com

KRISTIN HOLLEK

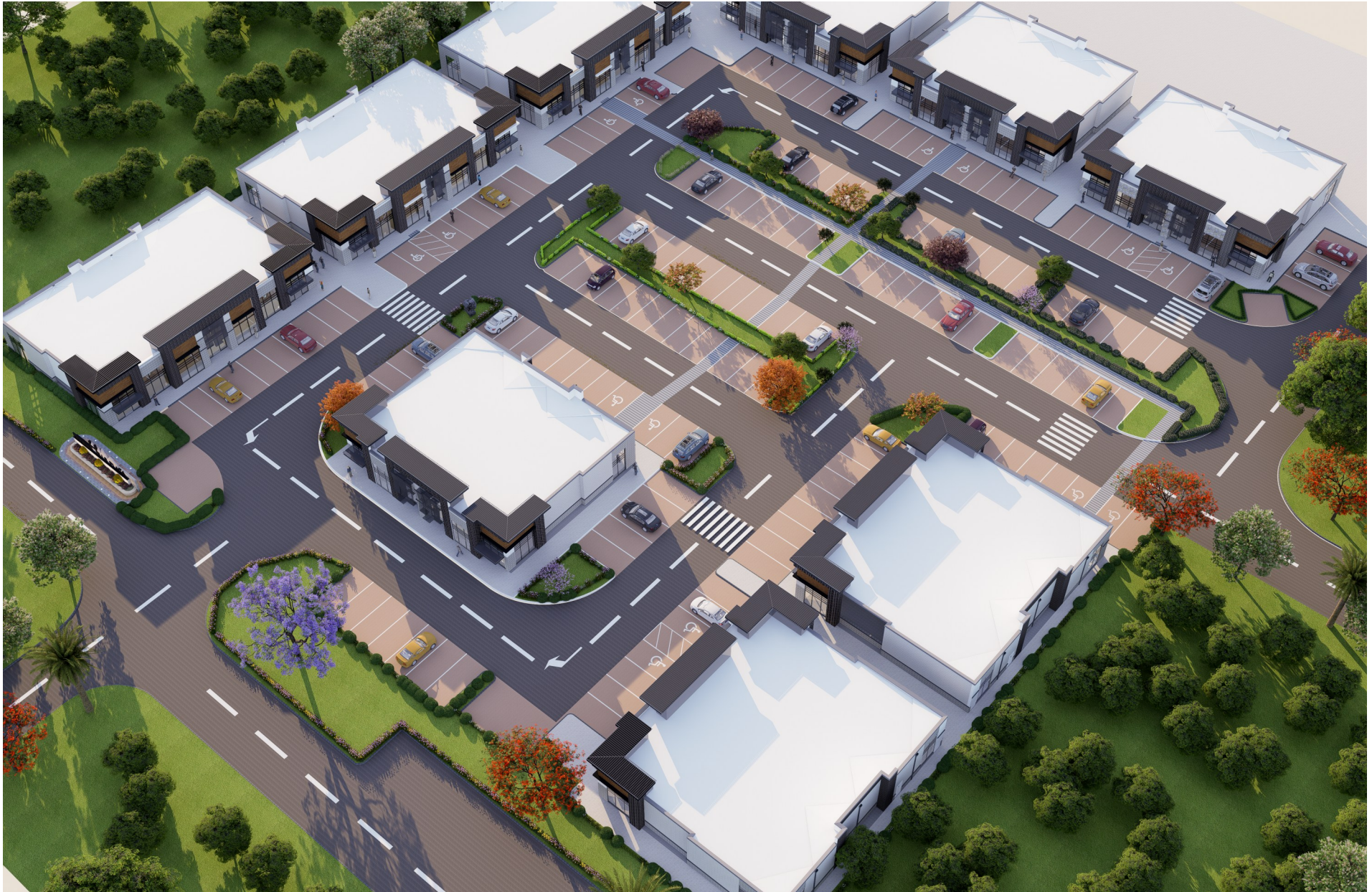
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CONSTRUCTION PHOTOS



