



Chipotle

The Crossing at Moore Farm

3520 S. Preston Rd.
Celina, TX 75009





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Chipotle - The Crossing at Moore Farm

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DEMOGRAPHICS

Chipotle

3520 S. Preston Rd.
Celina, TX 75009

Year Built:

2026

Land:

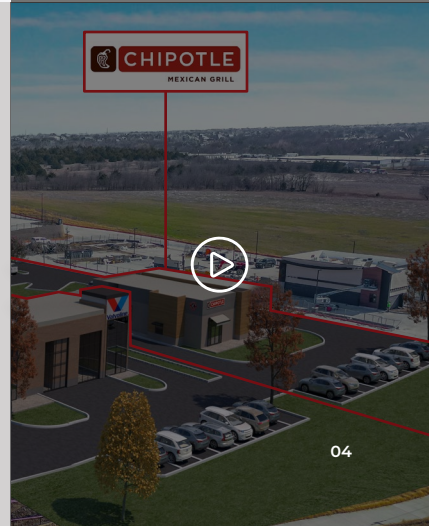
1.10 Acres
(47,916 SqFt)



GOMEZGROUP

Bldg:

2,325 SqFt





- ❏ Brand New 2026 Construction; Estimated Opening Q4 2026
- ❏ 10-Year Initial Term with Four 5-Year Renewal Options
- ❏ Population +78,400 in 5 Miles with 14.07% Annual Growth Rate
- ❏ +\$175,900 Avg HHI in 1 Mile Radius, Higher than the National Average
- ❏ 314% Population Increase Over Last Decade, Ranking #3 in Top 10 Fastest Growing Cities According to dallas.culturemap.com

- 📍 1.10 Acre Lot Positioned to Capture Heavy Traffic from the Preston Road Corridor, a Primary North-South Commercial Spine
- 📍 Features the “Chipotle” Digital Pickup Lane, a Key Feature Used at High-Growth Suburban Sites
- 📍 The Crossing at Moore Farm and The Village at Ownsby Farms Together Make up a +77 Acre Unified Master Planned Retail District Anchored by Costco, Lowe’s, EoS, Academy Sports and The Home Depot
- 📍 National Tenants in the Immediate Surrounding Area Include Target, Walmart Supercenter, Hobby Lobby, DICK’s Sporting Goods, and Kohl’s
- 📍 Immersed Among 8 Major Master-Planned Communities within 10-Mile Radius, Exceeding 8,000 Acres Combined

[▶ WATCH PROPERTY VIDEO](#)



- 📍 Directly Across Preston Road from the Brand New Development The Village at Ownsby Farms, Anchored by High-Volume Destination Retail Including Costco & Costco Gasoline and Academy Sports (Est. Opening 2026)

- 📍 Immediately Adjacent to Jefferson Ownsby and Prose Ownsby Farms, Two New Class A Multifamily Communities with 850-Units Combined that will Serve as the Residential Anchor for The Crossing at Moore Farm, Creating a Cohesive Mixed-Use Gateway that Blends Daily Commerce with Modern Living

- 📍 Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits, per Placer.ai

- 📍 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits, per Placer.ai



► SITE PLAN







LunaGrill mediterranean kitchen
SportClips HAIRGUTS
PACIFIC dental services
Richard's

