

CELINA LAND PACKAGE

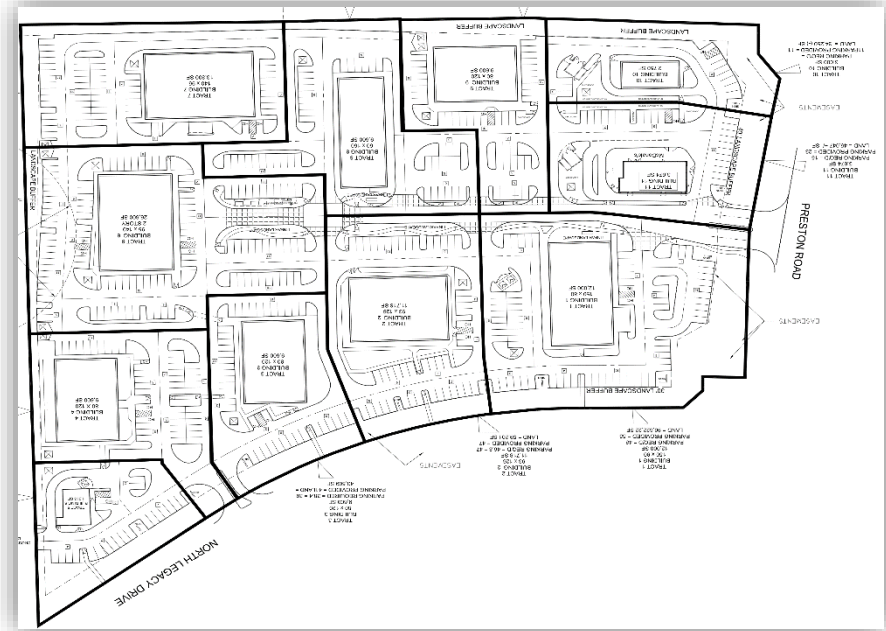


DEVELOPMENT SUMMARY

Celina Land Development
13.39 acres of land
SE corner of Preston Road and North Legacy Dr
Celina, TX

DEVELOPMENT HIGHLIGHTS

- Approximately 13.39 acres of land (583,268 SF)
- Planned to be replatted into approximately 6-8 separate lots
- Utilities available – water & sewer on site, off-site drainage
- Phase one – 12,000 SF pediatric urgent care and 25,000 SF MOB
- Phase two – retail, medical and professional office campus on remaining 9.89 acres
- Adjacent to Celina High School with 677 students
- Methodist Health System planned \$200 million new hospital in Celina with 48 inpatient beds, including eight intensive care unit beds and 10 post-partum bed
- Great Visibility/Accessibility – Hard corner of Preston Road and North Legacy Dr (CR 134)
- Surrounded by high growth residential - Close to Legacy Hills (7,200 lots), Chalk Hill (435 lots), Celina (2,000 lots)
- Celina is one of Collin County's fastest-growing cities. Its population jumped more than 177% from just 6,000 in 2010 to nearly 17,000 in 2020, according to census records. The Celina Economic Development Corp. projects the city will reach 51,000 people by 2026.



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	1500 – 10,000+ SF
Building Size:	6000 – 10,000+ SF
Offering Structure:	Buildings For Lease \ Sale Pad Sites Available
Lot Sizes:	1+ acres
Zoning	PD – Planned Development District
Frontage	Preston Road, North Legacy Dr

DEVELOPMENT SUMMARY

Property Description:

The property is a 13.39 acre tract of land which is part of a larger tract that is located in the city of Celina, Texas. It is more specifically located at the SE Quadrant of Preston Road(Hwy 289) and North Legacy Drive. The property shall go through the preliminary platting process with the intention to divide the site into approximately 6-8 lots. Complete site/civil plans will be required by the city of Celina including a site plan package. The site plan submittal and platting process requires approval from P&Z, & City Council

Zoning:

The property is zoned "PD-43" Planned Development Chalk Hill. Planned Development provides for neighborhood-serving commercial, medical, office and retail use including restaurants, studios, banks, convenience stores, professional offices, medical offices and more.

Utilities:

Water is located along Preston Road. Water shall be extended throughout the property in phases as lots are developed.

An existing sanitary sewer main can be accessed along Preston Road. Sewer shall be extended throughout the property in phases as lots are developed.

An approx. 1.2-1.5 acre detention pond shall be required to serve the balance of the property drainage.

Civil Engineering:

The property is currently not platted. Reconfiguration of the lots for lot sales and/or future development will require a replat. Complete site/civil plans will be required, and a site plan package will also be required. The Site Plan process requires approval from P&Z, & City Council.

Road Infrastructure and Improvements:

The proposed development will provide access from Preston Road(Hwy 289) and North Legacy Drive. TxDOT is looking to Highway 289 to 4 lanes center divided North of Legacy Drive to CR 107. This is currently in the schematic design phase with estimated completion 2028. Legacy Drive may be expanded to the East and West in future phases.

Area Highlights:

The subject property offers great visibility with frontage on Preston Road and North Legacy Drive. It is surrounded by high growth residential developments including Legacy Hills (7,200 lots), Chalk Hill (435 lots) and Celina (2,000 lots).

DEVELOPMENT SUMMARY

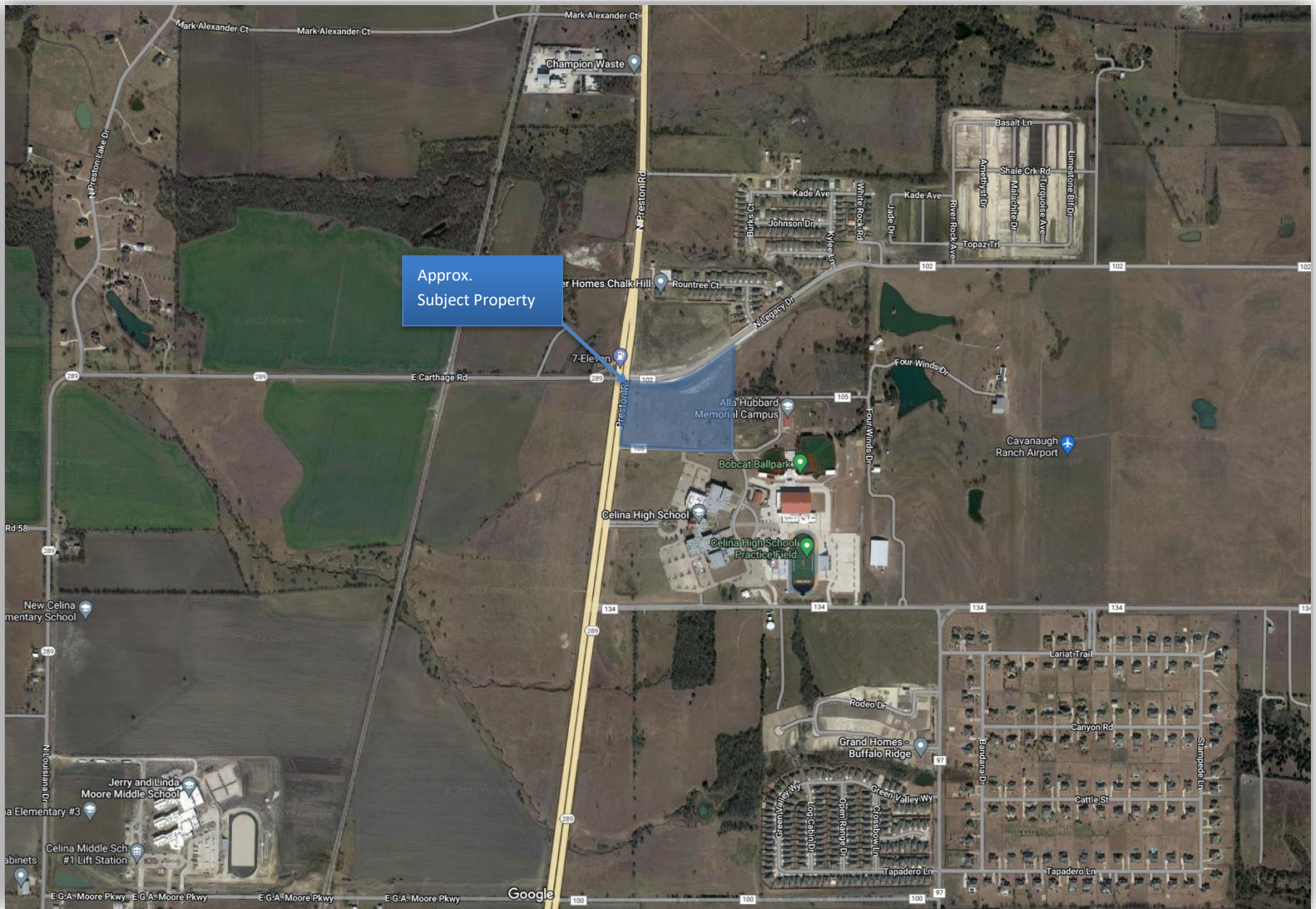
Castle Development Group:

