



Highlights:

- With a current population of approximately 40,000 people, and a projected buildout population of approximately 378,000, Celina is in an ideal location in the coveted Collin County corridor..
- Celina has been ranked the #1 fastest-growing city in North Texas for three years in a row by the [Dallas Business Journal](#).
- There are currently over 16,665 acres of land zoned for single family development with 33,085 lots planned within the immediate Celina Trade Area.
- Celina is very pro-growth and pro-development.
- Triple Freeport Exemption in Celina.
- 336 Apartments are planned for Celina Station.
- Celina's Sale Tax increased 57% last year.

DEMOGRAPHICS:	3 mile	5 mile	10 mile
2022 Population	13,067	39,265	212,025
2027 Proj. Population	15,825	50,467	255,565
Average HH Income	\$156,557	\$183,248	\$161,339

Location:

505 S. Preston Rd, Celina, TX 75009

Retail/Restaurant/Medical Space Available:

1,6000 SF up to 8,000 SF

Lease Rate:

Call for Pricing

Traffic Counts:

Preston Rd: 20,397 VPD south of site
Preston Rd: 14,586 VPD north of site
(TXDOT 2021)

For More Information:

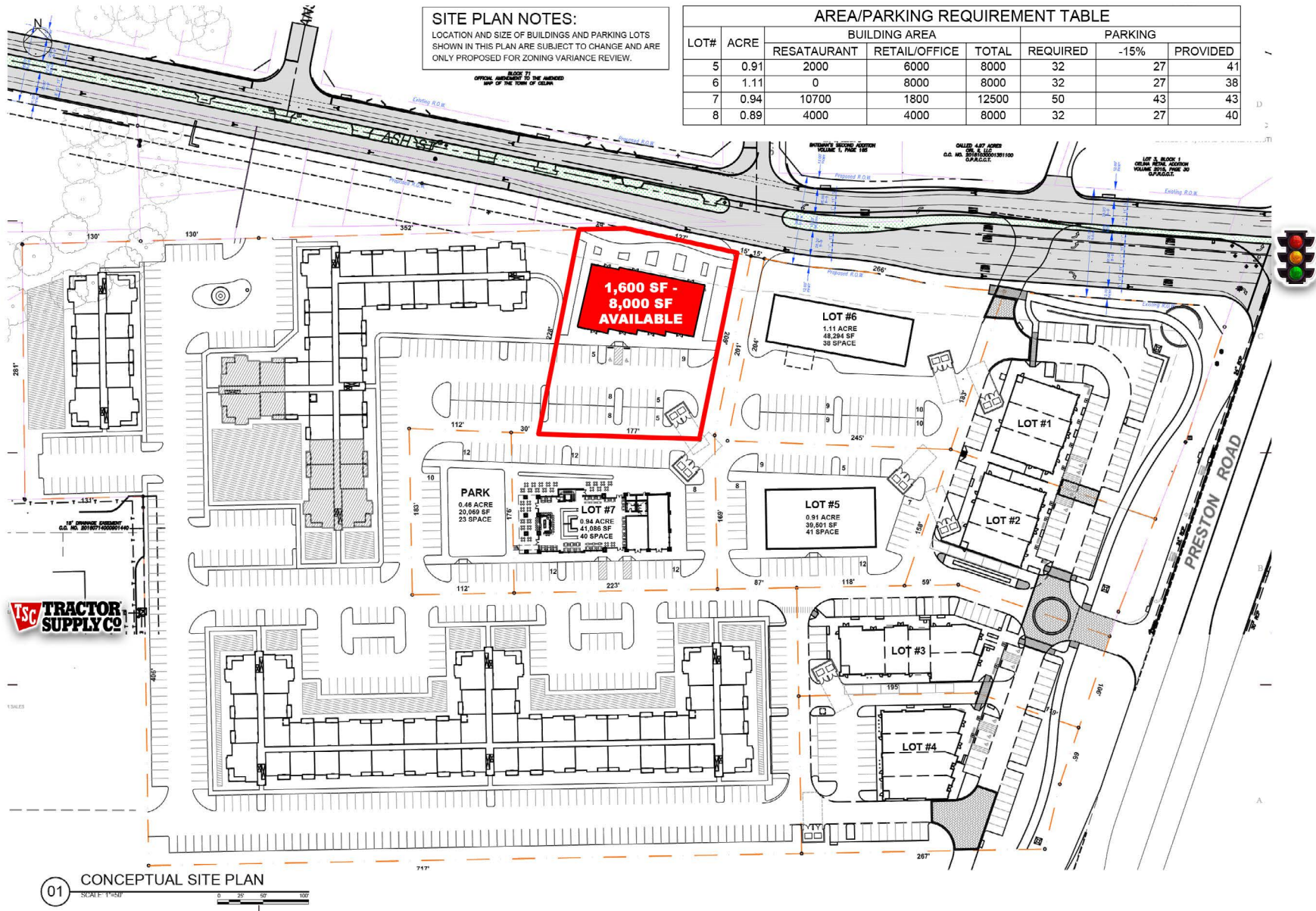
Todd Stein

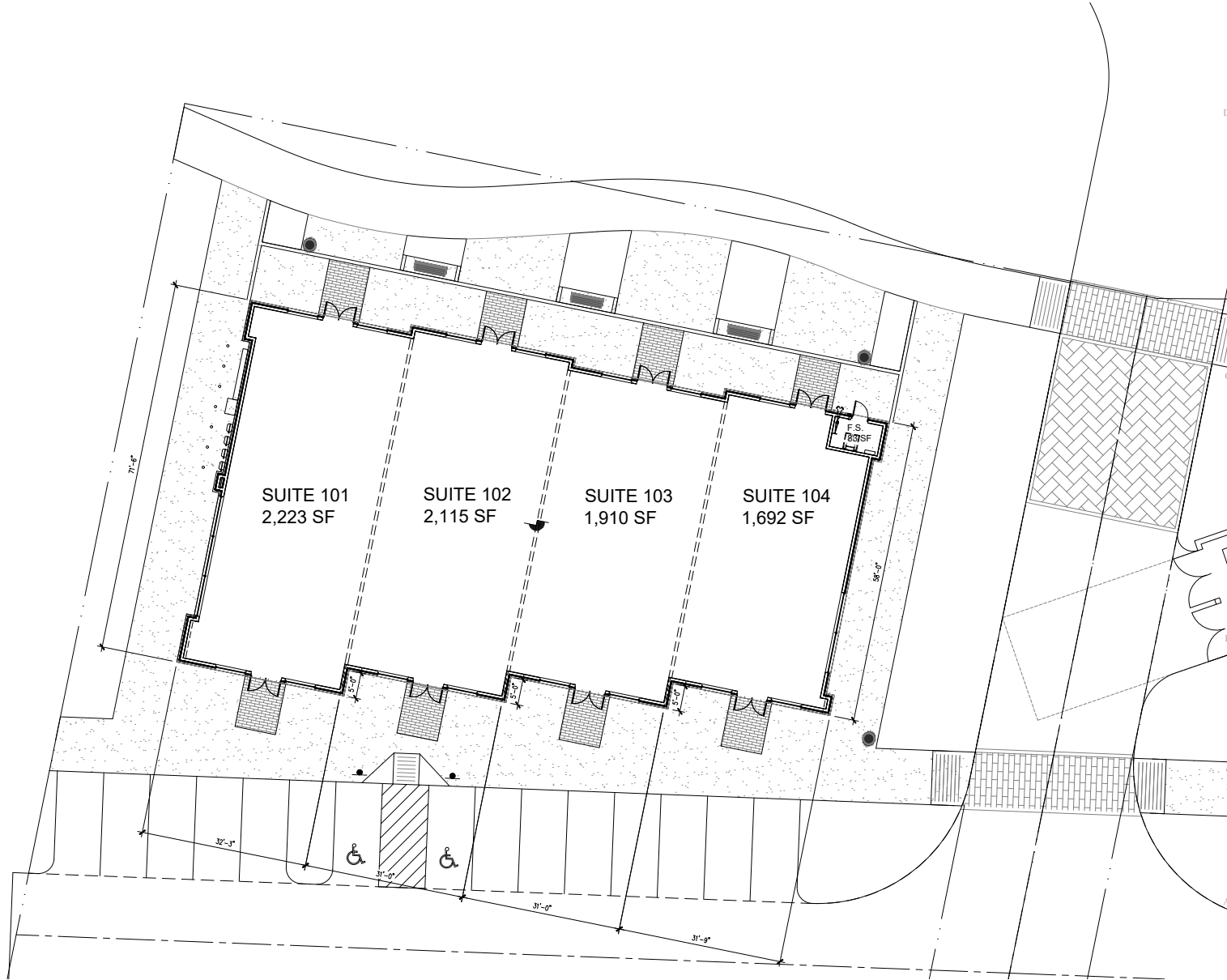
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01 EXTERIOR ELEVATION SOUTH
SCALE: 1/8"=1'-0"
0 4 8 16 FT