TORCHY'S TACOS
MO BETAL MALAYSIAN STYLE FOOD
SOAK NUBIA TUNOCCI

The Ownsby Apartments
386 Units

CHIPOTLE
MEXICAN GRILL

THE HOME DEPOT
Opening August 2026

Academy
Opening Q4 2026

COSTCO WHOLESALE
Opening Q4 2026

COSTCO GASOLINE

Celina **ACE** Hardware

Walmart
Opening Spring 2026

THE VILLAGE AT OWNSBY FARMS

OWNSBY PKWY

Future Retail Development

S. PRESTON RD (9,680 VPD)

Valvoline
Opening Q2 2026

EoS FITNESS
Opening Q1 2027

S. PRESTON RD (9,680 VPD)

PANDA EXPRESS
CHINESE KITCHEN
Opening Q2 2026

LOWE'S
Opened January 2026

THE CROSSING AT MOORE FARM

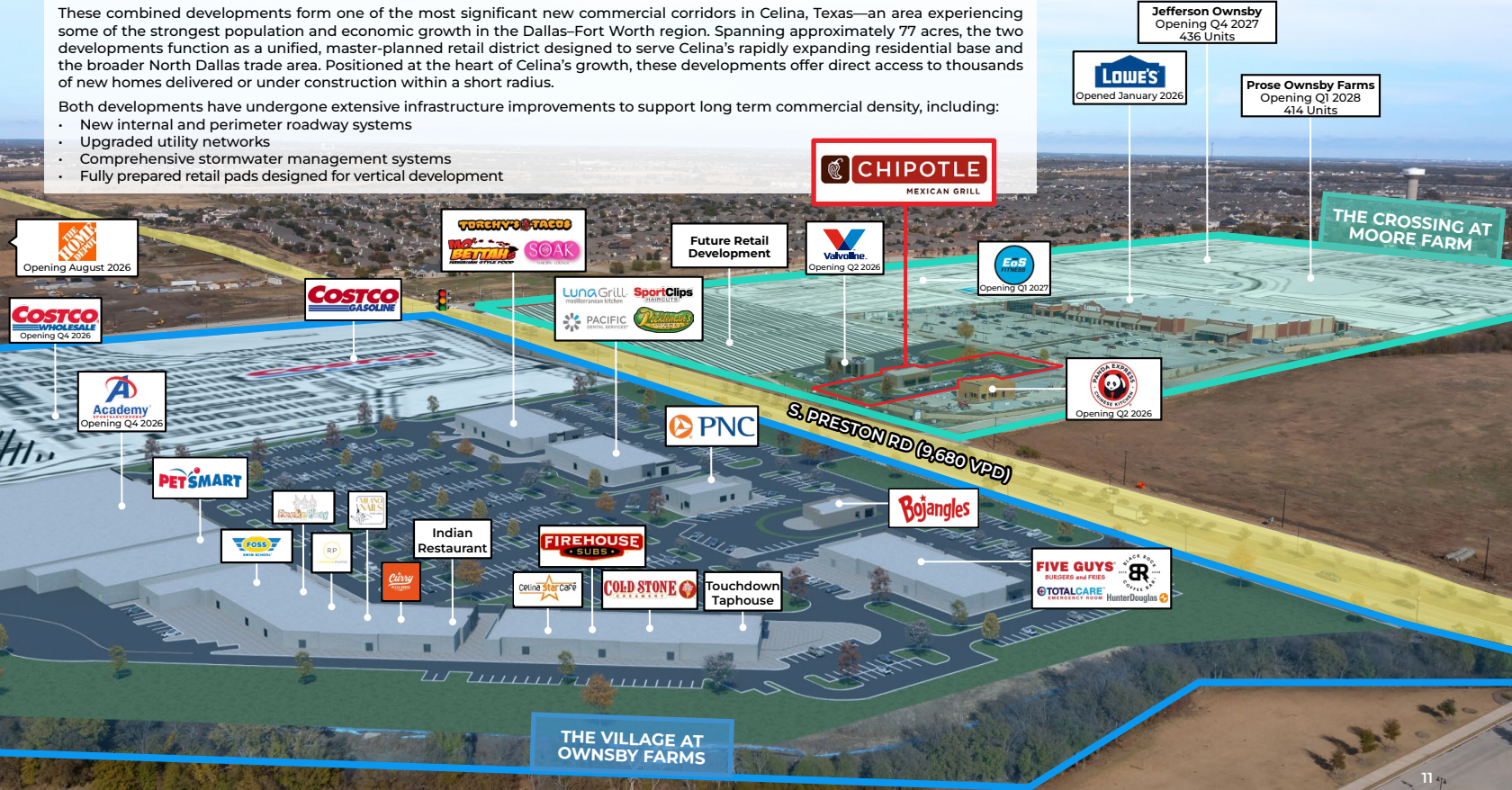


▶ THE CROSSING AT MOORE FARM & THE VILLAGE AT OWNSBY FARMS

These combined developments form one of the most significant new commercial corridors in Celina, Texas—an area experiencing some of the strongest population and economic growth in the Dallas-Fort Worth region. Spanning approximately 77 acres, the two developments function as a unified, master-planned retail district designed to serve Celina’s rapidly expanding residential base and the broader North Dallas trade area. Positioned at the heart of Celina’s growth, these developments offer direct access to thousands of new homes delivered or under construction within a short radius.

Both developments have undergone extensive infrastructure improvements to support long term commercial density, including:

- New internal and perimeter roadway systems
- Upgraded utility networks
- Comprehensive stormwater management systems
- Fully prepared retail pads designed for vertical development



