

CELINA, TEXAS

PRESTON ROAD PAD SITES

OFFERING SUMMARY

RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

PRESTON ROAD PAD SITES

The four pad sites at Preston Road & Ash Lane are being offered in sizes ranging from 0.66 acres to 1.76 acres. These properties are ideally situated for retail developers seeking to serve the needs of this rapidly expanding community.

LOCATION

NEC Preston Road & Ash Lane
Celina, Texas

COUNTY

Collin

SUBMARKET

Celina / Prosper

FLOODPLAIN

None

LAND AREA

Tract A: ± 1.766 Acres
 Tract B: ± 1.073 Acres
 Tract C: ± 0.664 Acres
 Tract D: ± 1.223 Acres

ZONING

Commercial (C-1)

LAND USE

Retail, Medical Office, Restaurant

FRONTAGE

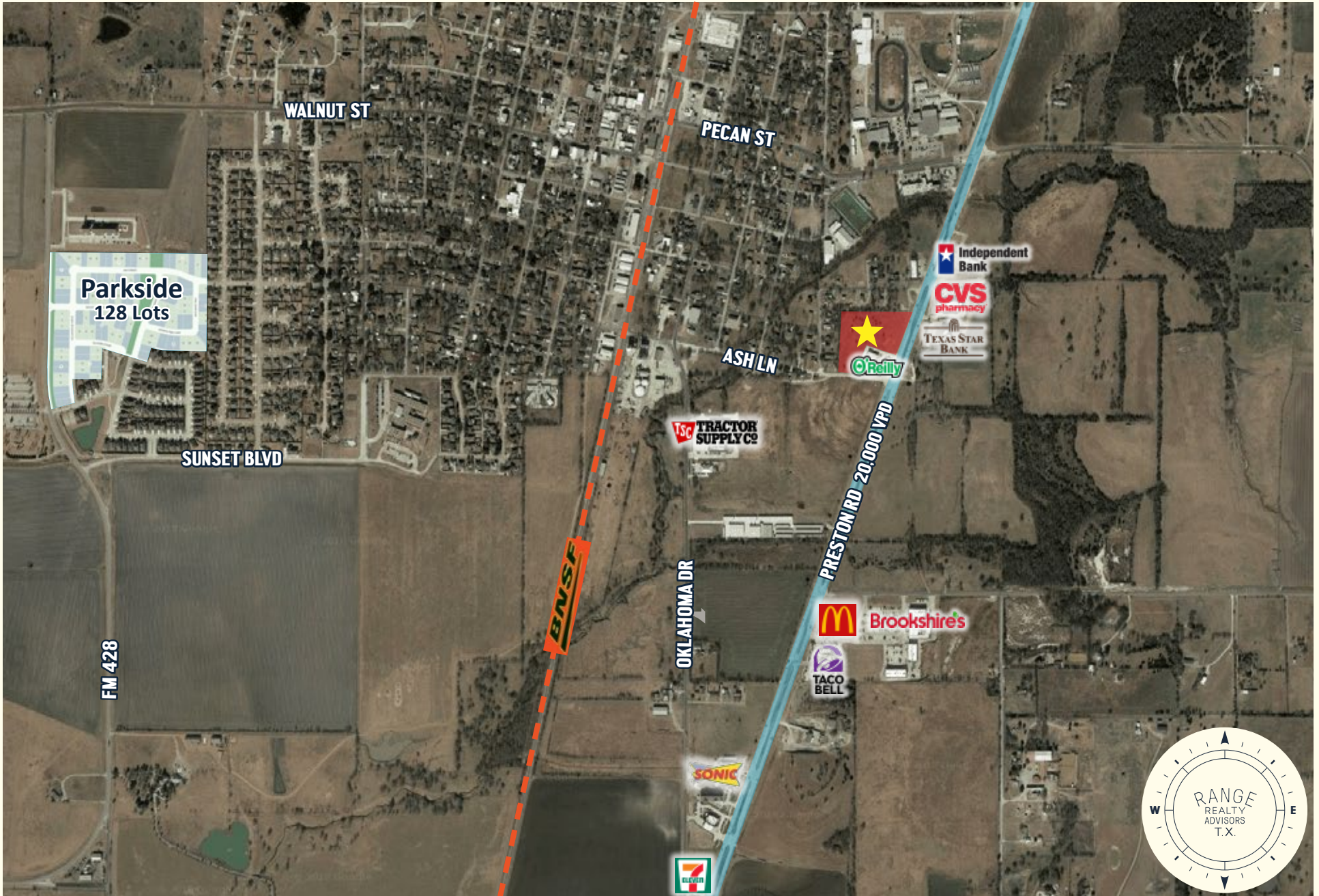
± 410 feet along Preston Road
 ± 150 feet along Ash Lane