RENDERING



*Please
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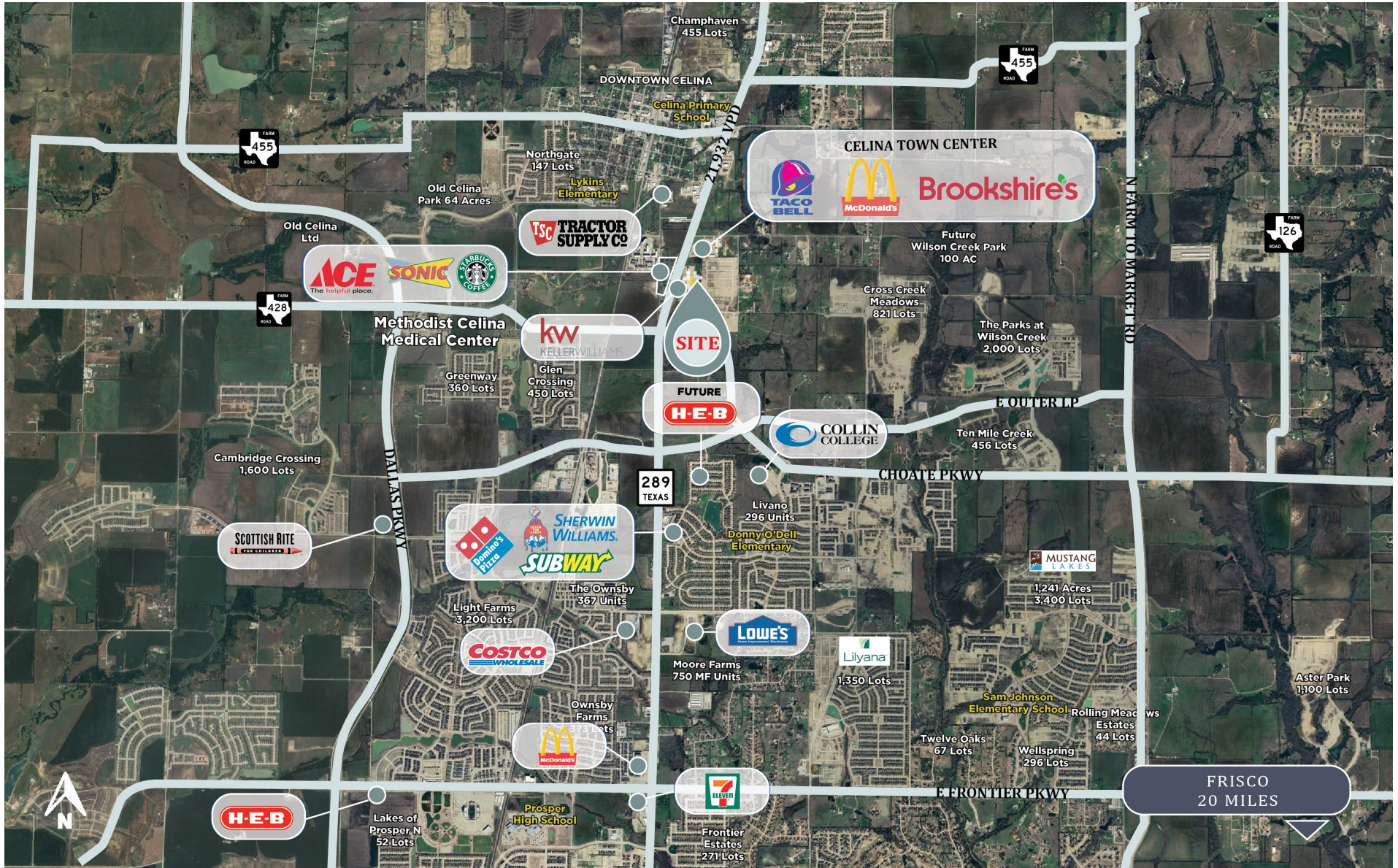
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MAP