Jefferson Ownsby
Opening Q4 2027
436 Units

Prose Ownsby Farms
Opening Q1 2028
414 Units

CHIPOTLE
MEXICAN GRILL

LOWE'S
Opened January 2026

EnS
Opening Q1 2027

Valvoline
Opening Q2 2026

Future Retail Development

TORCHY'S TACOS
WET BURRITO
SOAK

Luna Grill
Sport Clips
PACIFIC
Restaurants

COSTCO GASOLINE

COSTCO WHOLESALE
Opening Q4 2026

THE HOME DEPOT
Opening August 2026

Academy
Opening Q4 2026

PIZZA EXPRESS
Opening Q2 2026

PNC

PETSMART

Bojangles

POS

RD

Indian Restaurant

FIREHOUSE SUBS

Celina Star Cafe

COLD STONE

Touchdown Taphouse

FIVE GUYS
TOTALCARE
EMERGENCY ROOM
HunterDouglas

THE VILLAGE AT OWNSBY FARMS



METHODIST CELINA
MEDICAL CENTER
+11,000 Employees
System-Wide

Celina
ACE
Hardware

SONIC
America's
Best Drive-In

COVENTRY HOMES
HILLSIDE VILLAGE
71-Acre Community
165 Units

ATLAS BLUEWOOD APARTMENTS
272 Units

THE OWNSBY APARTMENTS
386 Units

THE HOME DEPOT

Walmart

THE SHOPS AT CARTER RANCH
UPS
Kwik Kar
CLUB & AUTO CARE
SUBWAY

BLUEWOOD BY
HILLWOOD COMMUNITIES
1,380-Acre Master
Planned Community

PROSE OWNSBY FARMS
414 Units

JEFFERSON OWNSBY
436 Units

COSTCO
WHOLESALE

OWNSBY PKWY

COSTCO
GASOLINE

FUTURE
RETAIL
DEVELOPMENT

Valvoline

CHIPOTLE
3520 S. Preston Rd. Celina, TX 75009

E6S
FITNESS

LOWE'S

Academy
SPORTS + OUTDOORS

Wendy's
OLD FASHION HAMBURGERS

Worship's
WAGONS

SOAK
WAX & SHINE

SportClips
HAIRDUTY

Luna Grill

Peppermills
RESTAURANT

PACIFIC
DIGITAL SERVICES

9,680 VPD

S PRESTON RD

THE VILLAGE AT OWNSBY FARMS

THE CROSSING AT MOORE FARM

PIZZA EXPRESS
COMBI KITCHEN

Foss
SWIM SCHOOL

Resonance
MUSIC

Cherry Hill
PIZZA HOUSE

RP
PIZZAS & PLATES

PNC

Bojangles

FIVE GUYS
BURGERS and FRIES

TOTALCARE
FOUNDATION

CELINA STAR CAFE
FIREHOUSE
SUBS

HunterDouglas

BLACK & ROCK
COFFEE BAR

TOUCHDOWN
TAP HOUSE
COLD STONE
ICE CREAM



THE OWNSBY APARTMENTS
386 Units

COSTCO
WHOLESALE

COSTCO
GASOLINE

THE VILLAGE AT OWNSBY FARMS

S PRESTON RD 9,680 VPD

Valvoline

CHIPOTLE

3520 S. Preston Rd. Celina, TX 75009

FRANK & EDDIE'S
CONCRETE SOLUTIONS

FIREHOUSE
SUBS

CURRY PIZZA
HOUSE

RP
PLATES

FOSS
SCHOOL

PETSMART

Academy
SPORTS & OUTDOORS

CELINA STAR CAFE

CRAB STONE

Bojangles

PNC

McDonald's
RESTAURANT

PACIFIC
DENTAL SERVICES

SportClips
HAIRCUTS

SOAK
TUBS & SHOWERS

TORREY'S
TACOS

Luna Grill
RESTAURANT

WET BURRITO
RESTAURANT



CHIPOTLE
THE CROSSING AT MOORE FARM
 3520 S. Preston Rd. Celina, TX 75009

GREEN MEADOWS BY
 CASTLEROCK COMMUNITIES

1,400 Acres
 +4,000 Homes

CAMBRIDGE CROSSING
 1,600 Total Lots

THE OWNSBY APARTMENTS
 386 Units

THE HOMESTEAD AT
 OWNSBY FARMS
 373 Total Lots

LAUGHLIN TWO
 EIGHTY NINE
 268 Units

THE ROYALTON AT
 CREEKS OF LEGACY
 270 Units

LIGHT FARMS
 1,070-Acre
 Master Planned
 Community
 +3,000 Homes

THE ESTATE AT
 PROSPER TRAIL
 494 Total Lots

PROSPER CROSSINGS
 324 Units

LEGACY MANSIONS BY
 HAMRA HOMES
 +180 Acres
 Part of Legacy Hills
 Master Planned
 Community with
 3,200 Acres