Castle Development Group has a combined 30+ years of experience in commercial real estate industry. Our team is comprised of highly experienced professionals who have held senior roles with general contractors, developers, financial institutions, and healthcare organizations. Through this experience we utilize our technical skills, market knowledge and extensive industry and government relationships to deliver the project in an effective and efficient manner.

We specialize in the development of medical, professional office, and retail properties in Texas and the surrounding markets. Our development opportunities include existing buildings with ready-to-lease space, build-ready sites and built-to-suit options. We provide high quality cost effective developments in high growth, underserved markets. With each new client, Castle Development Group designs the properties by listening carefully, responding to client feedback, and employing Castle Development Group's proven systems and techniques. All of which ensure the timely completion and delivery of projects designed to meet the customers' needs.

Healthcare facility development is our core focus at Castle Development Group. Our company was founded with the goal of providing high-quality real estate services to individual physicians, group practices, hospitals, and other healthcare providers. We understand the many challenges posed by a changing business climate and an exceedingly challenging regulatory system. We incorporate this knowledge throughout all phases of the development process to address the specific operational needs of physicians and providers while creating real estate solutions that are functionally and economically viable over the long term. Working closely with various healthcare groups ranging from large Hospitals to individual entrepreneurial minded physicians, our team has gained the first-hand, practical experience needed to effectively navigate the healthcare development system. Our team has expertise in medical sector projects including: Primary care medical office

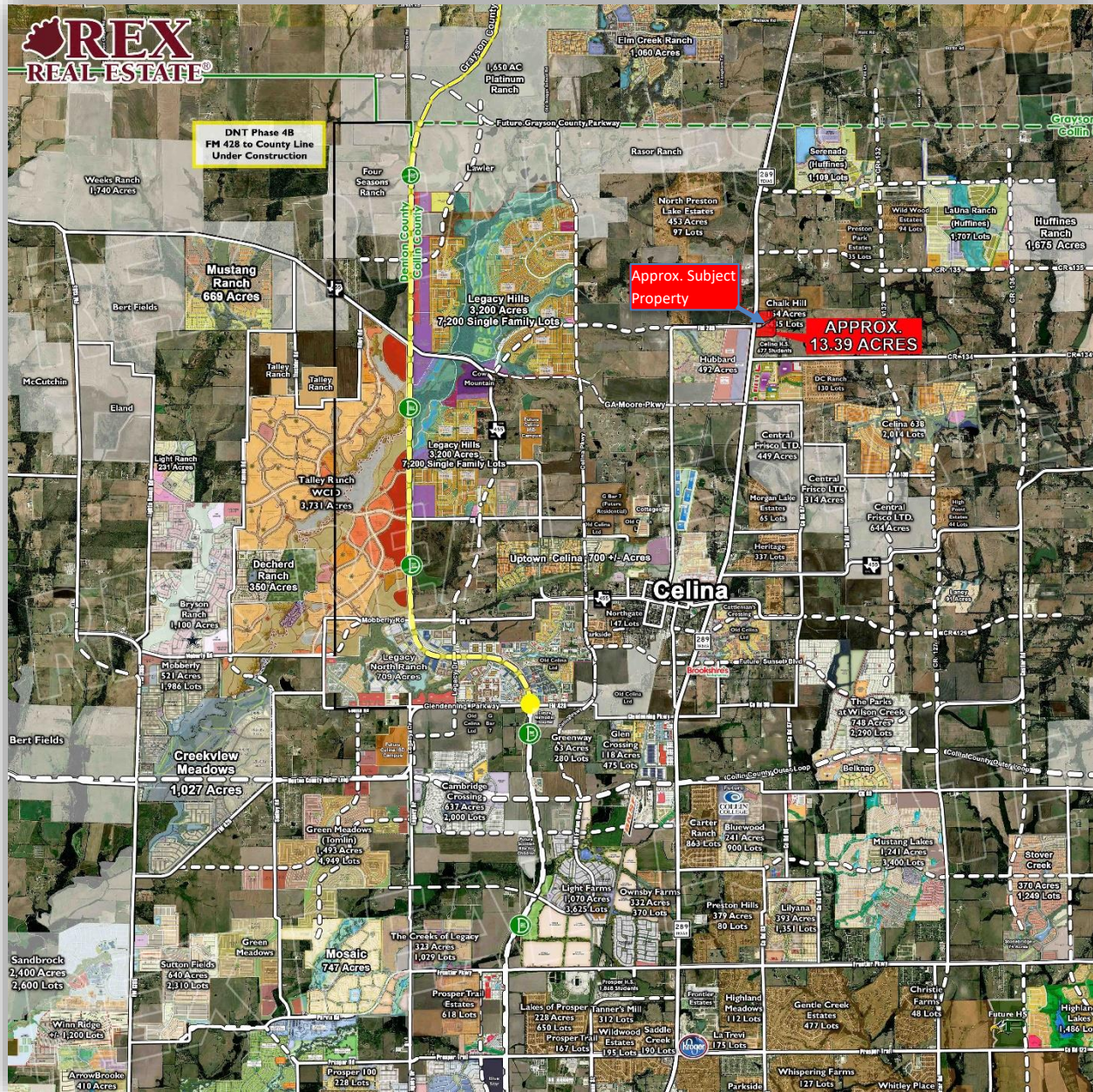
- Multi-specialty medical office
- Imaging
- Dialysis
- Ambulatory surgery centers
- Free standing emergency departments
- Large scale surgical hospitals