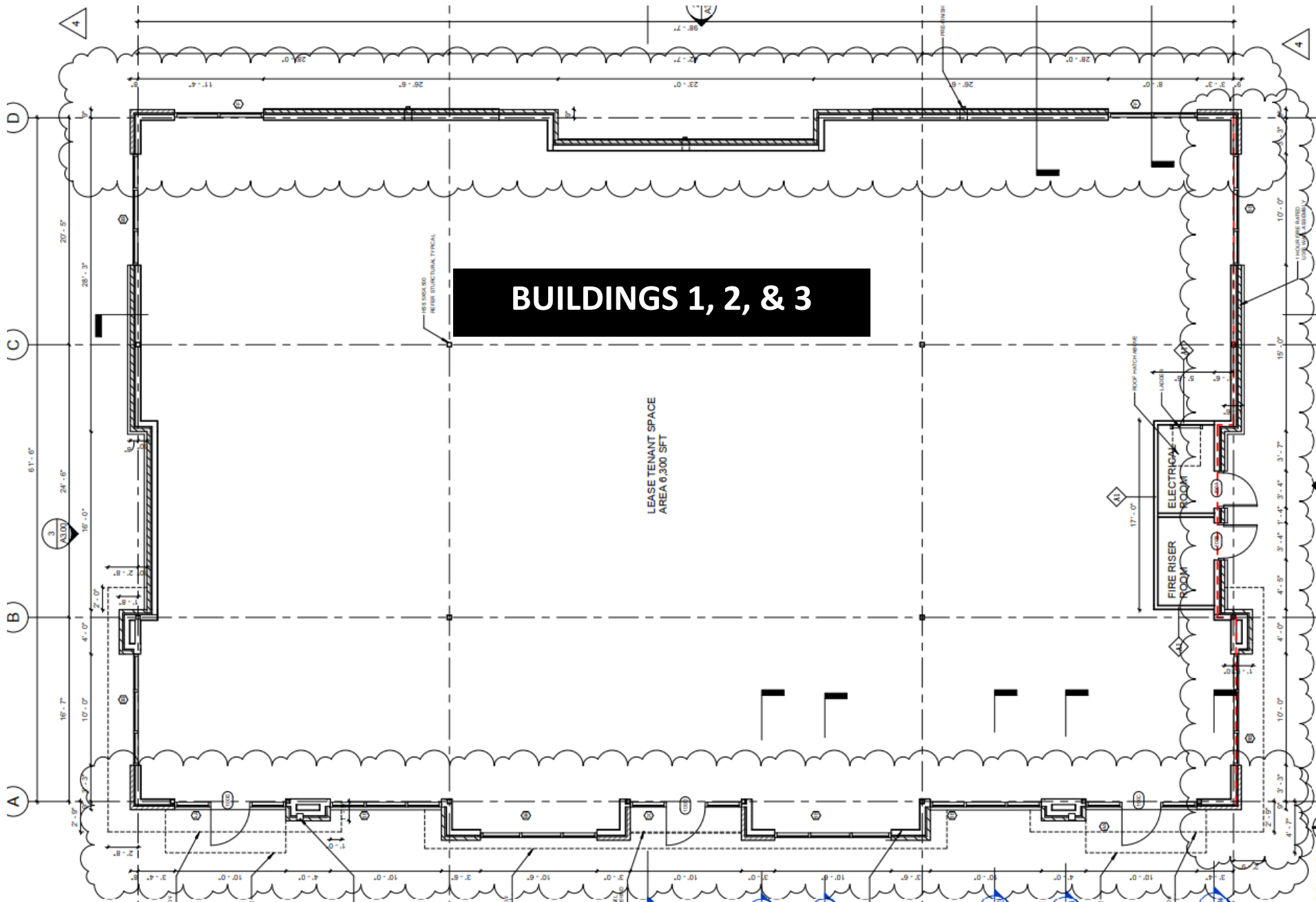
DEMOGRAPHICS

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$135,447	\$172,105	\$164,038
Median Household Income	\$103,812	\$148,393	\$141,065
< \$25,000	195	457	3,635
\$25,000 - 50,000	399	794	6,416
\$50,000 - 75,000	547	1,187	7,877
\$75,000 - 100,000	472	1,218	7,872
\$100,000 - 125,000	223	1,410	10,332
\$125,000 - 150,000	336	2,164	10,218
\$150,000 - 200,000	484	2,872	15,850
\$200,000+	638	4,080	23,197

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$348,746	\$477,392	\$447,720
Median Year Built	2009	2010	2010



