



## CELINA SUMMIT CROSSING | NEC PRESTON ROAD & GLENDENNING PARKWAY, CELINA, TX 75009

### Features

Retail pad sites and retail strip with Preston Road frontage

- +/- 3 acres of pad sites and 12,000-SF retail strip with endcap drive-thru and/or patio options
- Site sits directly in front of residential developments with 280+ lots underway
- Celina is THE fastest-growing city in North Texas!
  - 125% growth in the last five years
  - 1,000 new residents are projected each month
  - Over 1,110 residential lots and 5,000 apartment units under development within 2 miles

### LAND | RETAIL FOR LEASE

AVAILABLE SF: 6,602

CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
Preston Road	28,247 VPD	Total Population		2,064	32,399	62,315
Glendenning Parkway	5,672 VPD	Total Households		588	9,479	18,512
		Average Household Income		\$82,744	\$182,836	\$200,655

### Area Retailers & Businesses

Brookshire's

SONIC

CVS  
pharmacy

TRACTOR  
SUPPLY CO

7  
ELEVEN

#### Emilie Paulson

Senior Vice President

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#### Bryn Carden

Associate

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**weitzman**<sup>®</sup>

# CELINA SUMMIT CROSSING

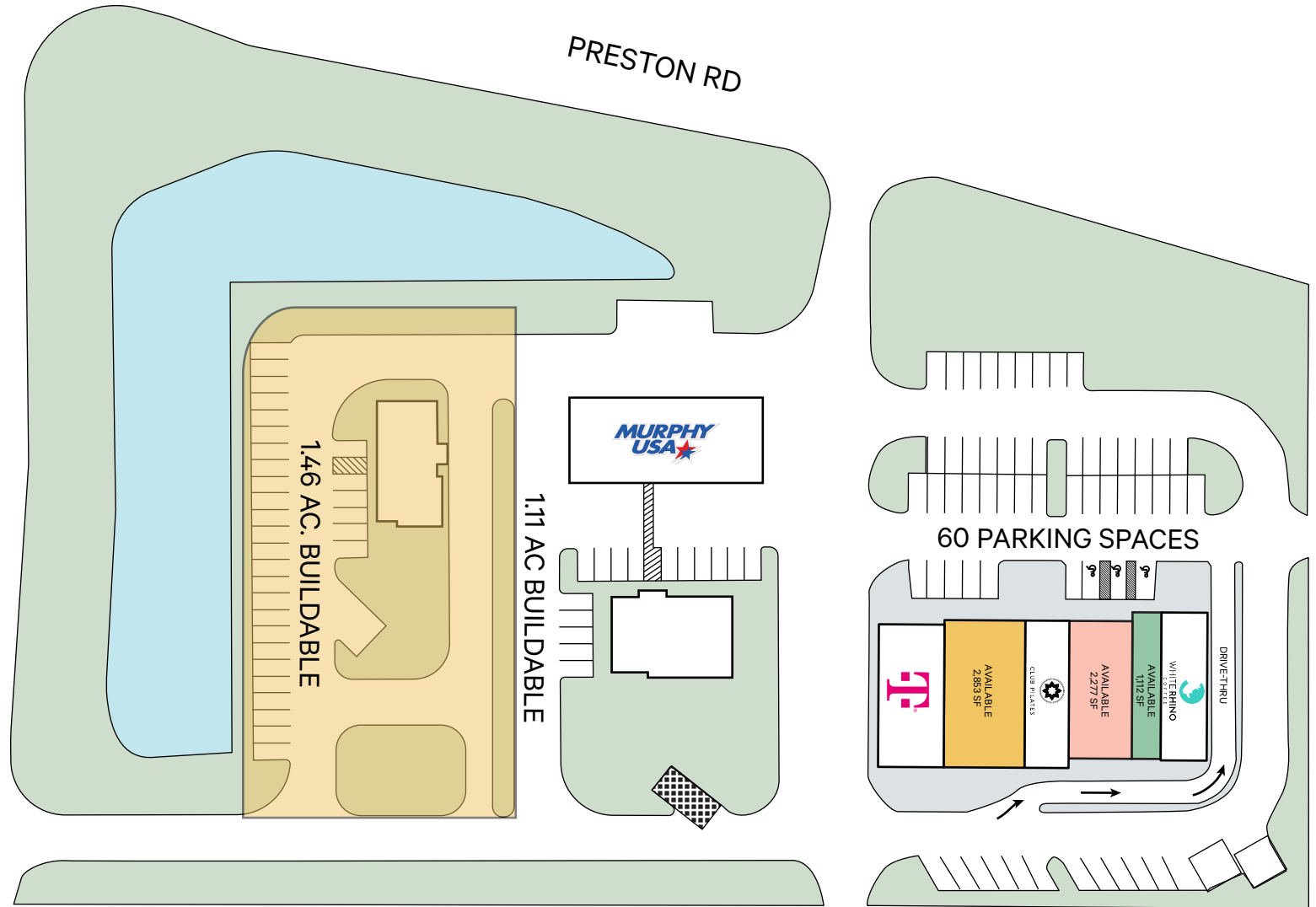
NEC PRESTON RD & GLENDENNING PKWY, CELINA, TX 75009