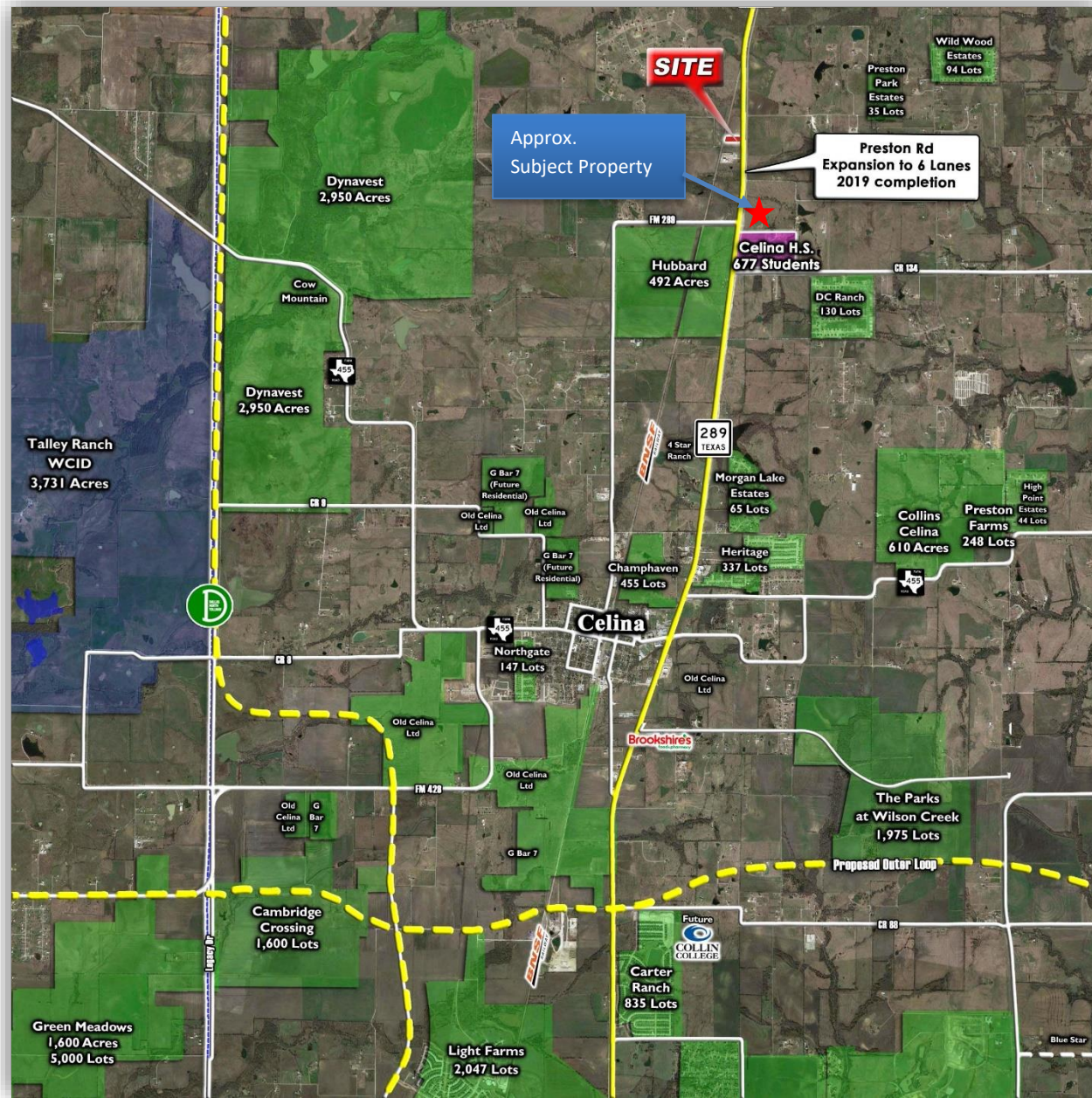




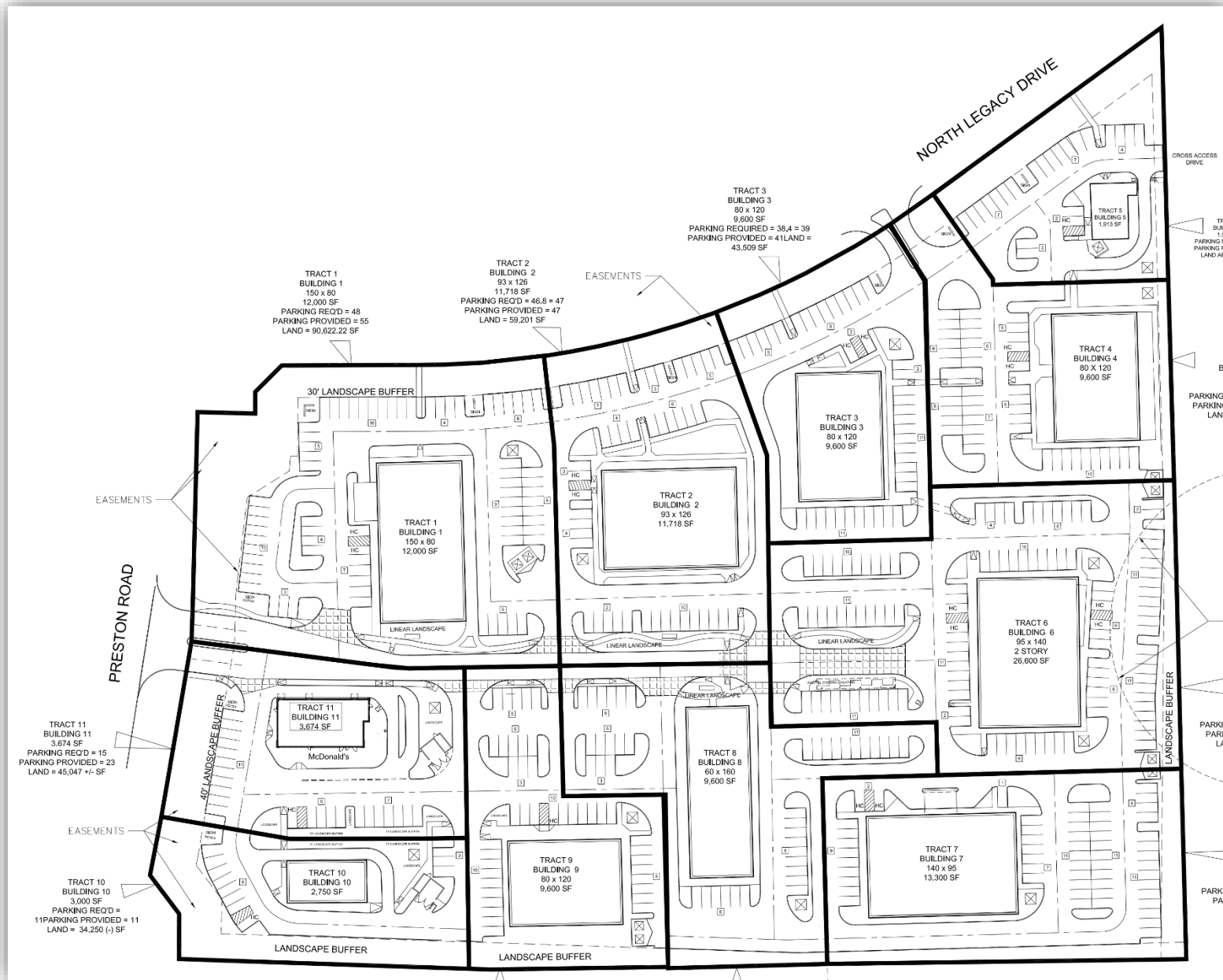
AREA MAP



AREA MAP



PRELIMINARY SITE PLAN



CITY OF CELINA AT A GLANCE

EQUITY

PEOPLE OF CELINA

Below are a few key demographic statistics that describe the people living in the City of Celina. It is important to know demographic facts in order to properly plan for communities. Strategies and actions will be more applicable and catered specifically to the people in Celina if the populations who live there are understood.