SCHOOL DISTRICT

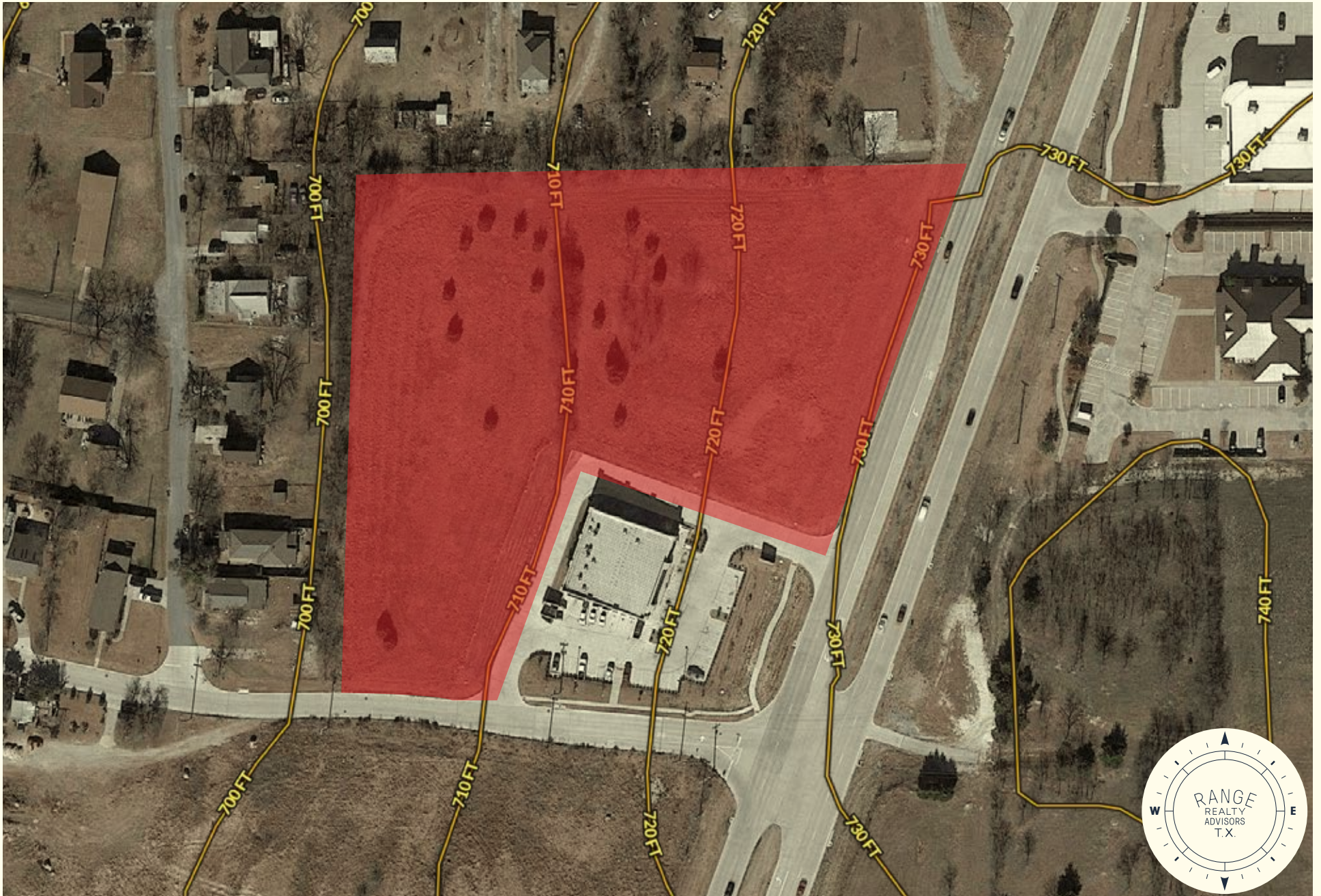
Celina ISD

UTILITIES

On-Site







INVESTMENT MERITS

STRONG DEMOGRAPHICS

- The City of Celina estimates it's population to be 11,000 as of 2018, compared to 6,028 in 2010.
- The average household income within the City is \$92,000.
- The City projects it's population to be 350,000 at build-out.

GROWTH AND QUALITY OF LIFE

- Existing and proposed residential developments with homes selling at a median price of \$385,000.
- Population is talented and highly educated (33.87% of population has a bachelors degree) with an average age of 36.1 years.
- According to an Oxford Economics forecast, Denton and Collin Counties are projected to be the nation's fastest growing economies over the next five years.

INVESTMENT MERITS

PREMIER DEVELOPMENT SITE

- Currently zoned for commercial uses (C-1).
- Water and sewer are located on-site.
- Property is primed for retail development and is surrounded by major master planned community developments.
- Planned roadwork includes Dallas North Tollway Extension, US 380 Expansion, and Collin County Outer Loop.

ALLOWED USES

- Office
- Retail Store
- Grocery Store
- Convenience Store
- Pharmacy
- Restaurant
- Bank

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas.
- No corporate income tax in Texas.
- Low corporate franchise tax.
- The City of Celina may elect property tax abatement and/or issue sales tax agreements on a case-by-case basis

ACCESS TO TRANSPORTATION

- McKinney National Airport: 19.8 Miles
- Dallas Love Field: 38.6 Miles
- DFW International Airport: 37.4 Miles

POPULATION	3 MILE	5 MILE	10 MILE
2010 Population	5,790	11,167	89,654
2018 Population	9,479	22,492	156,851
Change in Population	63%	101%	74%
Average Age	35.8	36.9	34.2
HOUSEHOLDS			
2010 Households	1,792	3,451	28,900
2018 Households	2,875	7,031	49,966
Change in Households	60%	103%	72%
2017 Avg. Household Size	3.30	3.20	3.11
Renter Occupied Housing	17%	10%	16%
INCOME			
Average Household Income	\$ 116,841	\$ 126,170	\$ 122,191
Median Household Income	\$ 99,166	\$ 102,733	\$ 102,271

ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

OUR SERVICES

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



CHRIS BURROW
Managing Partner

Office: 214-416-8222
Desk: 214-416-8224
Cell: 214-244-5047

cburrow@rangerealtyadvisors.com

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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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Sterquell	558966	tsterquell@rangerealtyadvisors.com	214-416-8225
Designated Broker of Firm	License No.	Email	Phone
Thomas Sterquell	558966	tsterquell@rangerealtyadvisors.com	214-416-8225
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Burrow	326076	cburrow@rangerealtyadvisors.com	214-416-8224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date