## Key

- Available
- LOI
- At Lease

GLENDENNING PKWY

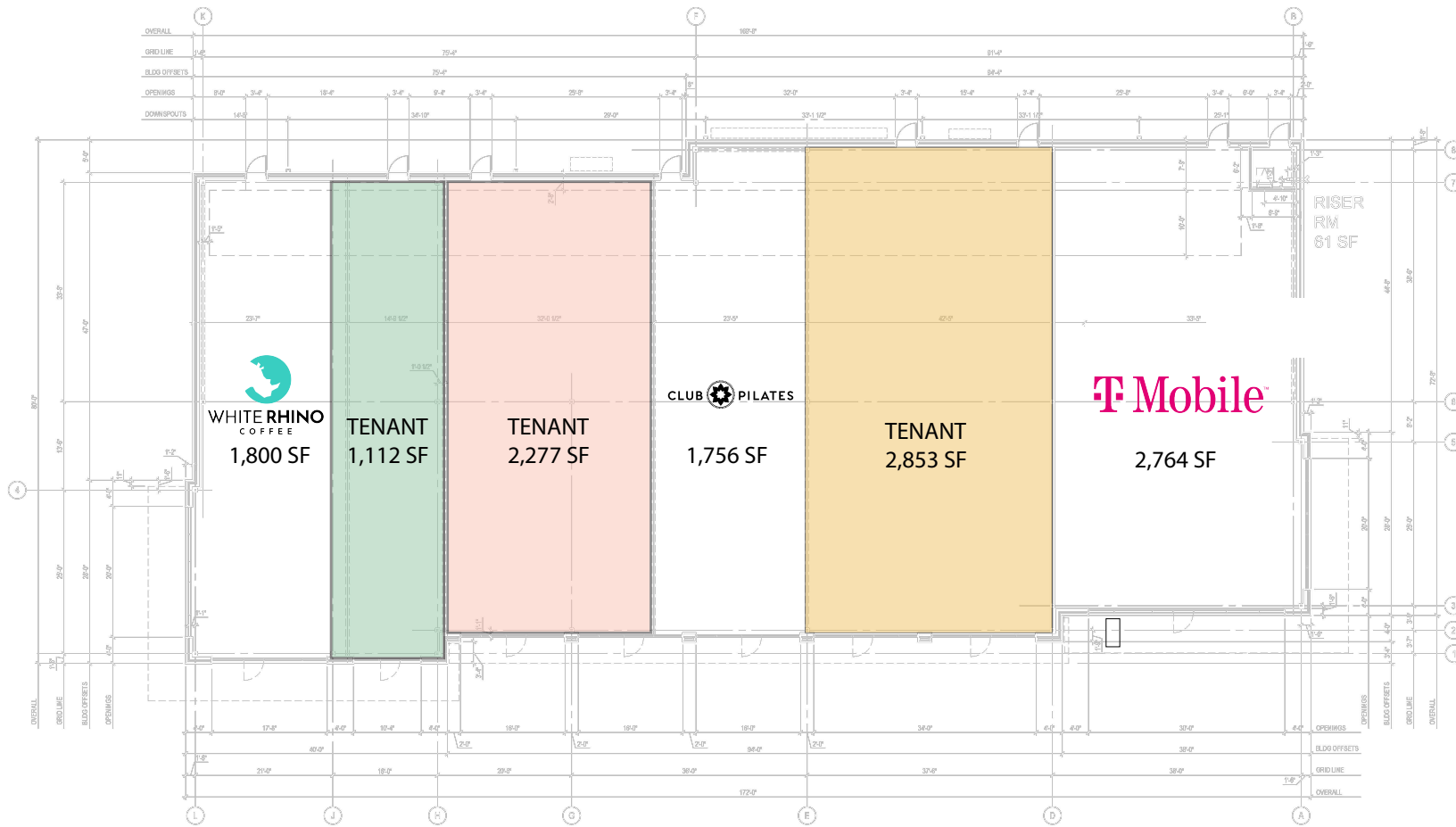
PRESTON RD



NOT TO SCALE

# CELINA SUMMIT CROSSING

NEC PRESTON RD & GLENDENNING PKWY, CELINA, TX 75009



**01 FLOOR PLAN**  
1/8"=1'-0"

LEASABLE AREA = 12,882 SF  
RISER RM = 61 SF  
TOTAL AREA = 12,943 SF

NCA Partners  
ARCHITECTURE

8648 WILTON ST.  
SUITE 810  
DALLAS, TX 75208  
214.381.8881  
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NCA@NCAARCH.COM

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CELINA GLENDENNING  
CELINA, TX 75009

DATE	DESCRIPTION
03/20/20	ISSUE UPDATE

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF MICHAEL A. CHOI, TIME LICENSE #001

