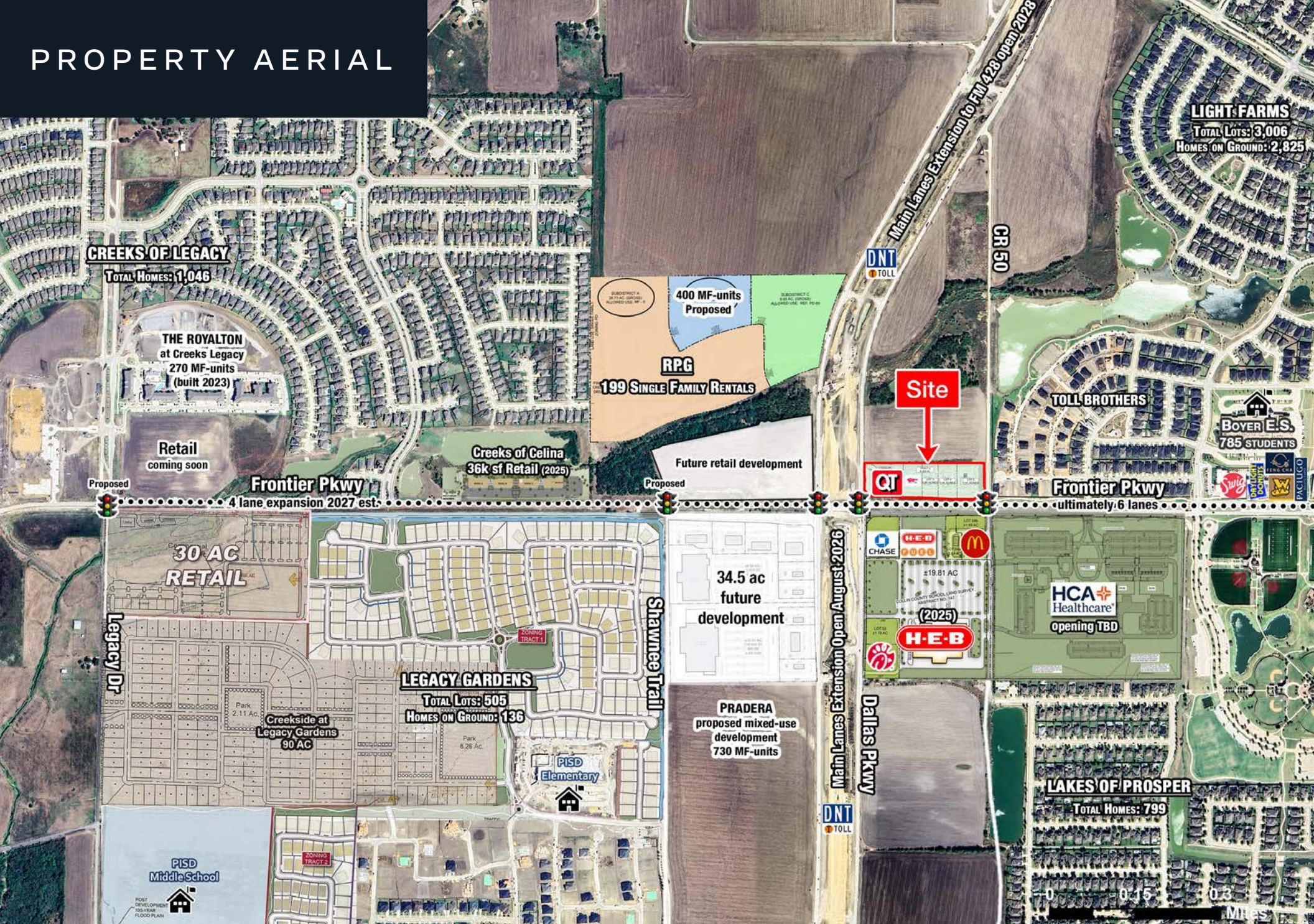




FRONTIER CROSSING

NEQ FRONTIER PARKWAY & DALLAS NORTH TOLLWAY | CELINA, TX

PROPERTY AERIAL



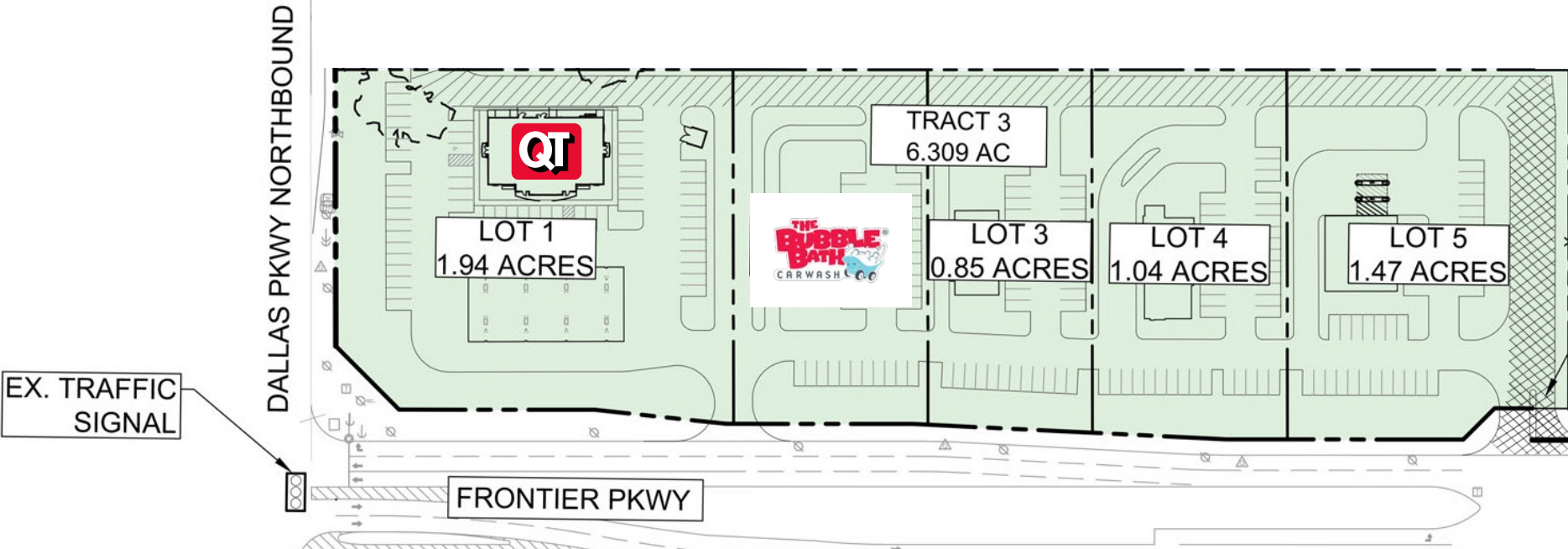
PROPERTY AERIAL

3 miles

Site

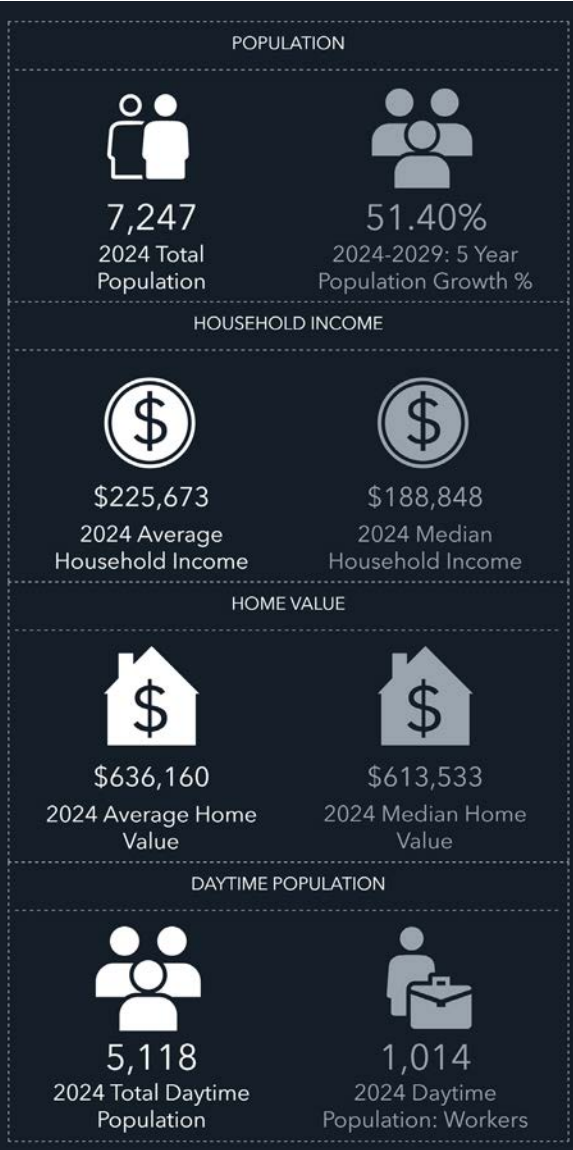
CR 56
Sunset Blvd
1 Preston Station
543 MF-UNITS
PROPOSED 860 MF-UNITS
HILLSIDE VILLAGE
TOTAL LOTS: 289
CR 90
CROSS CREEK MEADOWS
TOTAL LOTS: 1,222
300 MF-UNITS
HOMES ON GROUND: 106
Future Celina MS Campus
PARKS AT WILSON CREEK
TOTAL LOTS: 2,500
HOMES ON GROUND: 260
TEN MILE CREEK
TOTAL LOTS: 550
CR 88 - Choate Pkwy
AMAVI
271 MF-UNITS
WILSON CREEK MEADOWS
TOTAL LOTS: 350
HOMES ON GROUND: 353
MUSTANG LAKES
TOTAL LOTS: 1,920
HOMES ON GROUND: 1,421
WELLSpring ESTATES
TOTAL LOTS: 296
HOMES ON GROUND: 186
Future PSD Campus
FM 1461
LILYANA HILLWOOD
TOTAL LOTS: 1,556
HOMES ON GROUND: 1,117
OWNSBY Pkwy