STAR TRAIL
 MASTER-PLANNED COMMUNITY
 900 Acres

71-Acre Community
 165 Units
 COVENTRY HOMES
 HILLSIDE VILLAGE

ATLAS BLUEWOOD APARTMENTS
 272 Units

WILSON CREEK MEADOWS
 1,850 Total Lots

CARTER RANCH
 838 Total Lots

BLUEWOOD BY
 HILLWOOD COMMUNITIES
 1,380-Acre Master
 Planned Community

MUSTANG LAKES
 681-Acre Master
 Planned Community
 Approx. 3,400 Homes

JEFFERSON OWNSBY
 436 Units

PROSE OWNSBY FARMS
 414 Units

LILYANA BY
 HILLWOOD COMMUNITIES
 400-Acre Master
 Planned Community

HIGHFIELD PRESTON
 251 Units

THE MANSIONS OF PROSPER
 450 Units

289

S PRESTON RD

9,480 VPD

FRONTIER PKWY

12,204 VPD



Green Meadows by CastleRock Communities
1,400 Acres; +4,000 Homes

Methodist Celina Medical Center
+11,000 Employees System-Wide



Tommie Dobie Bothwell Elementary School
Approx. 466 Students

Shawnee Trail
+166 Acre Future Retail Development

Walmart
Opening Spring 2026

Coventry Homes - Hillside Village
71-Acre Community

Yardly Cross Creek Meadows
265 Homes



Highland Homes Cambridge Crossing
43-Acre Mixed-Use Development



E. OUTER LP

GHOATE PKWY

Sundance Celina
261 Units

The Ownsby Apartments
386 Units

THE CROSSING AT MOORE FARM

Atlas Bluewood Apartments
272 Units

Bluewood by Hillwood Communities
1,380-Acre Master Planned Community

Christopher Todd Neighborhoods Celina Park
108 Units

Light Farms, 1,070-Acre Master Planned Community
+3,000 Homes



Jefferson Ownsby
Opening Q4 2027; 436 Units

Mustang Lakes
681-Acre Master Planned Community; Approx. 3,400 Homes

THE HOME DEPOT
Opening August 2026

Laughlin Two Eighty Nine
268 Units



THE VILLAGE AT OWNSBY FARMS

Prose Ownsby Farms
Opening Q1 2028; 414 Units

Mishty Bakes
Bakery & Art

The Royalton at Creeks of Legacy
270 Units

Ralph and Mary Lynn Boyer Elementary
±851 Students



Sam Johnson Elementary School
±614 Students



Prosper ISD Children's Health Stadium
34,000 SqFt Natatorium



Lilyana By Hillwood Communities
400-Acre Master Planned Community

Legacy Mansions by Hamra Homes
+180 Acres; Part of Legacy Hills Master Planned Community with 3,200 Acres

Prosper High School
±3,722 Students

Highfield Preston
251 Units



Lilyana Elementary School
±802 Students

PROSPER TRAIL (11,345 VPD)

LAUD HOWELL PKWY

Prosper Ridge by Southgate Homes

DALLAS PKWY



The Mansions of Prosper
450 Units

Prosper Elms Apartments
196 Units

Star Trail
900-Acre Master Planned Community

E. FIRST ST

COUNTRY RD

E. FIRST ST

Cynthia A. Cockrell Elementary School
±754 Students



CHIPOTLE
THE CROSSING AT MOORE FARM
3520 S. Preston Rd. Celina, TX 75009

COLLIN COLLEGE
2.2 Miles
±2,500 Students

THE UNIVERSITY OF TEXAS AT DALLAS
27.3 Miles
±29,886 Average Annual Student Enrollment