NCA JOB #: 22019

LEASE PLAN

LP



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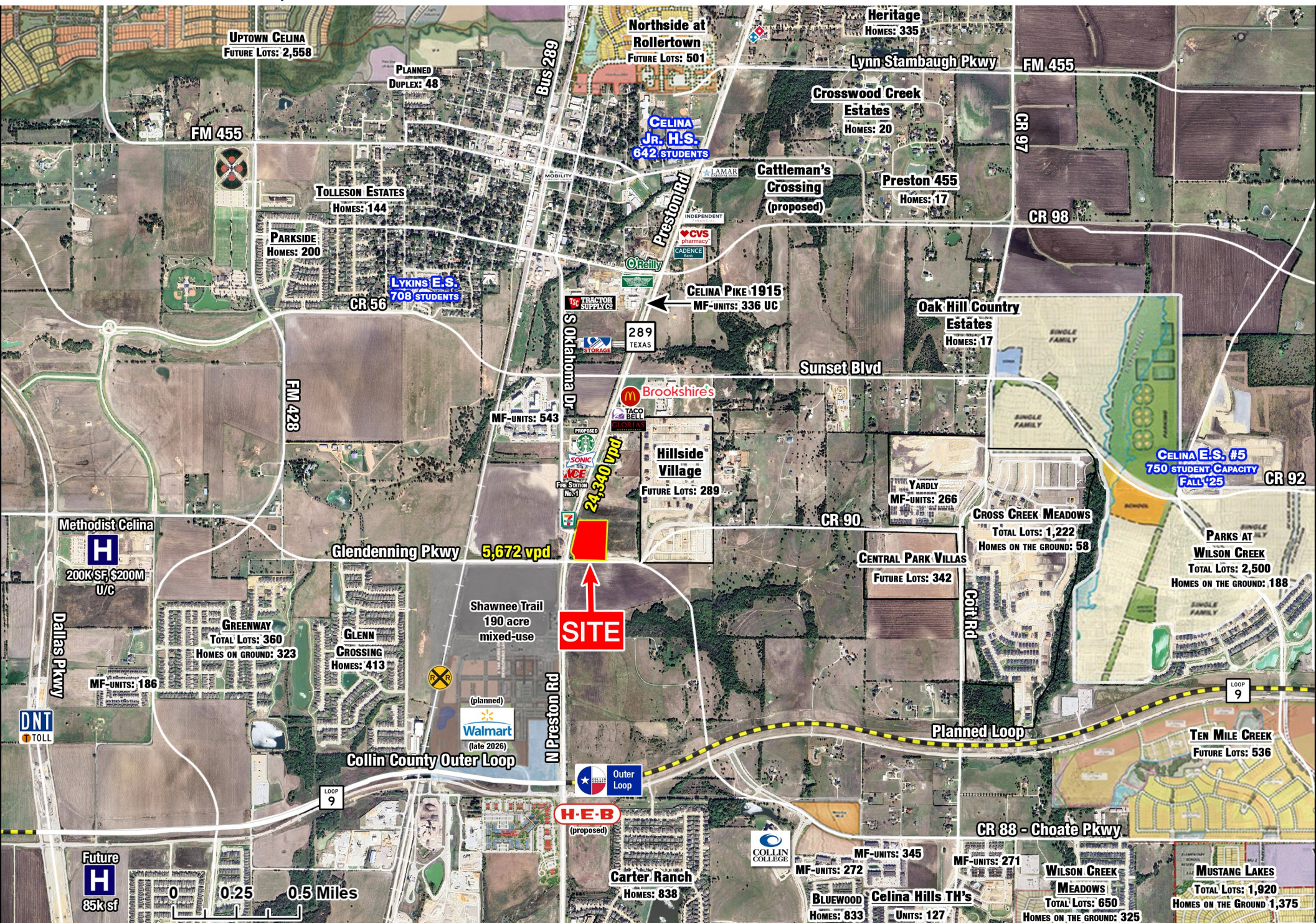