BUILDINGS 1, 2, & 3

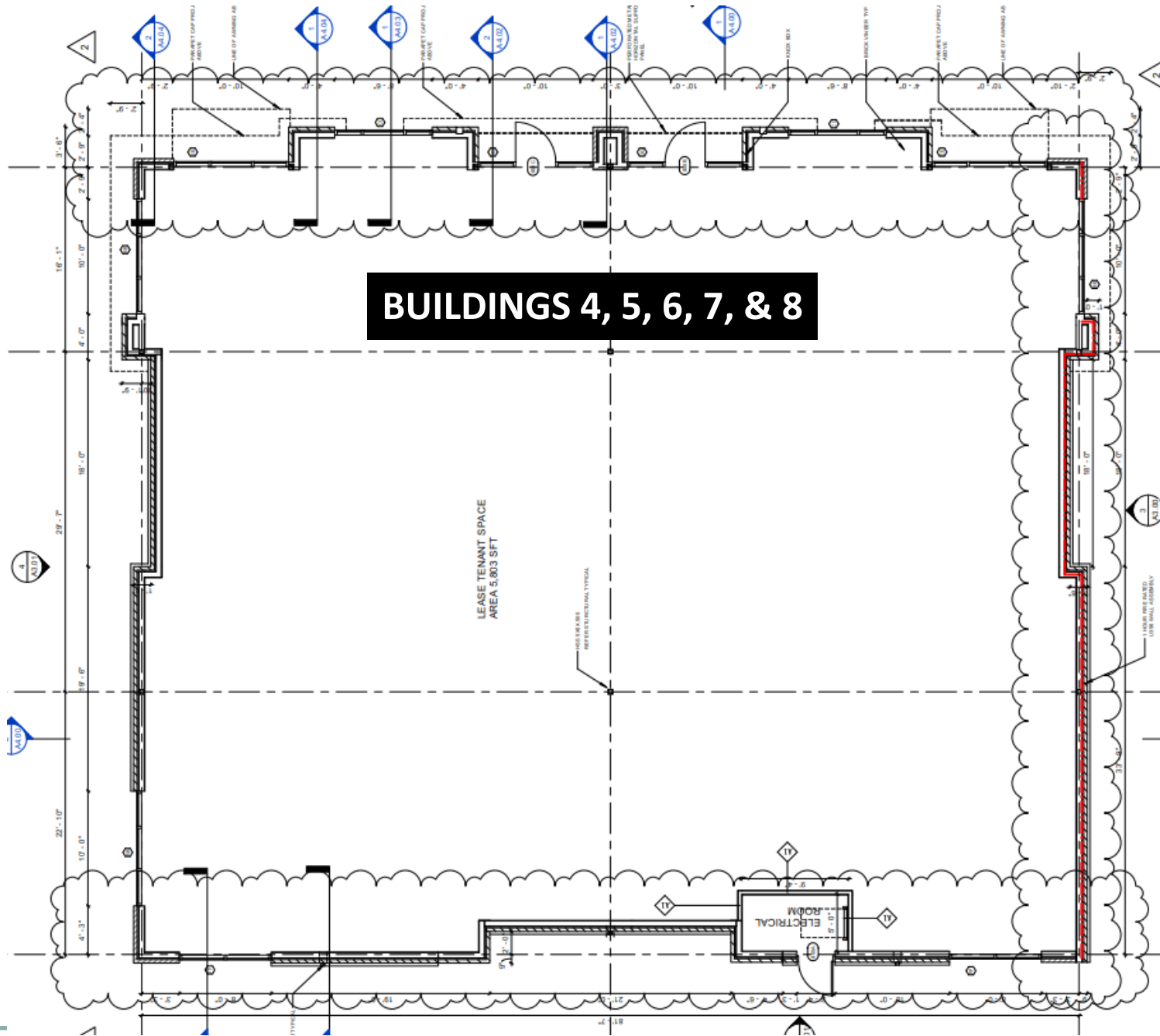
LEASE TENANT SPACE
AREA 6,300 SFT



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BUILDINGS 4, 5, 6, 7, & 8

LEASE TENANT SPACE
AREA 5,803 SFT

ELECTRICAL ROOM



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
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



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