POPULATION



Population in Celina, TX

17,680

2019 NCTCOG Estimate

Population of Collin County

1,010,330

2019 NCTCOG Estimate

NUMBER OF HOUSEHOLDS



Households in Celina, TX

5,909

2019 Estimate based on Permit Growth

Households in the Dallas-Fort Worth Metroplex

2,878,819

2019 American Community Survey Estimate

MEDIAN AGE



Median Age in Celina, TX

34.1

2019 American Community Survey Estimate

Median Age in the Dallas-Fort Worth Metroplex

32.5

2019 American Community Survey Estimate

MEDIAN INCOME



Median Income in Celina, TX

\$124,375

2019 American Community Survey Estimate

Median Income in the Dallas-Fort Worth Metroplex

\$72,265

2019 American Community Survey Estimate

Encompassing part of Celina's trade area, the Far North Dallas market (between US 75 and I-35, north of US 380) is expected to nearly quadruple in population and nearly triple in employment over the next 22 years. Celina's physical position is in the direct path of growth, and Celina must be deliberate and mindful of allowing certain levels and types of growth for its biggest return on investment and most effective capture of the development that is best long term. According to the Dallas Business Journal (pictured at right), Celina was the fastest growing city in the Metroplex from 2014 to 2018.

Among the 32 cities that comprised Collin County in 2019, Celina had the lowest density as measured by population per square mile which is approximately 470 in Celina compared to 6,500 in Dallas. Growth in suburban communities in the Metroplex, including those in Collin County, are largely attributed (74%) to migration from other areas, including other parts of Texas and other states in the country, as opposed to natural increases associated with existing residents having more children. Comparatively, 31% of Dallas County's and 52% of Tarrant County's growth is attributable to migration.

Source: Ricker | Cunningham

8

THE LIST

FASTEST-GROWING CITIES

RANKED BY POPULATION GROWTH FROM 2014 TO 2018

City	Phone	Population Growth Rate	Popu
Address	Website	2014-2018	
1 Celina 142 N. Ohio St. Celina, TX 75009	972-382-2682 celina-tx.gov	72.1%	
2 Prosper 250 W. 1st St. Prosper, TX 75078	972-346-2640 prosper-tx.gov	54.6%	
3 Melissa 3411 Barker Ave. Melissa, TX 75454	972-838-2338 cityofmelissa.com	49%	
4 Fate 1900 CD Boren Pkwy. Fate, TX 75087	972-771-4601 cityoffate.com	45.1%	
5 Princeton 123 W. Princeton Dr. Princeton, TX 75407	972-736-2416 princetontx.gov	43.2%	
6 Forney 101 E. Main St. Forney, TX 75126	972-564-7300 forneytx.gov	43%	
7 Little Elm 100 W. Elorado Pkwy. Little Elm, TX 75068	214-975-0401 littleelm.org	40.6%	
8 Anna 111 N. Powell Pkwy. Anna, TX 75409	972-924-3325 annatexas.gov	34.2%	
9 Frisco 6101 Frisco Sq. Blvd. Frisco, TX 75034	972-292-5000 friscotexas.gov	29.9%	1
10 Midlothian 104 W. Ave. E Midlothian, TX 76065	972-775-3481 midlothian.tx.us	27%	
11 Farmers Branch 13000 William Odison Pkwy.	972-247-3131 farmersbranchtx.gov	23.5%	



FUTURE LAND USE PLAN

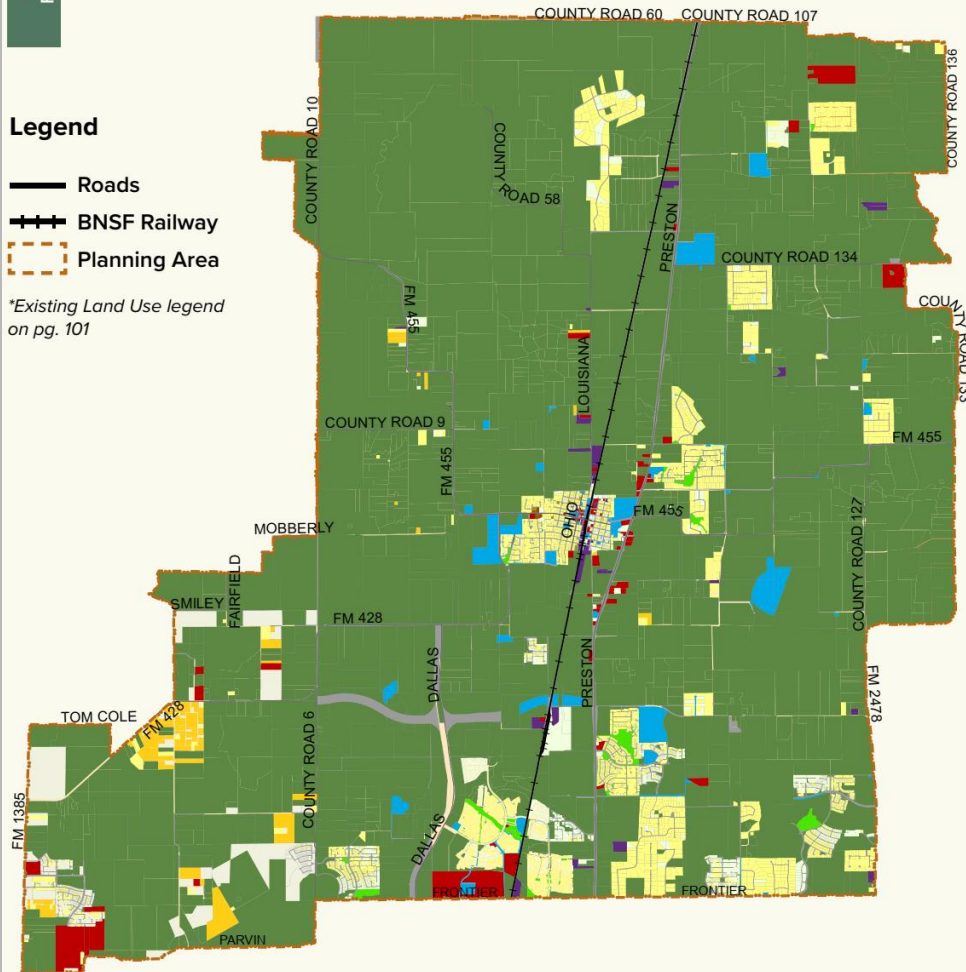
CHARACTER
FRAMEWORK

EXISTING LAND USE

Legend

-  Roads
-  BNSF Railway
-  Planning Area

*Existing Land Use legend on pg. 101














Source: Collin County and Denton County Appraisal Districts, 2019

MOST DEVELOPMENT IN CELINA IS SINGLE FAMILY RESIDENTIAL

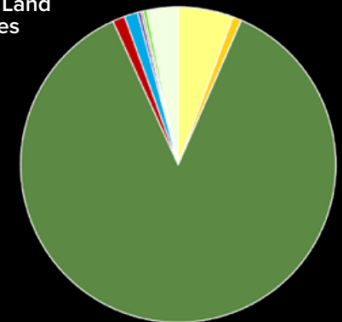
Single Family Residential has the highest parcel count in Celina, however it does not make up the most land area.