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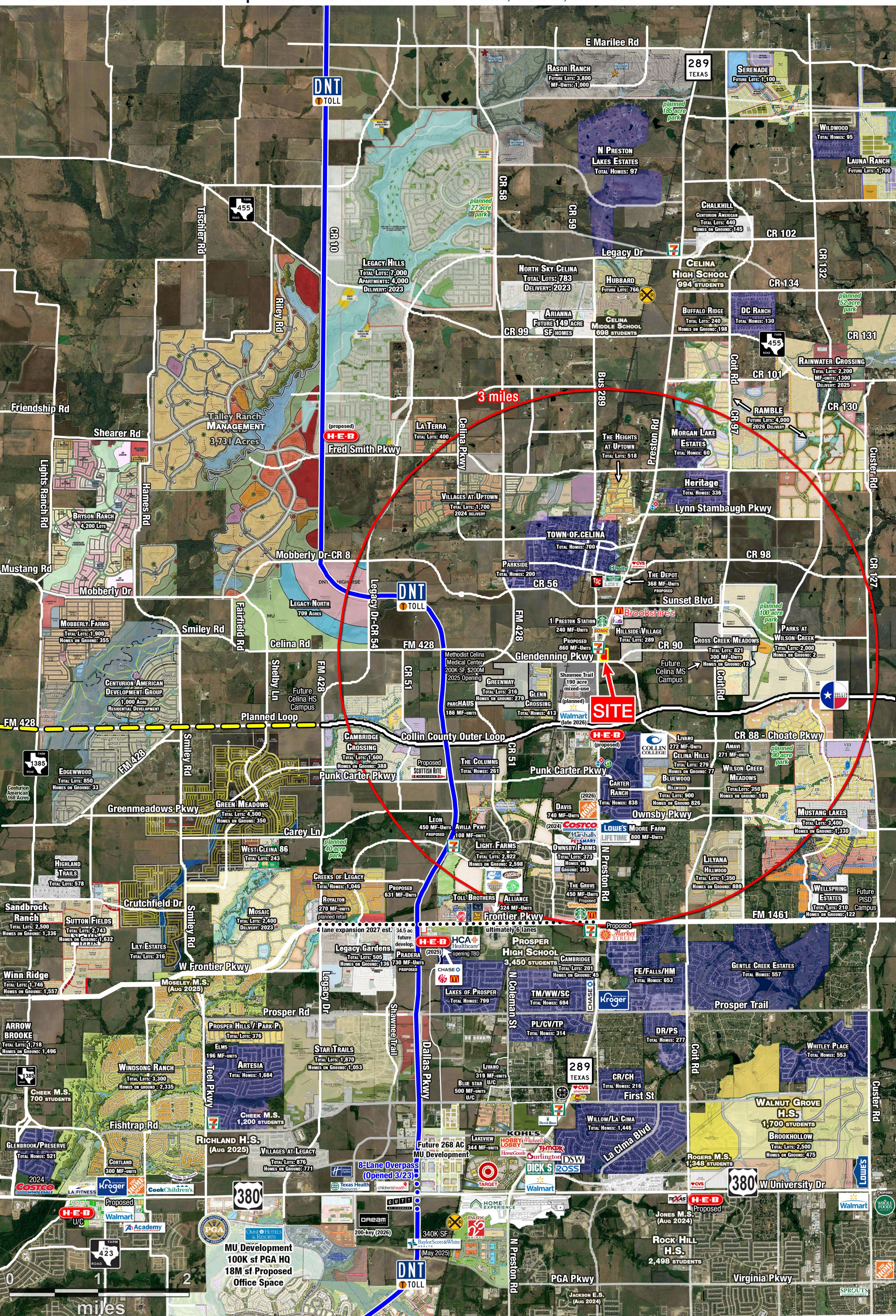
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# Celina Fast Facts

