

Highlights:

- This site is located adjacent to the Mustang Lakes Subdivision (3420 homes) and the Parks at Wilson Creek (2000 Lots).
- Celina and McKinney are experiencing rapid growth. Celina is the fastest growing city in North Texas adding 10,000 people per year with an expected population of over 50,000 people in the next couple of years. McKinney's population is 206,654 and continuing to grow.
- Average household incomes in Celina and McKinney are \$120,000 and \$90,725 respectively.
- The Collin County Outer Loop is planned to cross F.M. 2478 just north of this property.
- Choate Parkway will be widened to 4 lanes with estimated completion date by May 2024.

Location:

SWC Custer Road & Choate Pkwy in Celina, Collin County, Texas

Land Size:

Approx. 21 Acres of Land

Space Available:

Grocery/Retail/Restaurant/
Office Space Available

Zoning:

MU-2

Asking Price:

PLEASE CALL FOR PRICING

For More Information:

Todd Stein

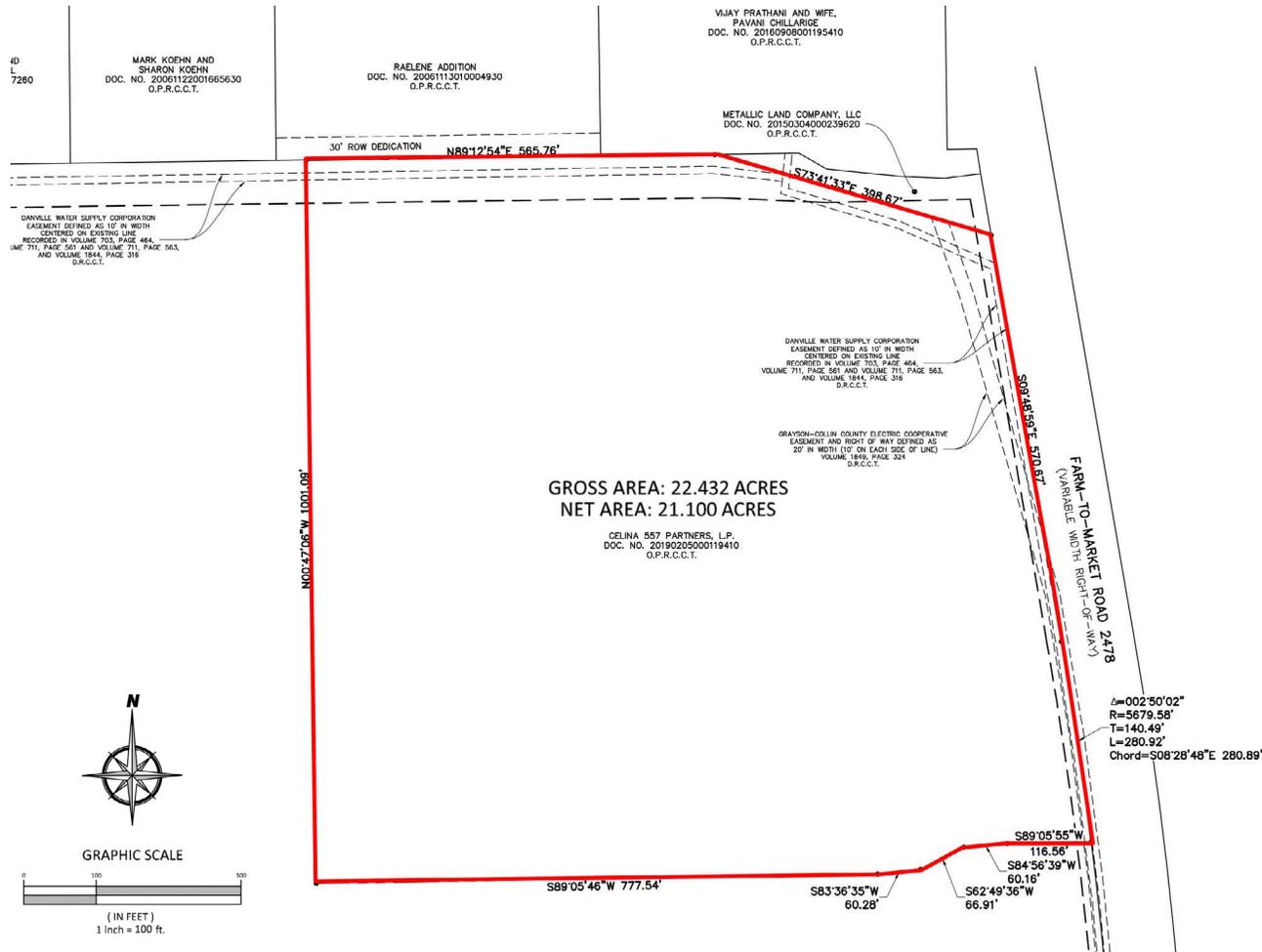
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SURVEY