CELINA IS MOSTLY RURAL-AGRICULTURAL

The land area of Celina is primarily rural-agricultural, despite the majority of developed parcels being single family residential. Existing land use data is taken from the Appraisal District and is based on tax classification. There are times when the Appraisal District data does not match the use on the ground, but this analysis is for general illustrative purposes only.

Land Use	Parcel Count	Acres	Acre %
 Residential Single Family	5706	2672.04	5.66%
 Residential Mobile Home	157	421.47	0.89%
 Residential Duplex	16	3.70	0.01%
 Residential Multi-Family	7	4.40	0.01%
 Rural-Agricultural	1645	40923.86	86.64%
 Commercial	105	597.16	1.26%
 Institutional	153	655.39	1.39%
 Industrial	49	153.88	0.33%
 Utilities-Infrastructure	19	124.31	0.26%
 Private Common Area	130	161.05	0.34%
 Vacant	3021	1516.89	3.21%

Existing Land Use Acres

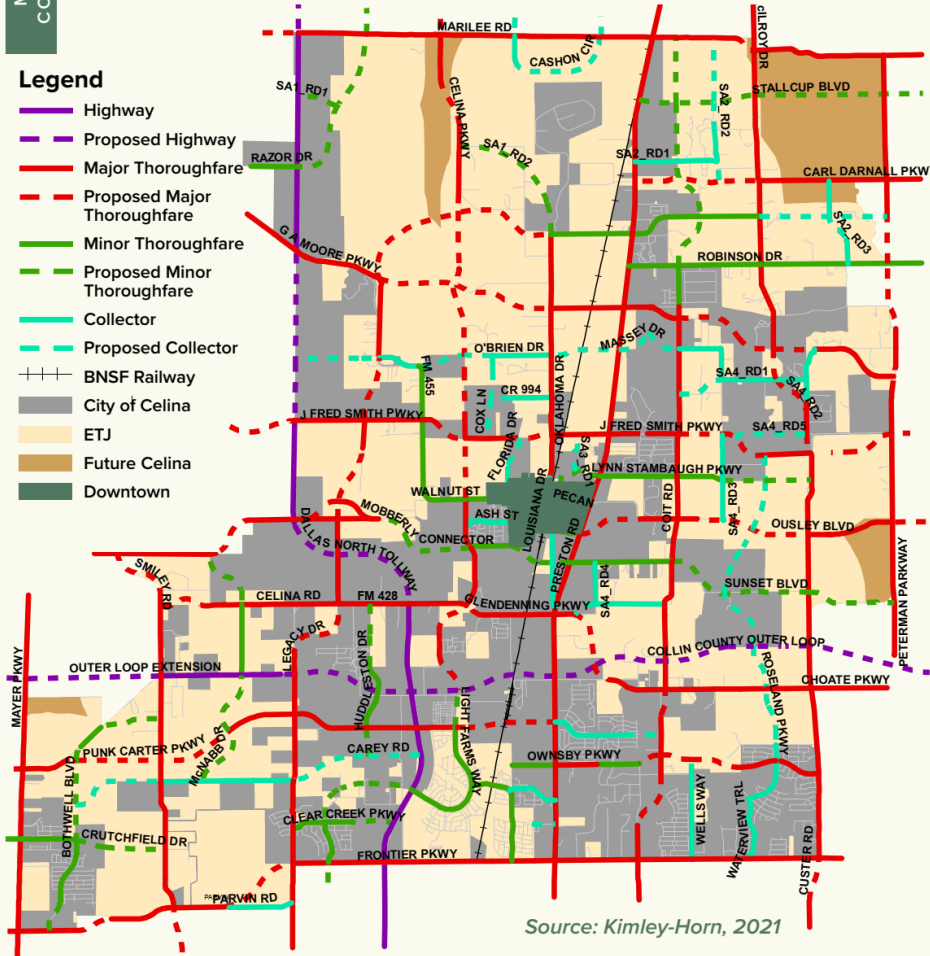


MOBILITY & CONNECTIVITY

MASTER THOROUGHFARE PLAN

Legend

- Highway
- - - Proposed Highway
- Major Thoroughfare
- - - Proposed Major Thoroughfare
- Minor Thoroughfare
- - - Proposed Minor Thoroughfare
- Collector
- - - Proposed Collector
- + + + BNSF Railway
- City of Celina
- ETJ
- Future Celina
- Downtown



Source: Kimley-Horn, 2021

The MTP provides generalized locations for thoroughfares. Alignments may shift as roads are engineered to accommodate natural or developmental constraints and to meet sound engineering and urban planning principles.

DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

105 County Rd, Celina, TX

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	1,631	3,738	11,961
2022 Estimate	1,323	3,048	9,679
2010 Census	739	1,839	5,040
Growth 2022 - 2027	23.28%	22.64%	23.58%
Growth 2010 - 2022	79.03%	65.74%	92.04%
2022 Population by Hispanic Origin	135	325	2,370
2022 Population	1,323	3,048	9,679
White	1,221 92.29%	2,817 92.42%	8,733 90.23%
Black	48 3.63%	105 3.44%	499 5.16%
Am. Indian & Alaskan	11 0.83%	26 0.85%	147 1.52%
Asian	16 1.21%	36 1.18%	82 0.85%
Hawaiian & Pacific Island	4 0.30%	9 0.30%	10 0.10%
Other	23 1.74%	55 1.80%	208 2.15%
U.S. Armed Forces	3	6	19
Households			
2027 Projection	532	1,213	4,171
2022 Estimate	430	986	3,366
2010 Census	220	547	1,594
Growth 2022 - 2027	23.72%	23.02%	23.92%
Growth 2010 - 2022	95.45%	80.26%	111.17%
Owner Occupied	379 88.14%	867 87.93%	2,577 76.56%
Renter Occupied	52 12.09%	119 12.07%	789 23.44%
2022 Households by HH Income			
Income: <\$25,000	8 1.86%	18 1.83%	180 5.35%
Income: \$25,000 - \$50,000	34 7.89%	80 8.12%	402 11.94%
Income: \$50,000 - \$75,000	21 4.87%	54 5.48%	514 15.27%
Income: \$75,000 - \$100,000	59 13.69%	147 14.92%	485 14.40%
Income: \$100,000 - \$125,000	83 19.26%	193 19.59%	455 13.51%
Income: \$125,000 - \$150,000	56 12.99%	128 12.99%	405 12.03%
Income: \$150,000 - \$200,000	90 20.88%	200 20.30%	530 15.74%
Income: \$200,000+	80 18.56%	165 16.75%	396 11.76%
2022 Avg Household Income	\$152,027	\$147,318	\$122,923
2022 Med Household Income	\$129,687	\$125,098	\$105,632