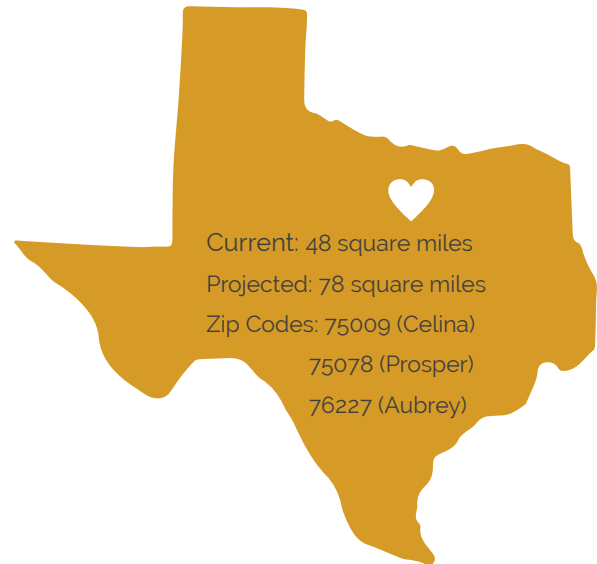
Updated May 2023



## Population

	City Limits	Service Area
Population 2023	34,776	43,126
Population 2027	72,096	84,373

Trade Area: 135,933 (10 mile)  
2022 Single Family Permits: 1,650  
Buildout Population: 380,000



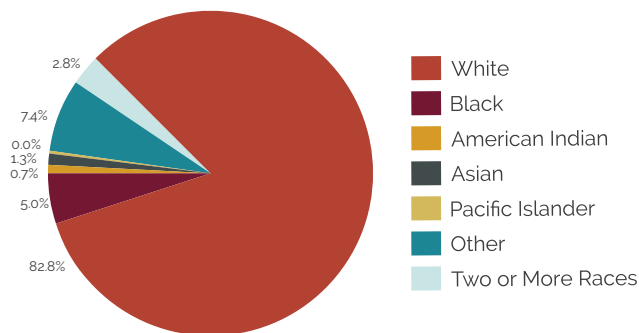
## Demographics

Median Age: 37

### Education

48% Bachelor's/Grad/Prof Degree  
28% Some College  
20% High School Graduate

Median Household Income: \$126,474  
Average Home Value: \$576,960



## Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools

Prosper ISD (in Celina): 3 elementary schools

Collin College: Celina Campus (open August 2021)