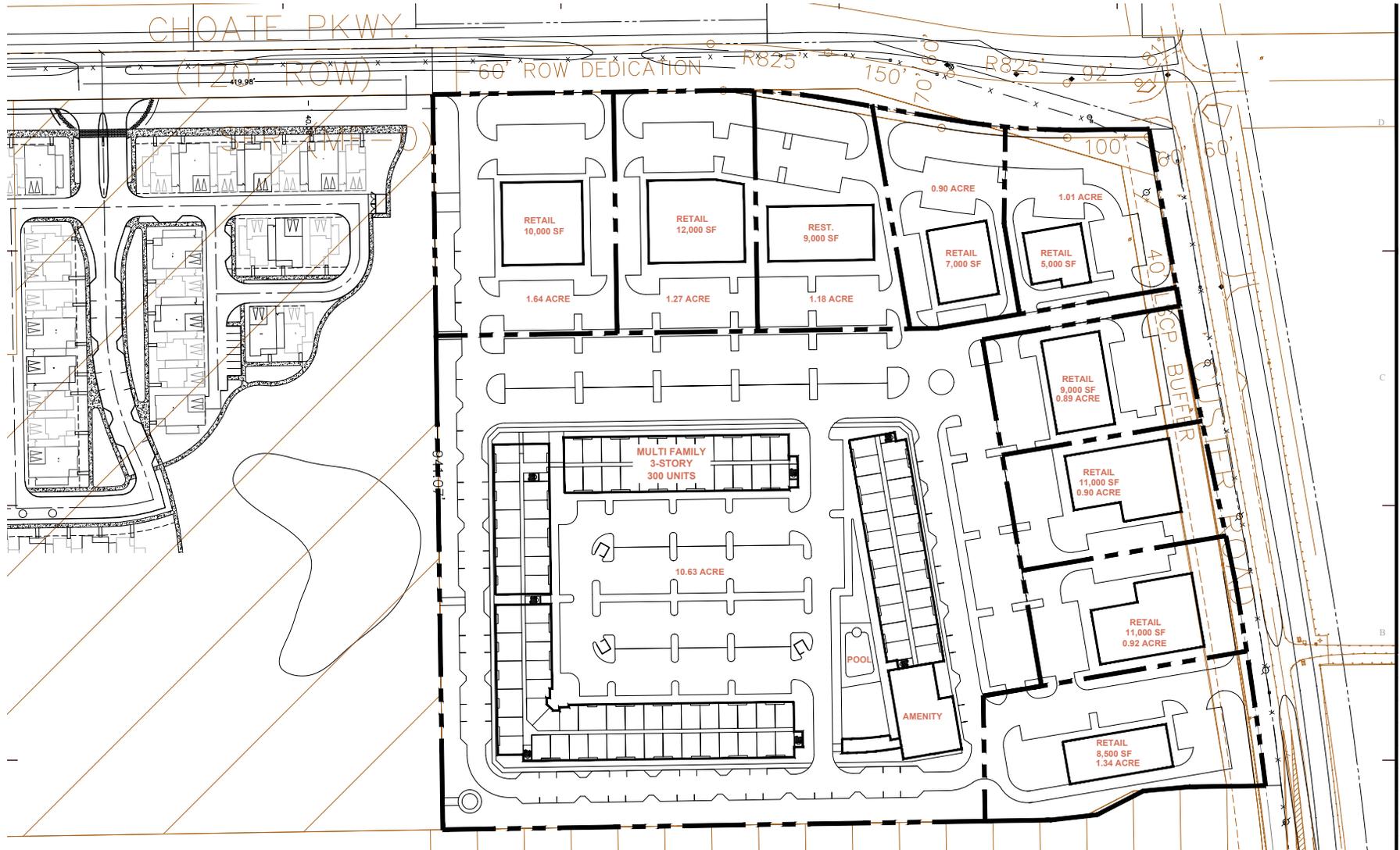
DEMOGRAPHICS:	3 mile	5 mile	7 mile
2022 Population	12,157	51,840	133,584
2027 Proj. Population	16,266	61,919	158,739
Average HH Income	\$189,181	\$180,922	\$164,298