LIFE TIME
800 MF-UNITS
CARTER RANCH
TOTAL HOMES: 838
OWNSBY Pkwy
LIFE TIME
800 MF-UNITS
N Preston Rd
SPROUTS
CIRCLE K
PROPOSED MARKET STREET
FE/FALLS/HM
TOTAL HOMES: 653
DR/PS
TOTAL HOMES: 277
CR/CH
TOTAL HOMES: 216
First St
WILLOW/LA CIMA
TOTAL HOMES: 1,446
WALNUT GROVE H.S.
1,700 STUDENTS
BROOKHOLLOW
TOTAL LOTS: 2,500
HOMES ON GROUND: 475
ROGERS M.S.
1,348 STUDENTS
W University Dr
380
SANTITAS
Walmart
HEB
DICK'S
DSW
ZOSSE
DICK'S
Walmart
Kohl's
Hobby Lobby
HomeGoods
Dorling Kindersley
Target
Future 268 AC MU Development
8-Lane Overpass (Opened 3/23)
Texas Health Resources
Children's Health
Cook Children's
Cortland
300 MF-UNITS
GLENBROOK/PRESERVE
TOTAL HOMES: 521
2024 Costco Wholesale
LA Fitness
Kroger
Winn Ridge
TOTAL LOTS: 1,746
HOMES ON GROUND: 1,557
SANDBROCK RANCH
TOTAL LOTS: 2,500
HOMES ON GROUND: 1,336
SUTTON FIELDS
TOTAL LOTS: 2,743