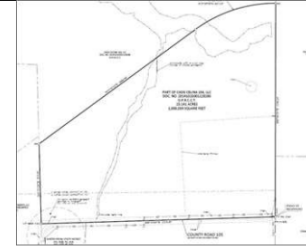
DEMOGRAPHICS

Demographic Detail Report

105 County Rd, Celina, TX

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2027 Projection	1,631	3,738	11,961
2022 Estimate	1,323	3,048	9,679
2010 Census	739	1,839	5,040
Growth 2022 - 2027	23.28%	22.64%	23.58%
Growth 2010 - 2022	79.03%	65.74%	92.04%
2022 Population by Age			
	1,323	3,048	9,679
Age 0 - 4	69 5.22%	160 5.25%	555 5.73%
Age 5 - 9	73 5.52%	170 5.58%	599 6.19%
Age 10 - 14	88 6.65%	206 6.76%	700 7.23%
Age 15 - 19	100 7.56%	233 7.64%	753 7.78%
Age 20 - 24	95 7.18%	218 7.15%	694 7.17%
Age 25 - 29	86 6.50%	198 6.50%	658 6.80%
Age 30 - 34	75 5.67%	174 5.71%	639 6.60%
Age 35 - 39	72 5.44%	167 5.48%	649 6.71%
Age 40 - 44	79 5.97%	182 5.97%	650 6.72%
Age 45 - 49	93 7.03%	216 7.09%	669 6.91%
Age 50 - 54	99 7.48%	229 7.51%	647 6.68%
Age 55 - 59	98 7.41%	225 7.38%	614 6.34%
Age 60 - 64	86 6.50%	197 6.46%	538 5.56%
Age 65 - 69	69 5.22%	157 5.15%	431 4.45%
Age 70 - 74	56 4.23%	125 4.10%	347 3.59%
Age 75 - 79	40 3.02%	89 2.92%	251 2.59%
Age 80 - 84	24 1.81%	53 1.74%	151 1.56%
Age 85+	21 1.59%	49 1.61%	134 1.38%
Age 65+	210 15.87%	473 15.52%	1,314 13.58%
Median Age	40.20	39.90	36.90
Average Age	39.50	39.30	37.50

DEMOGRAPHICS

Demographic Detail Report

105 County Rd, Celina, TX					
Radius	2 Mile		3 Mile		5 Mile
2022 Population By Race	1,323		3,048		9,679
White	1,221	92.29%	2,817	92.42%	8,733 90.23%
Black	48	3.63%	105	3.44%	499 5.16%
Am. Indian & Alaskan	11	0.83%	26	0.85%	147 1.52%
Asian	16	1.21%	36	1.18%	82 0.85%
Hawaiian & Pacific Island	4	0.30%	9	0.30%	10 0.10%
Other	23	1.74%	55	1.80%	208 2.15%
Population by Hispanic Origin	1,323		3,048		9,679
Non-Hispanic Origin	1,188	89.80%	2,723	89.34%	7,309 75.51%
Hispanic Origin	135	10.20%	325	10.66%	2,369 24.48%
2022 Median Age, Male	39.60		39.40		36.20
2022 Average Age, Male	39.00		38.80		36.90
2022 Median Age, Female	40.50		40.30		37.60
2022 Average Age, Female	39.80		39.70		38.00
2022 Population by Occupation Classification	1,072		2,465		7,675
Civilian Employed	739	68.94%	1,698	68.88%	5,288 68.90%
Civilian Unemployed	18	1.68%	41	1.66%	129 1.68%
Civilian Non-Labor Force	313	29.20%	721	29.25%	2,243 29.22%
Armed Forces	2	0.19%	5	0.20%	15 0.20%
Households by Marital Status					
Married	340		779		2,149
Married No Children	165		372		1,034
Married w/Children	175		407		1,115
2022 Population by Education	936		2,149		6,607
Some High School, No Diploma	26	2.78%	63	2.93%	250 3.78%
High School Grad (Incl Equivalency)	153	16.35%	371	17.26%	1,197 18.12%
Some College, No Degree	349	37.29%	817	38.02%	2,270 34.36%
Associate Degree	39	4.17%	89	4.14%	229 3.47%
Bachelor Degree	296	31.62%	658	30.62%	1,795 27.17%
Advanced Degree	73	7.80%	151	7.03%	866 13.11%

DEMOGRAPHICS

Demographic Detail Report

105 County Rd, Celina, TX						
Radius	2 Mile		3 Mile		5 Mile	
2022 Population by Occupation	1,383	3,169	10,040			
Real Estate & Finance	53 3.83%	126 3.98%	746 7.43%			
Professional & Management	488 35.29%	1,089 34.36%	3,623 36.09%			
Public Administration	31 2.24%	74 2.34%	265 2.64%			
Education & Health	126 9.11%	288 9.09%	887 8.83%			
Services	92 6.65%	218 6.88%	751 7.48%			
Information	47 3.40%	110 3.47%	136 1.35%			
Sales	211 15.26%	495 15.62%	1,355 13.50%			
Transportation	2 0.14%	3 0.09%	7 0.07%			
Retail	137 9.91%	313 9.88%	683 6.80%			
Wholesale	33 2.39%	85 2.68%	465 4.63%			
Manufacturing	53 3.83%	121 3.82%	237 2.36%			
Production	40 2.89%	94 2.97%	204 2.03%			
Construction	29 2.10%	66 2.08%	192 1.91%			
Utilities	22 1.59%	52 1.64%	204 2.03%			
Agriculture & Mining	9 0.65%	13 0.41%	44 0.44%			
Farming, Fishing, Forestry	1 0.07%	2 0.06%	8 0.08%			
Other Services	9 0.65%	20 0.63%	233 2.32%			
2022 Worker Travel Time to Job	624	1,439	4,730			
<30 Minutes	182 29.17%	417 28.98%	1,671 35.33%			
30-60 Minutes	364 58.33%	845 58.72%	2,663 56.30%			
60+ Minutes	78 12.50%	177 12.30%	396 8.37%			
2010 Households by HH Size	220	547	1,594			
1-Person Households	15 6.82%	38 6.95%	226 14.18%			
2-Person Households	73 33.18%	180 32.91%	491 30.80%			
3-Person Households	45 20.45%	112 20.48%	281 17.63%			
4-Person Households	53 24.09%	132 24.13%	313 19.64%			
5-Person Households	21 9.55%	52 9.51%	170 10.66%			
6-Person Households	8 3.64%	19 3.47%	60 3.76%			
7 or more Person Households	5 2.27%	14 2.56%	53 3.32%			
2022 Average Household Size	3.00	3.00	2.80			
Households						
2027 Projection	532	1,213	4,171			
2022 Estimate	430	986	3,366			
2010 Census	220	547	1,594			
Growth 2022 - 2027	23.72%	23.02%	23.92%			
Growth 2010 - 2022	95.45%	80.26%	111.17%			