TRAFFIC COUNTS:	TXDOT 2021
Custer Rd / FM 2478	5,381 VPD

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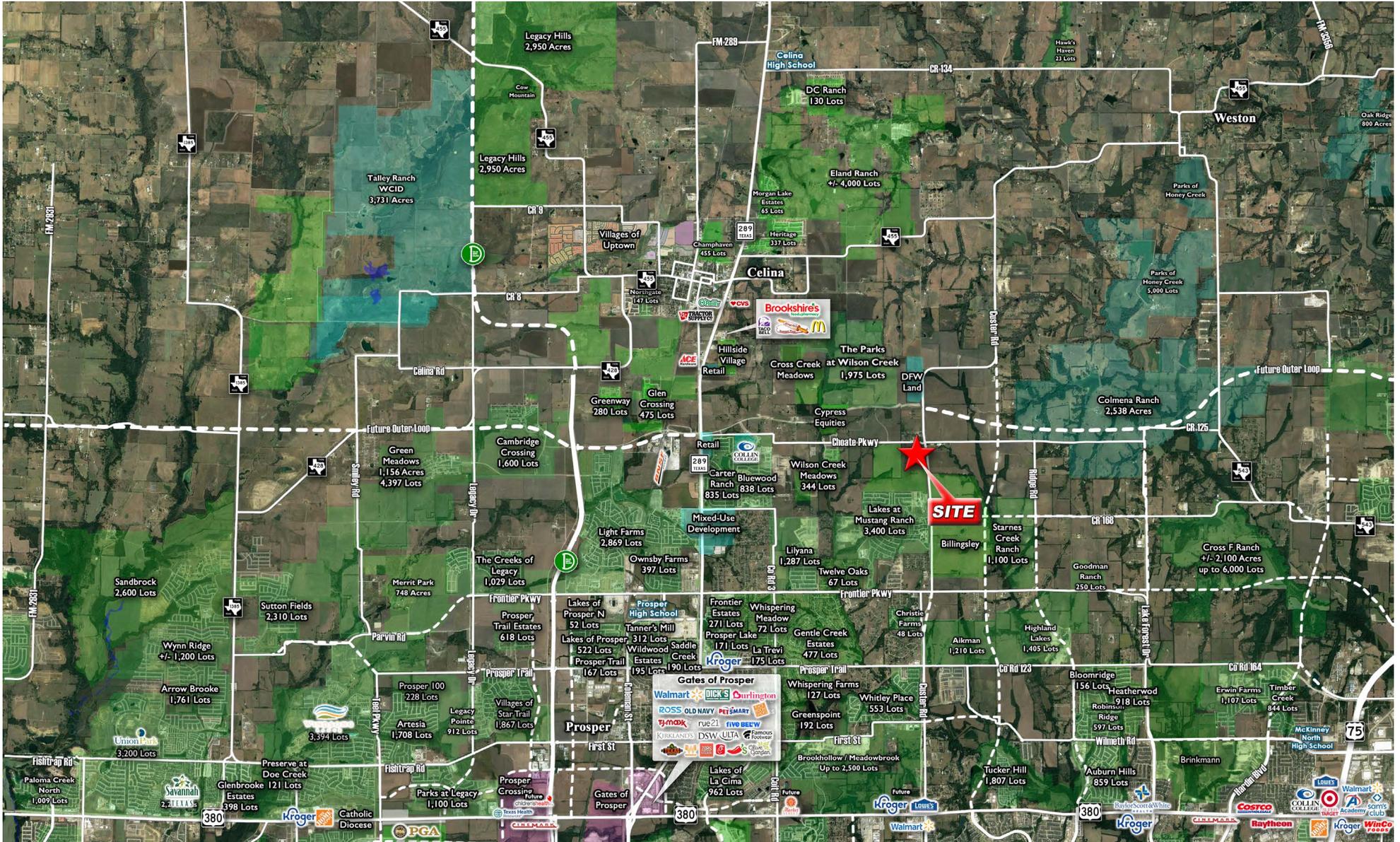
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CONCEPTUAL SITE PLAN



PRIME MIXED USE DEVELOPMENT OPPORTUNITY

Grocery, Retail, Restaurant, and Office Uses Planned
SWC of Custer Road & Choate Parkway, Celina, Texas