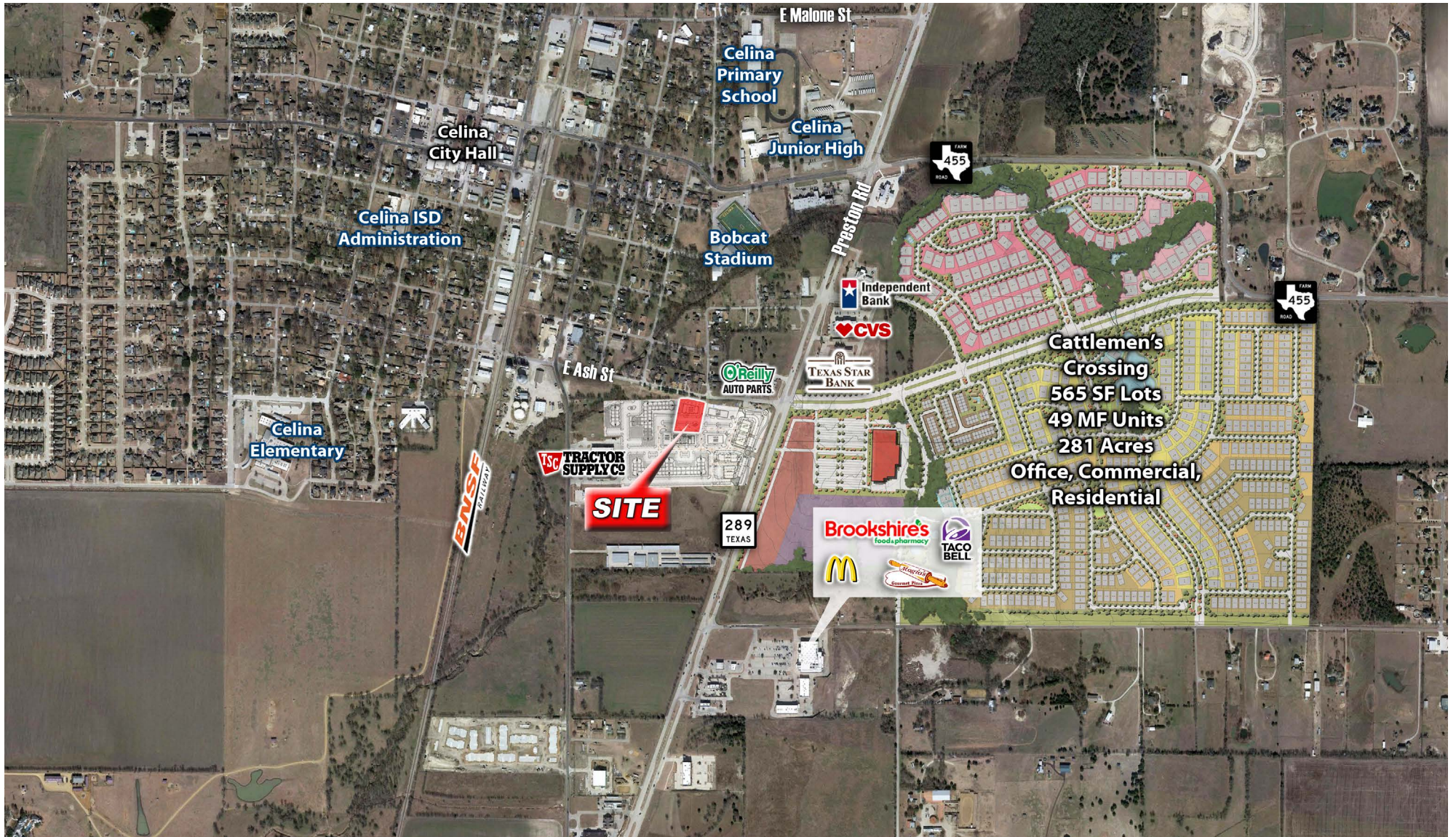
02 EXTERIOR ELEVATION NORTH
SCALE: 1/8"=1'-0"
0 4 8 16 FT