DEMOGRAPHICS

Demographic Detail Report

105 County Rd, Celina, TX						
Radius	2 Mile		3 Mile		5 Mile	
2022 Households by HH Income	431		985		3,367	
<\$25,000	8	1.86%	18	1.83%	180	5.35%
\$25,000 - \$50,000	34	7.89%	80	8.12%	402	11.94%
\$50,000 - \$75,000	21	4.87%	54	5.48%	514	15.27%
\$75,000 - \$100,000	59	13.69%	147	14.92%	485	14.40%
\$100,000 - \$125,000	83	19.26%	193	19.59%	455	13.51%
\$125,000 - \$150,000	56	12.99%	128	12.99%	405	12.03%
\$150,000 - \$200,000	90	20.88%	200	20.30%	530	15.74%
\$200,000+	80	18.56%	165	16.75%	396	11.76%
2022 Avg Household Income	\$152,027		\$147,318		\$122,923	
2022 Med Household Income	\$129,687		\$125,098		\$105,632	
2022 Occupied Housing	431		986		3,366	
Owner Occupied	379	87.94%	867	87.93%	2,577	76.56%
Renter Occupied	52	12.06%	119	12.07%	789	23.44%
2010 Housing Units	435		998		3,420	
1 Unit	433	99.54%	995	99.70%	3,315	96.93%
2 - 4 Units	0	0.00%	1	0.10%	99	2.89%
5 - 19 Units	0	0.00%	0	0.00%	0	0.00%
20+ Units	2	0.46%	2	0.20%	6	0.18%
2022 Housing Value	379		867		2,578	
<\$100,000	1	0.26%	8	0.92%	147	5.70%
\$100,000 - \$200,000	4	1.06%	14	1.61%	298	11.56%
\$200,000 - \$300,000	82	21.64%	196	22.61%	642	24.90%
\$300,000 - \$400,000	92	24.27%	213	24.57%	486	18.85%
\$400,000 - \$500,000	89	23.48%	190	21.91%	635	24.63%
\$500,000 - \$1,000,000	111	29.29%	245	28.26%	350	13.58%
\$1,000,000+	0	0.00%	1	0.12%	20	0.78%
2022 Median Home Value	\$411,798		\$401,316		\$341,563	
2022 Housing Units by Yr Built	440		1,006		3,464	
Built 2010+	205	46.59%	425	42.25%	1,801	51.99%
Built 2000 - 2010	134	30.45%	328	32.60%	580	16.74%
Built 1990 - 1999	53	12.05%	129	12.82%	308	8.89%
Built 1980 - 1989	30	6.82%	73	7.26%	258	7.45%
Built 1970 - 1979	5	1.14%	14	1.39%	97	2.80%
Built 1960 - 1969	4	0.91%	11	1.09%	128	3.70%
Built 1950 - 1959	2	0.45%	6	0.60%	88	2.54%
Built <1949	7	1.59%	20	1.99%	204	5.89%
2022 Median Year Built	2009		2007		2010	

DEMOGRAPHICS – MARKET COMPARISON

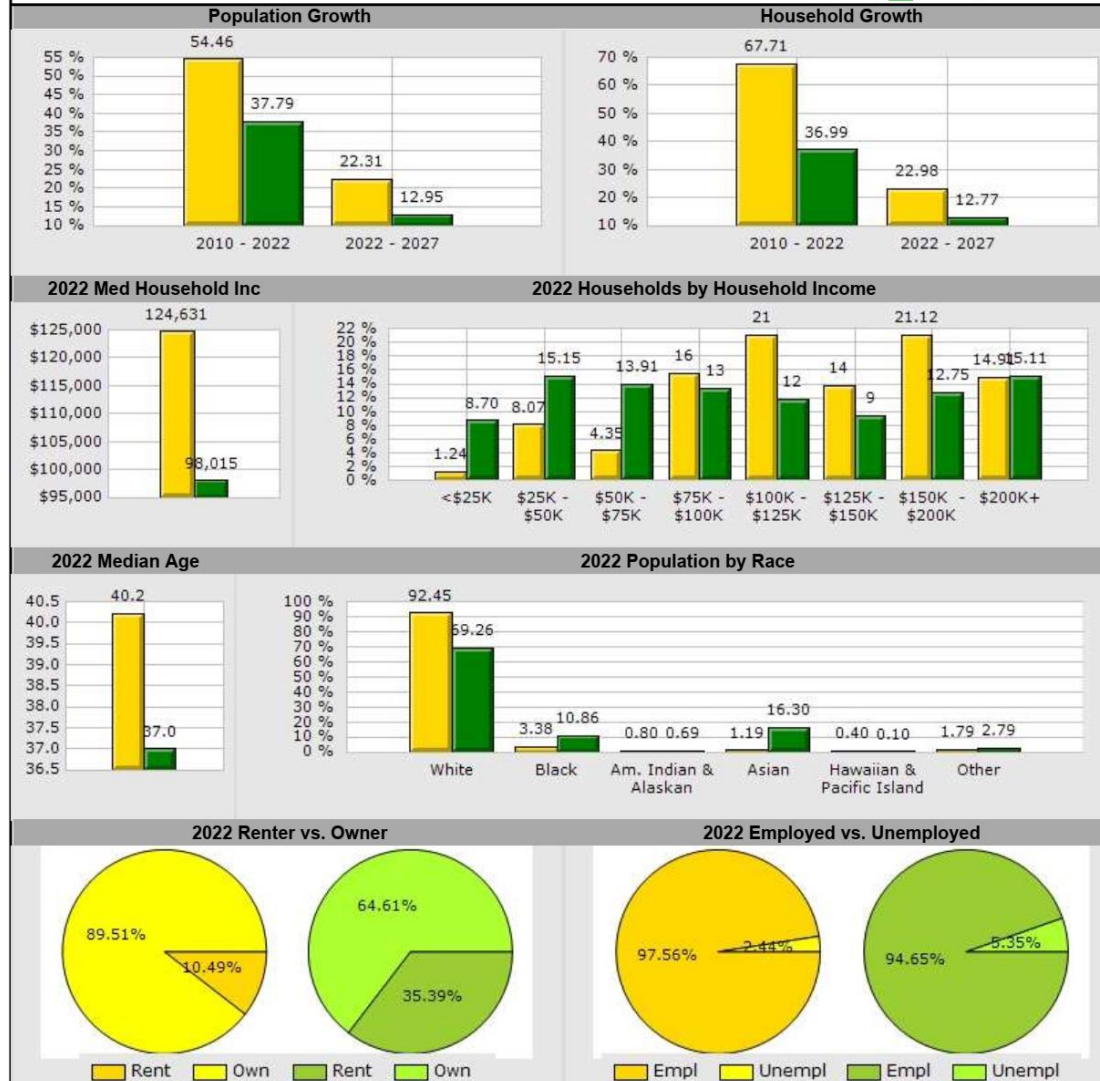
Demographic Market Comparison Report

1 mile radius

105 County Rd, Celina, TX

Type: Land
County: Collin

1 Mile
County



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

105 County Rd, Celina, TX

Type: **Land**
County: **Collin**

	1 Mile		County	
Population Growth				
Growth 2010 - 2022	54.46%		37.79%	
Growth 2022 - 2027	22.31%		12.95%	
Empl	280	97.56%	562,561	94.65%
Unempl	7	2.44%	31,790	5.35%
2022 Population by Race				
	503		1,070,685	
White	465	92.45%	741,575	69.26%
Black	17	3.38%	116,297	10.86%
Am. Indian & Alaskan	4	0.80%	7,354	0.69%
Asian	6	1.19%	174,471	16.30%
Hawaiian & Pacific Island	2	0.40%	1,065	0.10%
Other	9	1.79%	29,923	2.79%
Household Growth				
Growth 2010 - 2022	67.71%		36.99%	
Growth 2022 - 2027	22.98%		12.77%	
Renter Occupied	17	10.49%	135,935	35.39%
Owner Occupied	145	89.51%	248,184	64.61%
2022 Households by Household Income				
	161		384,119	
Income <\$25K	2	1.24%	33,429	8.70%
Income \$25K - \$50K	13	8.07%	58,175	15.15%
Income \$50K - \$75K	7	4.35%	53,446	13.91%
Income \$75K - \$100K	25	15.53%	51,061	13.29%
Income \$100K - \$125K	34	21.12%	44,921	11.69%
Income \$125K - \$150K	22	13.66%	36,073	9.39%
Income \$150K - \$200K	34	21.12%	48,966	12.75%
Income \$200K+	24	14.91%	58,048	15.11%
2022 Med Household Inc	\$124,631		\$98,015	
2022 Median Age	40.20		37.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