For More Information:

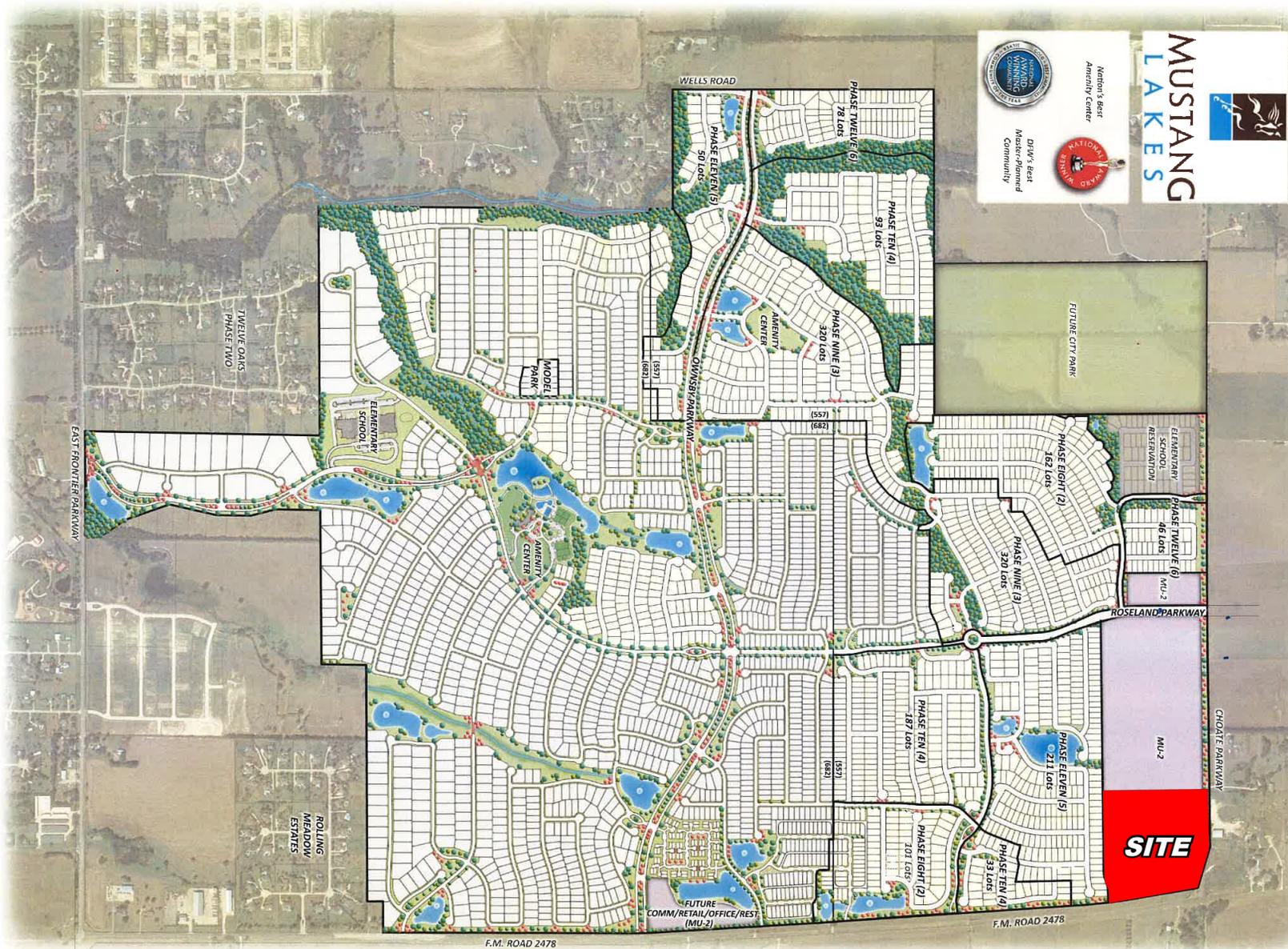
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MUSTANG LAKES