HOMES ON GROUND: 1,632
LILY ESTATES
TOTAL LOTS: 316
Winn Ridge
TOTAL LOTS: 1,746
HOMES ON GROUND: 1,557
ARROW BROOKE
TOTAL LOTS: 1,718
HOMES ON GROUND: 1,496
CHEEK M.S.
700 STUDENTS
FISHTRAP Rd
RICHLAND H.S.
(Aug 2025)
VILLAGES AT LEGACY
TOTAL LOTS: 876
HOMES ON GROUND: 771
STAR TRAILS
TOTAL LOTS: 1,870
HOMES ON GROUND: 1,053
PRADERA
TOTAL LOTS: 730 MF-UNITS
PROPOSED
LEGACY GARDENS
TOTAL LOTS: 505
HOMES ON GROUND: 136
ROYALTON
270 MF-UNITS
planned retail
4 lane expansion 2027 est.
34.5 ac future develop.
TOLL BROTHERS
ALLIANCE
324 MF-UNITS
FRONTIER Pkwy
ultimately 6 lanes
HCA Healthcare
(2025) opening TBD
CHASE
M
LAKES OF PROSPER
TOTAL HOMES: 799
TM/WW/SC
TOTAL HOMES: 684
PL/CV/TP
TOTAL HOMES: 314
N Coleman St
PROSPER HIGH SCHOOL
3,450 STUDENTS
CAMBRIDGE
TOTAL LOTS: 201
HOMES ON GROUND: 45
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NEC SITE PLAN