DALLAS FORT WORTH INTERNATIONAL AIRPORT
34.7 Miles
88MM Passengers in 2024

UNIVERSITY OF DALLAS
40.3 Miles
±2,538 Average Annual Student Enrollment

DALLAS ZOO
40.5 Miles
Over 1MM Annual Visitors

THE DALLAS ARBORETUM AND BOTANICAL GARDEN
40.2 Miles Over
1.1MM Annual Visitors

287

35W

35

635

820

30

35E

45

75

30

20



Lease Type
NNN

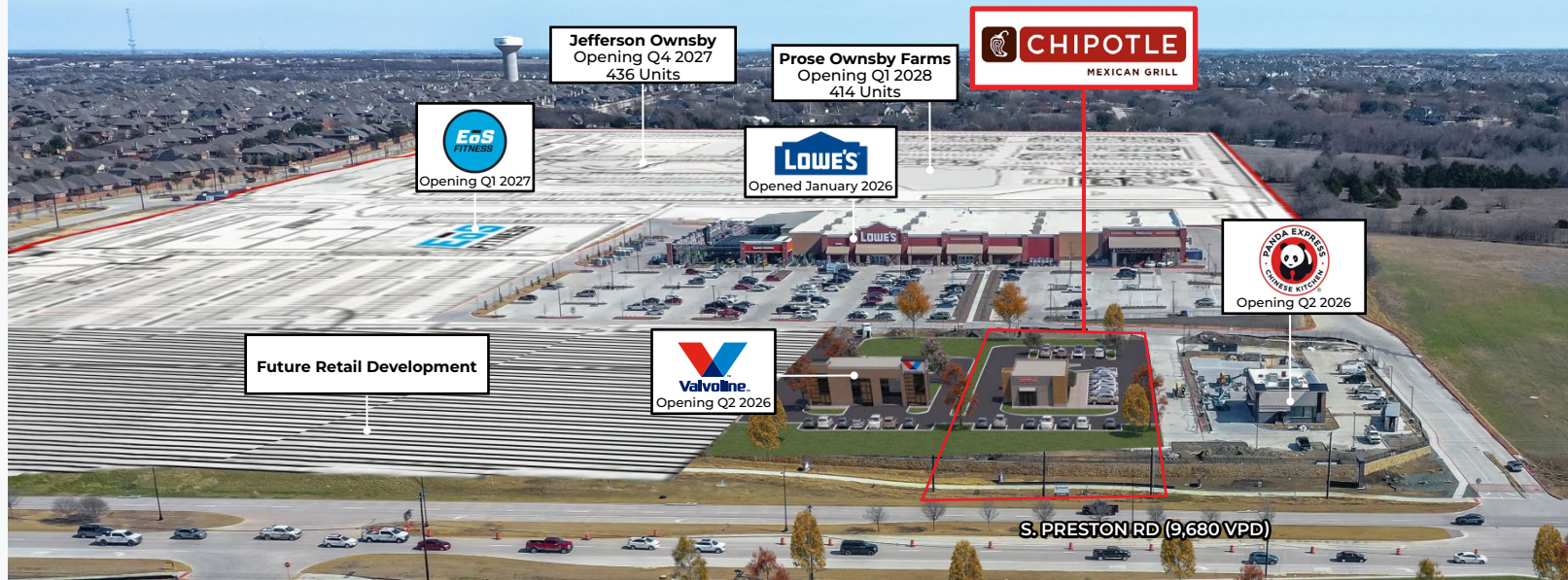
Lease Guarantor
**Chipotle Mexican Grill, Inc., a
Delaware Corporation**

Rent Commencement Date
September 28, 2026

Lease Expiration Date
September 30, 2036

Term Remaining on Lease
±10 Years

Options
Four 5-Year



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
CHIPOTLE	NNN	2,325	09/28/2026	09/30/2036	\$165,000	\$70.97	\$170,000	YEAR 6	FOUR 5-YEAR

▶ KEY LEASE ABSTRACTS

CAM:

T pays PRS of CAM expenses. T shall be obligated to reimburse LL or pay directly to the applicable party under such Encumbrance for such costs and expenses imposed under such Encumbrance, collectively, Common Area Charges. T's share of Common Area Charges for the 1st full CY following the RCD shall not exceed \$1.50/SF of floor area in the Building.

(Lease, BT, 1/§1.1(Estimated Common Area Charges); 10-12§10)

CAPS ON CAM:

T's share of Common Area Charges for each subsequent CY shall not exceed the lesser of (i) the actual increases in the costs comprising the Common Area Charges; or (ii) 5% of the Common Area Charges actually paid by T for the previous CY.

(Lease, 11/§10.3)

TAX:

T to pay directly to the taxing authority all property taxes and assessments levied against the Premises.

(Lease, BT, 1/§1.1(Estimated Taxes); 13-14§12)

INSURANCE:

T pays PRS of insurance premiums.

Lease, BT, 1/§1.1(Estimated Insurance); 14§13.3)

TENANT'S REPAIR & MAINTENANCE:

T to repair and maintain as necessary all parts of the Premises not LL's responsibility in the Lease including all HVAC equipment and mechanical equipment serving the Premises exclusively. Subject to LL's prior written approval, LL shall provide T with access to the roof of the Building for T to install, maintain, repair, replace and remove T's equipment.

(Lease, 10/§9.2)

LANDLORD'S REPAIR & MAINTENANCE:

LL, at its sole cost and expense, shall maintain in good order, condition and repair life safety systems, the foundations, subflooring, footings, walls, all unexposed plumbing, all exterior and structural elements of the Premises all mechanical equipment not serving the Premises exclusively, all HVAC equipment not serving the Premises exclusively and the roof of the Premises in a watertight, good condition, and as necessary, or when required by governmental authority, shall make modifications or replacements thereof.