105 County Rd, Celina, TX

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2022	2027
Population	325	502	614
Age 0 - 4	19 5.85%	26 5.18%	34 5.54%
Age 5 - 9	27 8.31%	28 5.58%	33 5.37%
Age 10 - 14	33 10.15%	34 6.77%	36 5.86%
Age 15 - 19	24 7.38%	39 7.77%	41 6.68%
Age 20 - 24	10 3.08%	36 7.17%	44 7.17%
Age 25 - 29	10 3.08%	32 6.37%	43 7.00%
Age 30 - 34	15 4.62%	28 5.58%	39 6.35%
Age 35 - 39	24 7.38%	27 5.38%	35 5.70%
Age 40 - 44	34 10.46%	30 5.98%	34 5.54%
Age 45 - 49	28 8.62%	36 7.17%	38 6.19%
Age 50 - 54	25 7.69%	39 7.77%	42 6.84%
Age 55 - 59	20 6.15%	38 7.57%	44 7.17%
Age 60 - 64	15 4.62%	33 6.57%	42 6.84%
Age 65 - 69	12 3.69%	26 5.18%	36 5.86%
Age 70 - 74	8 2.46%	20 3.98%	28 4.56%
Age 75 - 79	5 1.54%	14 2.79%	21 3.42%
Age 80 - 84	5 1.54%	8 1.59%	13 2.12%
Age 85+	10 3.08%	8 1.59%	12 1.95%
Age 15+	245 75.38%	414 82.47%	512 83.39%
Age 20+	221 68.00%	375 74.70%	471 76.71%
Age 65+	40 12.31%	76 15.14%	110 17.92%
Median Age	40	40	40
Average Age	37.20	39.20	40.30
Population By Race	325	502	614
White	308 94.77%	465 92.63%	560 91.21%
Black	8 2.46%	17 3.39%	25 4.07%
Am. Indian & Alaskan	2 0.62%	4 0.80%	5 0.81%
Asian	2 0.62%	6 1.20%	9 1.47%
Hawaiian & Pacific Islander	1 0.31%	2 0.40%	3 0.49%
Other	4 1.23%	9 1.79%	13 2.12%

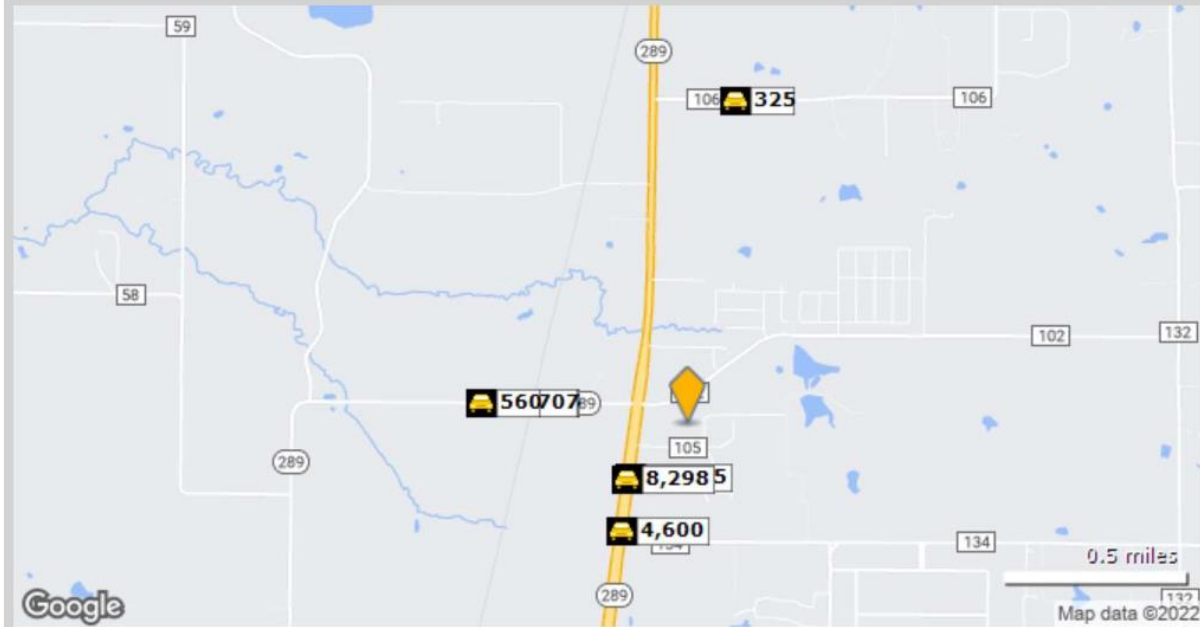
DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
105 County Rd, Celina, TX				
Description	2010	2022	2027	
Population by Race (Hispanic)	28	44	57	
White	26 92.86%	41 93.18%	52	91.23%
Black	0 0.00%	1 2.27%	1	1.75%
Am. Indian & Alaskan	1 3.57%	1 2.27%	1	1.75%
Asian	0 0.00%	1 2.27%	1	1.75%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0	0.00%
Other	1 3.57%	1 2.27%	1	1.75%
Household by Household Income	96	161	198	
<\$25,000	3 3.13%	2 1.24%	3	1.52%
\$25,000 - \$50,000	0 0.00%	13 8.07%	16	8.08%
\$50,000 - \$75,000	8 8.33%	7 4.35%	9	4.55%
\$75,000 - \$100,000	18 18.75%	25 15.53%	30	15.15%
\$100,000 - \$125,000	28 29.17%	34 21.12%	41	20.71%
\$125,000 - \$150,000	4 4.17%	22 13.66%	28	14.14%
\$150,000 - \$200,000	19 19.79%	34 21.12%	42	21.21%
\$200,000+	16 16.67%	24 14.91%	29	14.65%
Average Household Income	\$146,932	\$145,512	\$144,861	
Median Household Income	\$116,964	\$124,631	\$124,999	

Traffic Count Report

105 County Rd, Celina, TX

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Preston Road	Co Rd 105	0.10 N	2020	10,375	AADT	.21
2	State Hwy 289	Co Rd 105	0.10 N	2022	8,298	MPSI	.22
3	State Hwy 289	Co Rd 134	0.03 S	2017	4,600	MPSI	.34
4	State Hwy 289C Bus	Hwy 289	0.33 E	2022	695	MPSI	.47
5	North Louisiana Drive	Hwy 289	0.33 E	2020	707	AADT	.47
6	State Hwy 289C Bus		0.00	2017	560	MPSI	.57
7	Co Rd 106	Hwy 289	0.23 W	2022	325	MPSI	.92