03 EXTERIOR ELEVATION EAST
SCALE: 1/8"=1'-0"
0 4 8 16 FT



04 EXTERIOR ELEVATION WEST
SCALE: 1/8"=1'-0"
0 4 8 16 FT



For More Information:

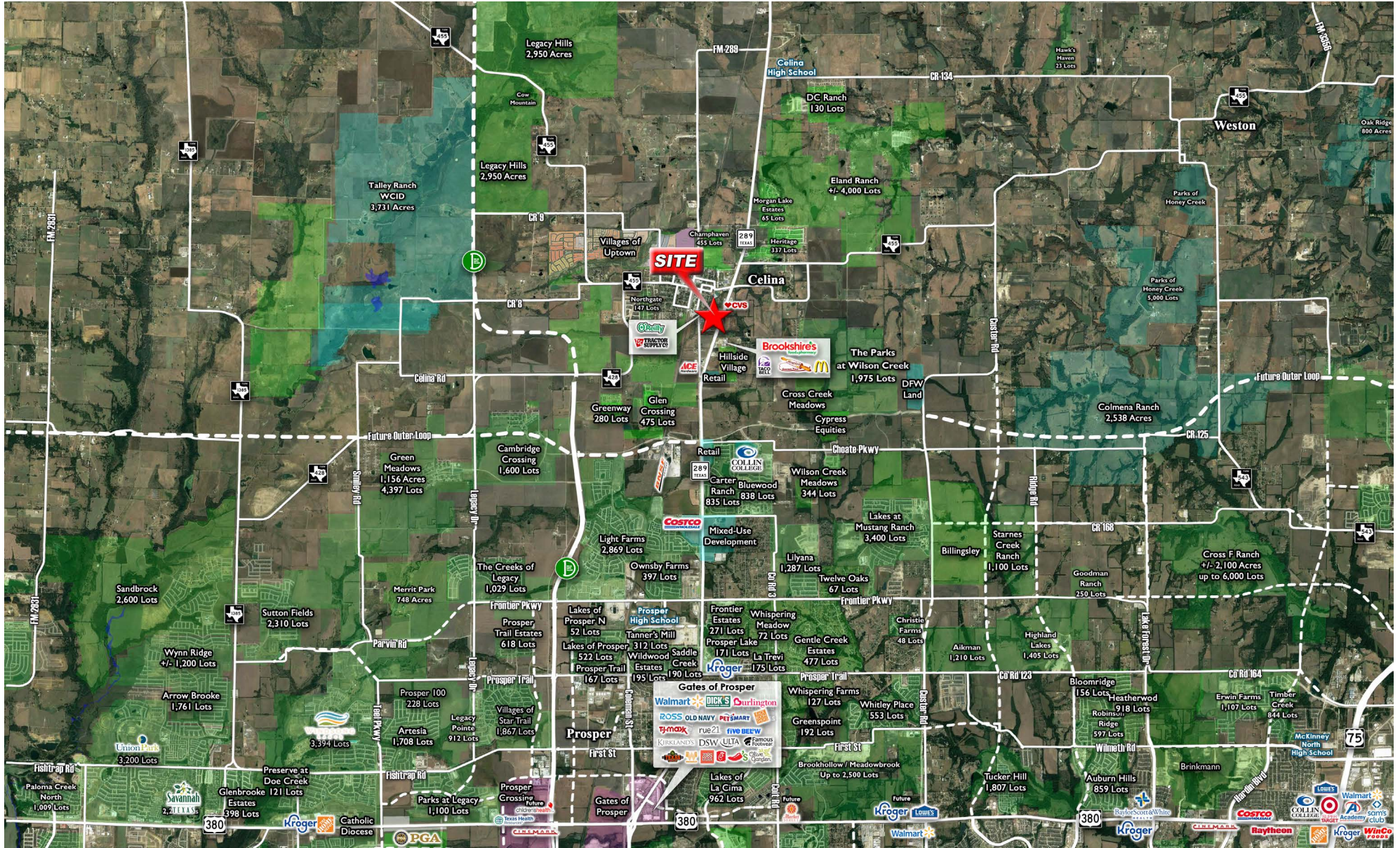
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Information About Brokerage Services

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:
 - 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.

jorParks, inc. d/b/a

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Buyer/Tenant/Seller/Landlord Initials

Date