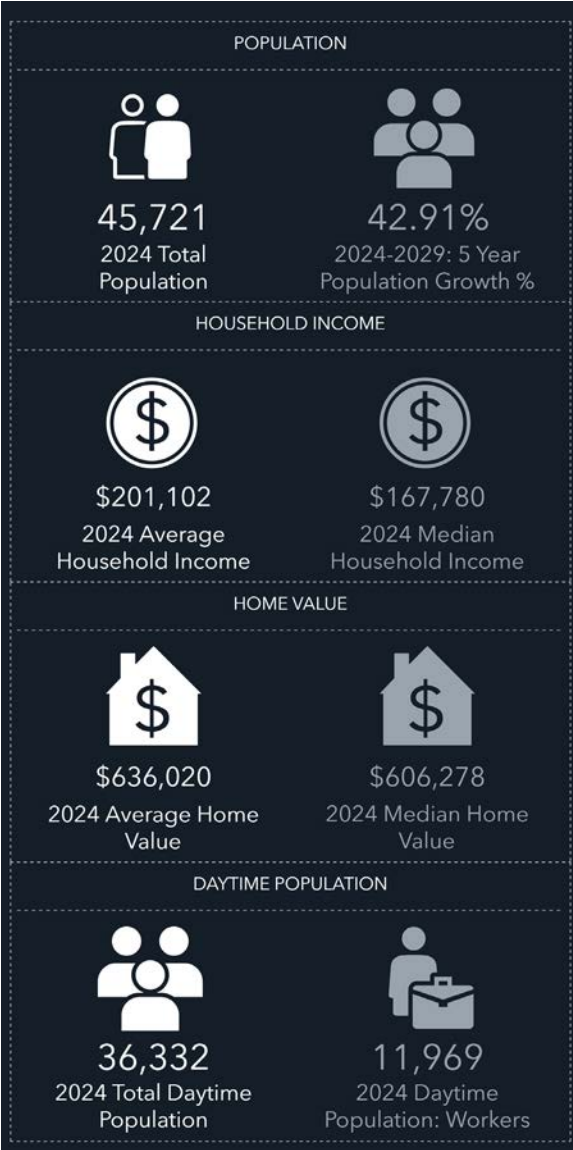


DEMOGRAPHICS

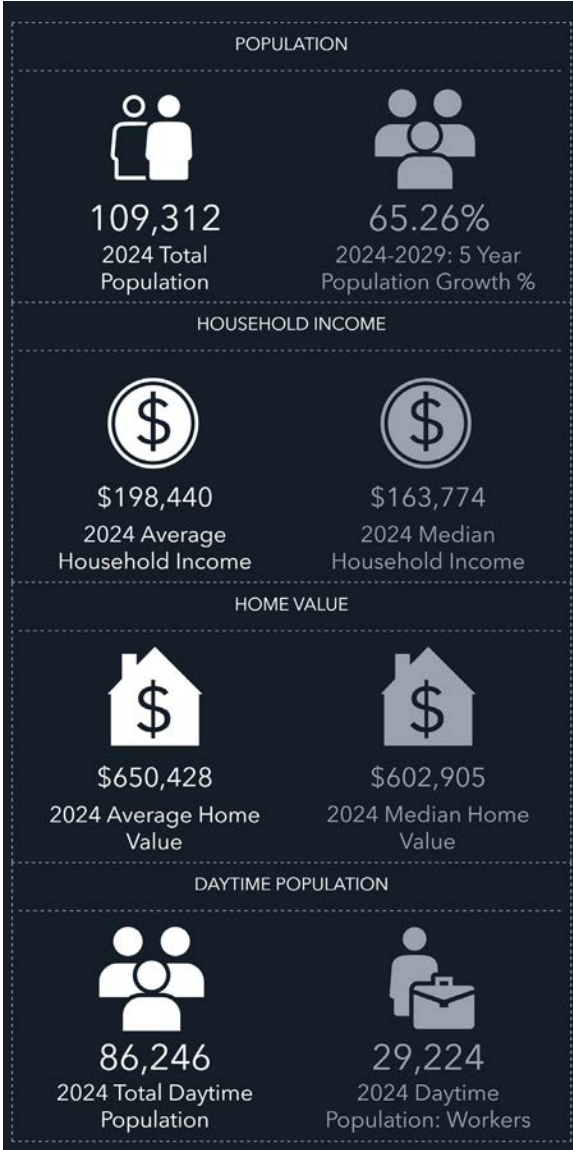
1 MILE



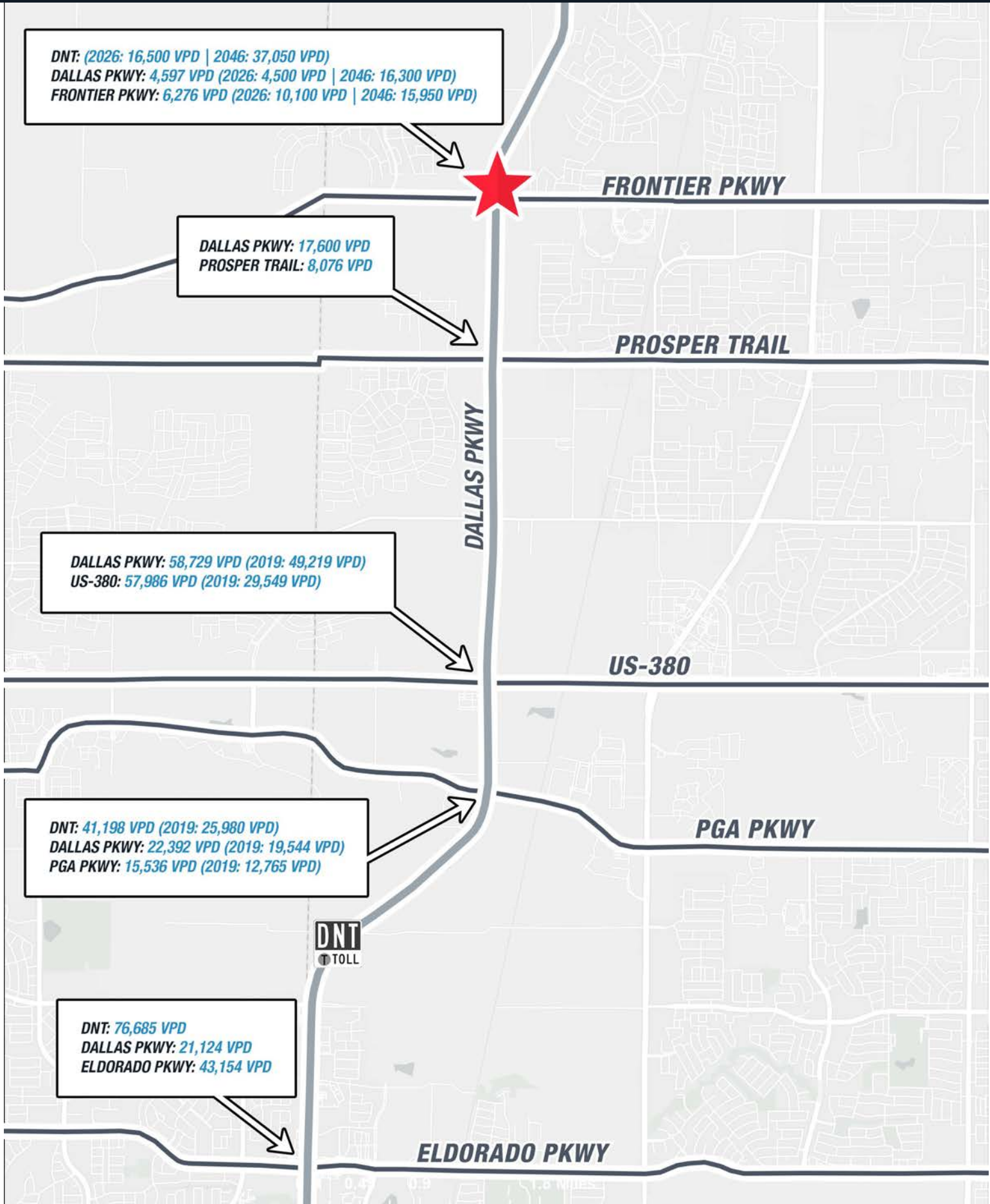
3 MILE



5 MILE



TRAFFIC COUNT EXHIBIT

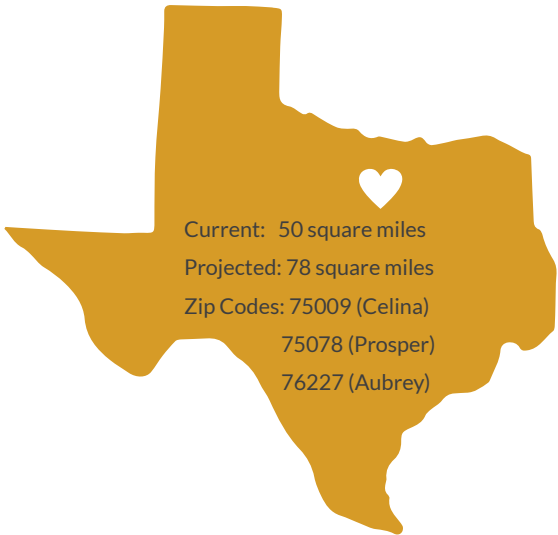


Celina Fast Facts

Population

	City Limits	Service Area
Population 2024	42,105	52,073
Population 2029	96,472	110,415

Trade Area: 154,468 (10 mile)
2023 Single Family Permits: 2,380
Buildout Population: 380,000



Demographics

Median Age: 37

Education

51.4% Bachelor's/Grad/Prof Degree
29.2% Some College
13.4% High School Graduate

Median Household Income: \$139,813
Average Home Value: \$ 552,081