## Transportation

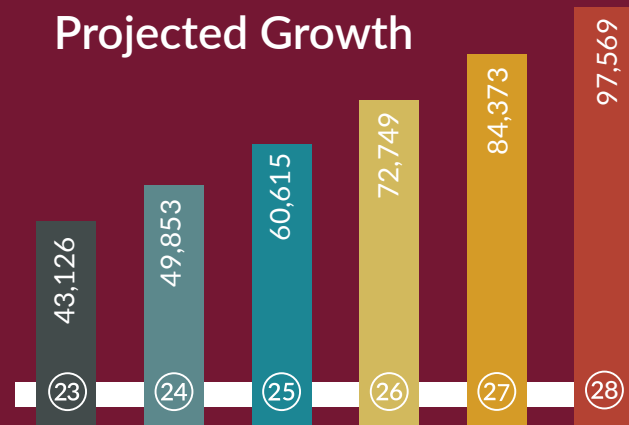
### Airports

Dallas Love Field Airport – 38.6 Miles/45 Min  
DFW Airport – 37.4 Miles/45 Min

### Major Highways

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478  
E/W: FM 428, FM 455, Outer Loop (Open from Huddleston - Custer)

## Projected Growth



Celina Economic Development Corporation | (972) 382-3455 | info@celinaedc.com



# CELINA SUMMIT CROSSING | NEC W PRESTON RD & GLENDENNING PKWY, CELINA, TX 75009

## Market Subdivision Data (3-Mile Radius)

Town of Prosper				City of Celina					
Subdivision Name	Occupied Homes	Inv/Design/ Construction	Total Lots at Buildout	Subdivision Name	Occupied Homes	Inv/Design/ Construction	Total Lots at Buildout		
Glenbrook Estates	399	–	399	Sutton Fields	1,514	963	2,743		
Preserve at Doe Creek	121	–	121	Highland Trails	–	–	578		
Windsong Ranch	2,073	850	3,300	Edgewood Creek	–	228	850		
Artesia	1,600	–	1,600	Green Meadows	276	483	4,500		
Park Place	–	–	206	Mosaic	–	664	2,400		
Prosper Hills	–	–	170	Creeks of Legacy	945	95	1,040		
Villages at Legacy	682	171	876	Cambridge Crossing*	307	372	1,600		
Star Trails	980	206	1,870	Legacy Hills	–	2,301	7,000		
Legacy Gardens	110	24	650	Razor Ranch	–	–	3,800		
Lakes of Prosper	633	–	633	North Preston Lake Estates	97	–	97		
Village at Prosper Trail	166	–	166	North Sky	–	323	783		
Tanners Mill	306	9	315	Hubbard	–	–	766		
Wildwood Estates	200	–	200	La Terra*	–	385	400		
Saddle Creek	188	–	188	Villages/N Square at Uptown*	–	318	1,700		
Preston Lakes	100	–	100	The Heights at Uptown*	–	237	518		
Crestview	77	–	77	Town of Celina*	700	–	700		
Trails of Prosper	137	–	137	Parkside*	200	–	200		
Cambridge	–	201	201	Greenway*	246	85	372		
Frontier Estates	212	55	267	Glenn Crossing*	386	2	413		
Falls of Prosper	148	–	148	The Columns*	261	–	261		
Highland Meadows	112	–	112	Light Farms*	2,285	352	2,699		
Gentle Creek Estates	557	–	557	Lily Estates	–	–	316		
Deer Run	89	–	89	Homestead at Ownsby Farms*	352	7	373		
Quail Lake	29	–	29	Serenade	–	–	1,100		
Parkside	160	–	160	Wildwood	95	–	95		
Cedar Ridge Estates	109	–	109	Launa Ranch	–	–	1,700		
Chappel Hill	107	–	107	Chalk Hill	143	292	440		
Willow Ridge	508	–	508	Buffalo Ridge	190	40	240		
Lakes of La Cima	938	–	938	DC Ranch	130	–	130		
Whitley Place	553	–	553	Rainwater Crossing	–	–	2,200		
Brook Hollow	469	356	2,500	Kirk/Collins Ranch*	–	–	5,362		
				Morgan Lake Estates*	60	–	60		
				Heritage*	336	–	336		
				Hillside Village*	–	256	289		
				Cross Creek Meadows*	–	553	821		
				Parks at Wilson Creek*	–	286	2,000		
				Carter Ranch*	838	–	838		
				Celina Hills*	–	162	279		
				Bluewood*	806	–	900		
				Lilyana*	640	512	1,350		
				Wilson Creek Meadows*	86	264	350		
				Ten Mile Creek*	–	305	456		
				Mustang Lakes*	953	497	3,400		
				Wellspring Estates	115	154	296		
				Totals		3-Mi Radius*		Market	
				Occupied Homes		8,456		28,033	
Inventory/Design/Construction		4,593		13,093					
Total Lots at Buildout		25,677		86,101					
City of Aubrey ETJ									
Subdivision Name	Occupied Homes	Inv/Design/ Construction	Total Lots at Buildout						
Sandbrook Ranch	1,182	476	2,500						
Winn Ridge	1,478	268	1,746						
Arrow Brooke	1,446	58	1,718						
City of Pilot Point ETJ									
Subdivision Name	Occupied Homes	Inv/Design/ Construction	Total Lots at Buildout						
Mobberly Farms	203	283	1,900						
Bryson Ranch	–	–	4,200						