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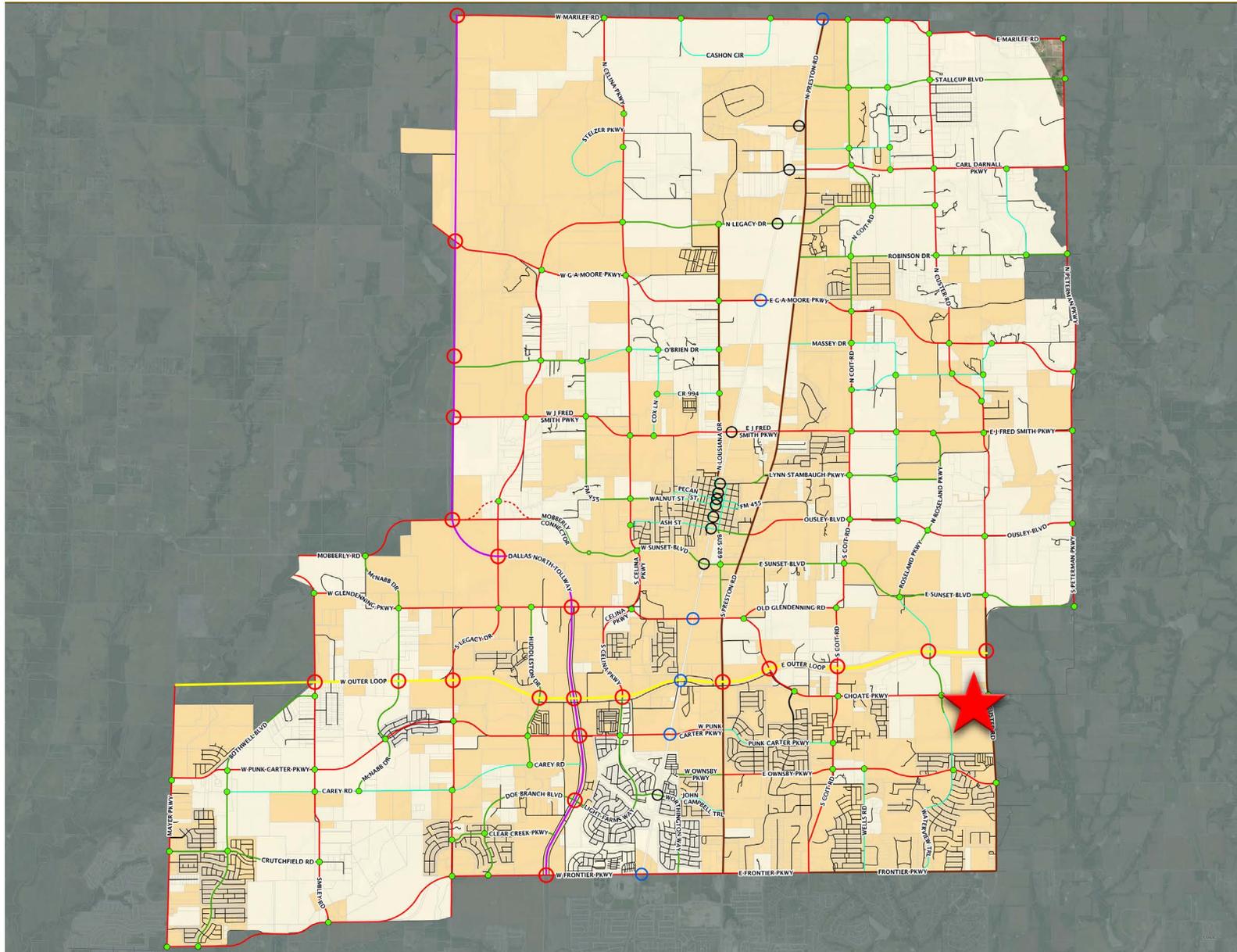
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PRIME MIXED USE DEVELOPMENT OPPORTUNITY

Grocery, Retail, Restaurant, and Office Uses Planned
SWC of Custer Road & Choate Parkway, Celina, Texas



Thoroughfare Plan
Adopted 07/13/2021

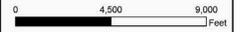
City of Celina

Legend

- Roundabout
- Thoroughfare Crossing
- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings
- Thoroughfare Plan**
- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD ALT 120' ROW
- 6LD 140' ROW*
- Freeway/Tollway 400' ROW
- Outer Loop 500' ROW
- Roads
- City Limits
- ETJ Limits
- Parcels

Notes:

- * MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS
- ** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- *** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY



For More Information:

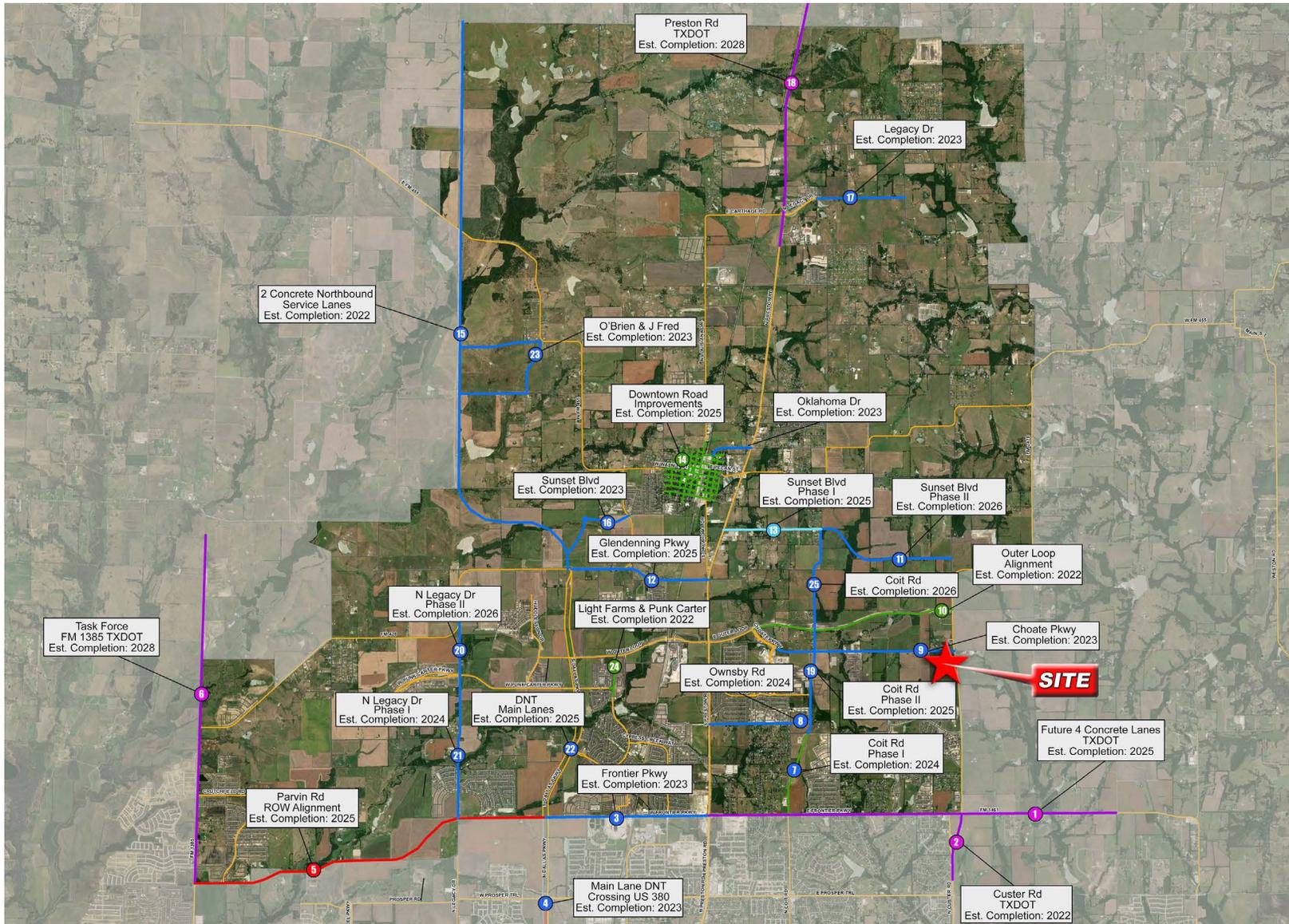
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Legend

-  Major Arterial
-  Roads
- Project Type**
-  Construction
-  Design
-  Study
-  TXDOT

* All dates are projected estimates and subject to change



0 1 2 Miles

Date: 2/22/2022



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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.

jorParks, inc. d/b/a

Jordan Realty Advisors Licensed Broker /Broker Firm Name or Primary Assumed Business Name	413825 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Shane Jordan Designated Broker of Firm	344935 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Shane Jordan Licensed Supervisor of Sales Agent/ Associate	344935 License No.	shane@jordanrealtyadvisors.com Email	972.231.8600 Phone
Todd Stein Sales Agent/Associate’s Name	361738 License No.	todd@jordanrealtyadvisors.com Email	972.231.8600 Phone

Buyer/Tenant/Seller/Landlord Initials

Date