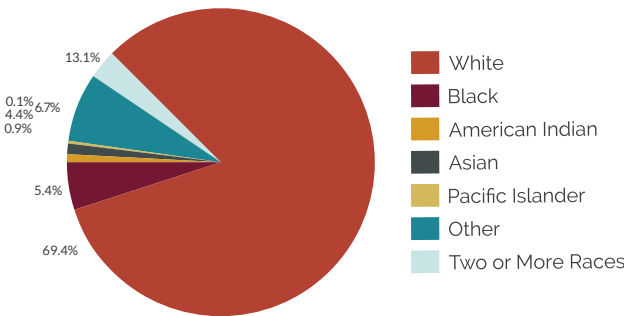
Transportation

Airports

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

Major Highways

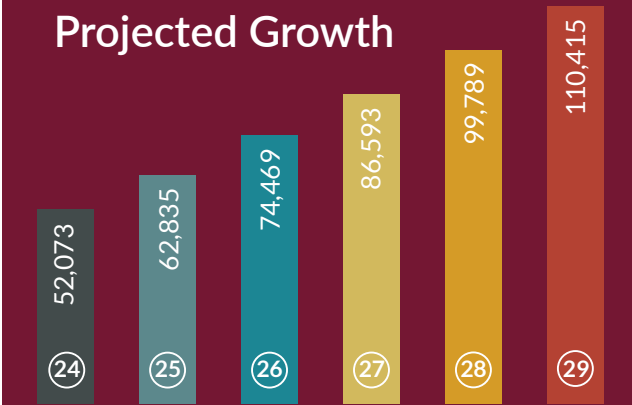
N/S: Dallas North Tollway, US 289, FM 1385, FM 2478
E/W: FM 428, FM 455, Outer Loop (Open from Huddleston - Custer)



Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools
Prosper ISD (Celina): 5 elementary schools
Collin College: Celina Campus

Projected Growth





EMILIE GIOIA PAULSON

VICE PRESIDENT

emilie@weitzmangroup.com

214.720.3626

SCOTT SMITH

VICE PRESIDENT

ssmith@weitzmangroup.com

214.720.3663

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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:

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

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Emilie Gioia Paulson

Sales Agent/Associate's Name

682080

License No.

emilie@weitzmangroup.com

Email

(214) 720-3626

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Robert E. Young, Jr

Licensed Supervisor of Sales Agent/ Associate

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Email

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Phone

Scott Smith

Sales Agent/Associate's Name

701664

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