# CELINA SUMMIT CROSSING |

NEC W PRESTON RD & GLENDENNING PKWY, CELINA, TX 75009

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Preserve at Doe Creek	121	–	121	Highland Trails	–	–	578
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Artesia	1,600	–	1,600	Green Meadows*	276	483	4,500
Park Place	–	–	206	Mosaic*	–	664	2,400
Prosper Hills	–	–	170	Creeks of Legacy*	945	95	1,040
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Village at Prosper Trail*	166	–	166	North Sky*	–	323	783
Tanners Mill*	306	9	315	Hubbard*	–	–	766
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Saddle Creek*	188	–	188	Villages/N Square at Uptown*	–	318	1,700
Preston Lakes*	100	–	100	The Heights at Uptown*	–	237	518
Crestview*	77	–	77	Town of Celina*	700	–	700
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Cambridge*	–	201	201	Greenway*	246	85	372
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				Ten Mile Creek*	–	305	456
				Mustang Lakes*	953	497	3,400
				Wellspring Estates*	115	154	296
				Totals	5-Mi Radius*		Market
				Occupied Homes	14,809		28,070
				Inventory/Design/Construction	9,495		13,148
				Total Lots at Buildout	51,674		86,091
City of Aubrey ETJ							
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout				
Sandbrook Ranch	1,182	476	2,500				
Winn Ridge	1,478	268	1,746				
Arrow Brooke	1,446	58	1,718				
City of Pilot Point ETJ							
Subdivision Name	Occupied Homes	Inv/Design/Construction	Total Lots at Buildout				
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## Multifamily Units (3-Mile Radius)

Project Name	Building Type	Units		
		Open	U/C	Future
Prose Frontier	Urban Edge	324		
Avilla Parkway	Single Family Rental	108		
Owensby Luxury Rental	Urban Edge		367	376
Parc Haus	Single Family Rental	186		
Avilla Grove	Single Family Rental	200		
Atlas Bluewood	Urban Edge	272		
One Preston Station	Urban Edge	240		
Amavi Wilson Creek	Single Family Rental	155		
Westgate	Urban Edge		345	
Christopher Todd	Single Family Rental		256	
Praire Trail	Urban Edge			264
Northside at Roller Town	Urban Edge			500
The Depot	Urban Edge			386
Celina 15	Urban Edge			267
Highfield Preston	Urban Edge		250	
Totals		1,485	1,218	1,793



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



- **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.

- 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.

The broker becomes the property owner's agent

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker

- 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.

- 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.

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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr	292229	byoung@weitzmangroup.com	214-720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emilie Gioia Paulson	682080	emilie@weitzmangroup.com	(214) 720-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date



# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Designated Broker of Firm

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Bryn Carden

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date