
Light Farms Retail

CELINA - TX



RETAIL SPACE NOW AVAILABLE FOR PRE-LEASING

3500 S Dallas Parkway, Celina TX 75009

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PROPERTY INFORMATION:

Address: 3500 S Dallas Parkway, Celina TX 75009

County: Collin

Frontage: ~240ft on DNT Extension

Zoning: PD - 84

Buildings: 1

Total Spaces: 8

Total Sqft: 9,633 SF

Clear Height: 20'

OVERVIEW:

- Now pre-leasing - up to 9,633 sf available
- Spaces starting from 736 sf with options to combine
- End-caps with patio / outdoor seating available
- Located at the main DNT entrance to Light Farms
- 240ft of frontage on the \$183M DNT extension
- Adjacent to the new Exxon / 7-Eleven
- Surrounded by affluent Light Farms neighborhood with an average HH income of \$211,324.

AVAILABLE SPACES:



736 sf

1,205 sf

1,274 sf

1,255 sf

1,289 sf

1,253 sf

1,305 sf

1,316 sf



Space #2
1,205 sf

Space #3
1,274 sf

Space #4
1,255 sf

Space #5
1,289 sf

Space #6
1,253 sf

Space #7
1,305 sf

Space #8
1,316 sf

Space #1
736 sf





Light Farms Way

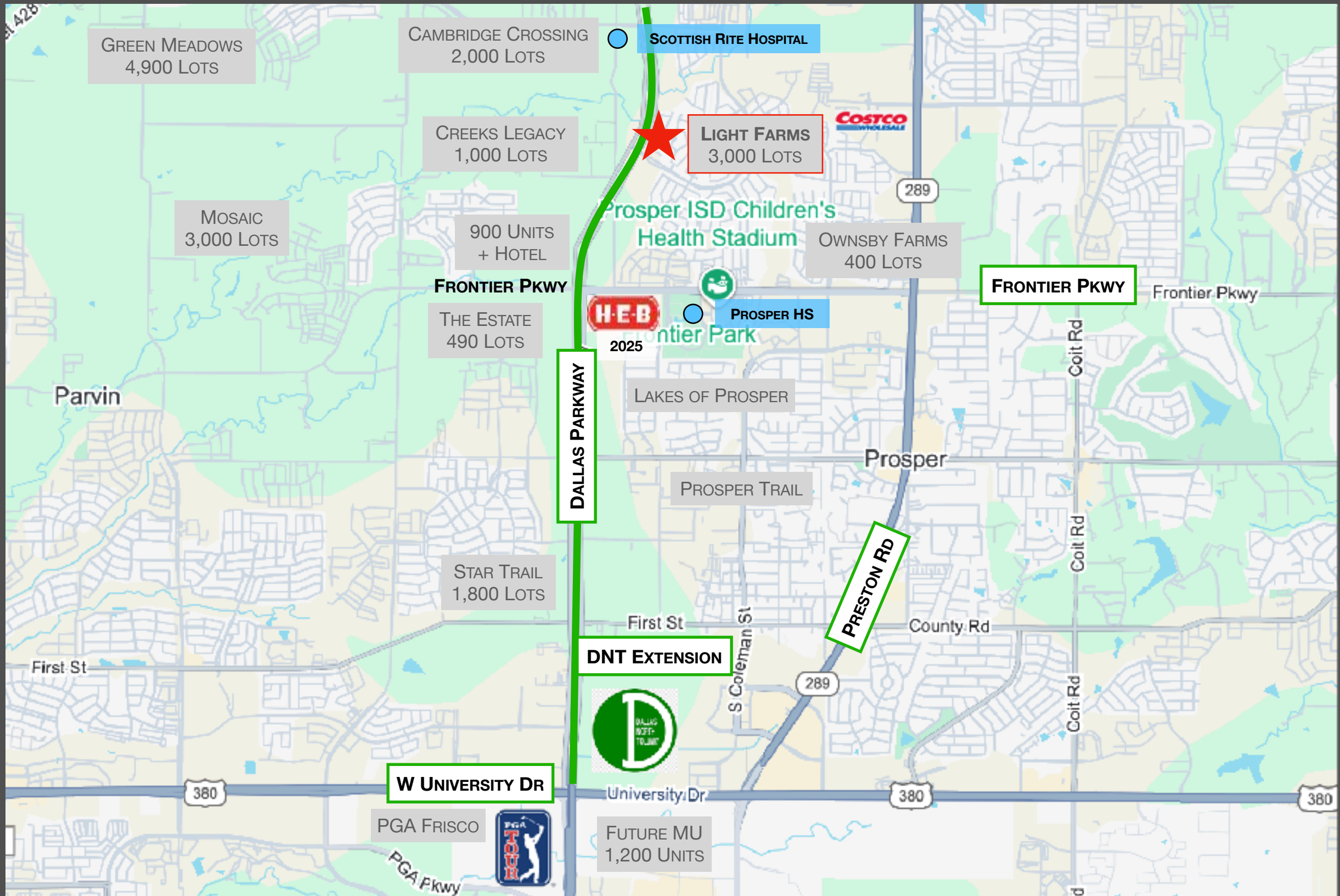


3500

South Dallas Parkway

DNT
Dallas North Tollway
Extension

LOCATION: 3500 SOUTH DALLAS PARKWAY, CELINA TX 75009



PERMITTED USES:

Permitted Uses by Right:

Armed Services Recruiting
Artist Studio
Auto Supply Store (new & rebuilt parts)
Bakery or Confectionary (retail)
Bank/Credit Union
Child Daycare (business)
Church/Place of Worship
Convenience Store
Convenience Store (with or without gas sales)
Food or Grocery Store
Franchised Private Utility
Gas Station
General Retail Store
Laundry/Dry Cleaning (drop off/pick up)
Medical Facilities
Offices (professional and general business)
Personal Services Shop
Pet and Animal Grooming Shop
Restaurant (drive-in service)
Restaurant (drive-through service)
Restaurant

Permitted Uses by Right Cont.:

Seasonal Business
Temporary Business
Veterinarian (indoor kennels)

With Conditional Use Permit:

Auto Laundry or Carwash
Auto Repair (minor)
Club, private (Class I & II)
Concrete or Asphalt Batching Plant (temporary)
Farmers Market (public)
Funeral Home (without crematorium)
Kiosk (providing a service, must have principal use)
Mini Warehouse/Self Storage
Nursery (retail sales outdoor)
Outdoor Display-Sales

Prohibited:

Check Cashing Services
Motorcycle Sales and Repair
Recycling Kiosk
Sexually Oriented Businesses



Light Farms has over 240 acres of green space, 25 miles of trails, multiple lakes and pools, and more than 200 activities and events a year. It's newest addition, Constellation park, features an amphitheater, various playgrounds and courts, campsites, a dog park, and its own 11 acre lake with a beach. Students in Light Farms attend the acclaimed Prosper and Celina ISD's. The community is home to two on-site Prosper ISD elementary schools and adjacent to the \$113M Prosper High School.

DEMOGRAPHICS:

Celina City Limits: **43,717**

Average HH Income: **\$211,324** (+8.5% YOY)

Home Ownership Rate: **88.8%**

Projected 2029: **110,415**

Median HH Income: **\$178,254** (+11% YOY)

Median Property Value: **\$552,081**



#1 Fastest Growing City in the US (June 2024)

6 out of the 10 fastest growing counties in the nation were in Texas (2022-23)

3 of 6 are in the DFW Metro Area

CELINA HIGHLIGHTS:

In 2010, Celina had only 6,028 residents. By 2020, that number increased to 16,739, and in 2023, skyrocketed to 43,717.

Celina topped the U.S. with a 26.6% population increase in the 12 months between July 2022 and July 2023. A growth rate more than 53 times higher than the national average of 0.5%.

Situated in high-growth Collin County, the 2nd fastest growing county in the US in 2024, Celina is nestled between the major arteries of Preston Road to the east and the Dallas North Tollway to the west.

Celina's estimated 5yr population growth is estimated at 60,000, with a maximum projected buildout population of approximately 350,000, as per the Celina EDC.

NOTABLE BIG BOX RETAILERS COMING TO CELINA:



WALMART

G-Man Development has teamed up with Walmart Real Estate, the City of Celina and its economic development corporation on a mixed-use development slated to be anchored by the retailer's first store in the city. The Shawnee Trail Development spans 190 acres and will feature urban residential alongside extensive retail and dining options.



COSTCO

Costco's 160,000-square-foot facility is the largest commercial deal in the history of Celina. The Village at Ownsby Farm is set to be a premier retail destination for the North Texas community, and part of a broader project that includes The Crossing at Moore Farm. This new development will add about 1.3 million square feet of commercial space to Celina and is set to feature a range of retailers and restaurants, including Lowe's, Chick-fil-a, Chipotle, Marshalls, PetSmart in addition to a 110,000-square-foot luxury fitness center.



H-E-B

H-E-B has snapped up a 21-acre tract located at the northeast corner of Dallas North Tollway and Fred Smith Parkway. The land is located within the massive Legacy Hills master-planned community spanning 3,200 acres, and expected to include an 18-hole golf course, more than 7,000 single-family homes, 4,100 multifamily units and 100 acres of commercial development.

OTHER NOTABLE DEVELOPMENT:



METHODIST CELINA MEDICAL CENTER

Methodist Health System has begun construction on its newest hospital, a \$237M, 200,000-square-foot hospital slated to open in 2025. Located on 46 acres beside the Dallas North Tollway and FM428, the hospital will offer a range of services from cardiovascular and cancer care, to women's services, orthopedics, and robotic surgery.



DALLAS NORTH TOLLWAY EXPANSION

The North Texas Tollway Authority's board of directors approved a construction contract with Sinacola for the expansion project, which is budgeted at about \$460 million. The project will extend the Dallas North Tollway main lanes about 6 miles north from US 380 to FM 428 in Celina.



JERRY AND LINDA MOORE MIDDLE SCHOOL

The Jerry and Linda Moore Middle School is a new, 208,000-square-foot state of the art facility designed to address the district's rapid growth and will serve as a prototype building for future growth plans. A community led facilities committee shared ideas and input on how to bring a 21st century learning facility to their students.



DALLAS - FORT WORTH:

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data. With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022. Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state. Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents – making it the third most populous county in the U.S. at 4.83 million residents.



DISCLAIMER:

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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:
 - 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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Sales Agent/Associate Name	License No.	Email	Phone

____ Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

TAR 2501

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