(Lease, 9-10/§9.1)

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$13,750	\$165,000
	YEARS 6-10	\$14,166	\$170,000
	OPTION 1	\$14,583	\$175,000
	OPTION 2	\$15,629	\$187,550
	OPTION 3	\$17,192	\$206,305
	OPTION 4	\$18,911	\$226,935

NOI
\$165,000



Cap Rate
4.50%



Price
\$3,666,666



Price/ft Land
\$76.52





CHIPOTLE

MEXICAN GRILL

Chipotle Mexican Grill, Inc. is a publicly traded fast casual restaurant chain founded on July 13, 1993 by Steve Eells and headquartered in Newport Beach, California. The company focuses on Mexican American cuisine, offering burritos, bowls, tacos, quesadillas, and salads made with fresh, high quality ingredients. Chipotle has grown to more than 4,000 locations across the United States and several international markets—including Canada, the United Kingdom, France, Germany, Kuwait, Qatar, and the UAE—and employs over 130,000 people.

In 2025, the company reported \$11.9B in revenue, supported by strong operating and net income performance, highlighting its continued growth and financial strength. Chipotle has been recognized for major expansion milestones, such as surpassing 4,000 restaurants, and remains part of the S&P 500, underscoring its industry prominence. Looking ahead, the company is aggressively targeting more than 7,000 North American locations by the end of 2026 while expanding its international footprint across Europe and the Middle East.



LOCATIONS
±4,000 Globally



2025 ANNUAL REVENUE
\$11.9B



OWNERSHIP
Public



WEBSITE
www.chipotle.com



HEADQUARTERS
Newport Beach, CA

CELINA, TEXAS

Celina, Texas ranks among the fastest-growing cities in the nation, with its 2025 population estimated at approximately $\pm 60,100$ and annual growth surpassing 16%. It is part of the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), which is the fourth largest in the nation with over 8MM residents. The city of Celina has been ranked by the U.S. Census Bureau as the 4th fastest-growing city and is distinguished as Texas's first "gigabit city" thanks to its advanced fiber infrastructure. The local economy is anchored by retail, healthcare, education, and professional services, with major employers including Brookshire's Groceries, Celina ISD, Collin College, Kimley-Horn, Tractor Supply Company, McDonald's, Walmart and the recently opened \$150MM Methodist Celina Medical Center. Guided by its "Life Connected" vision, the city emphasizes community, connectivity, and quality of life, while large-scale master-planned developments such as Light Farms, Green Meadows, and Mustang Lakes continue to drive infrastructure and residential growth. Strategically positioned along the Dallas North Tollway (est. 2027 completion), Celina is rapidly emerging as a hub for suburban development, retail expansion, and healthcare innovation in North Texas.

[▶ WATCH PROPERTY VIDEO](#)

DALLAS, TEXAS

Dallas, Texas serves as a powerhouse within the Dallas–Fort Worth–Arlington Metropolitan Statistical Area (MSA), the nation's fourth largest with more than 8MM residents. The city itself is home to roughly 1.3MM people, while the wider metro area supports over 4.5MM workers. Dallas boasts a strong presence of Fortune 500 companies, including AT&T, Southwest Airlines, Texas Instruments, Jacobs Engineering, and Tenet Healthcare, with nearby suburbs hosting additional corporate leaders such as Toyota North America and Frito-Lay. The DFW region's economy is vast, generating a GDP of \$744B in 2023—greater than that of many countries worldwide.

Renowned as a hub for business and financial services, Dallas also thrives in industries such as technology, healthcare, transportation, manufacturing, and construction. The city of Dallas has earned widespread recognition in 2025 across business, hospitality, dining, and tourism. The city was celebrated in the *Dallas 100™ Entrepreneur Awards* for its thriving startup ecosystem, while several local companies received *Innovation Awards* for breakthroughs in biotech, AI, and aerospace. In hospitality, nine Dallas hotels and restaurants were honored by the *Forbes Travel Guide*, and the region collectively won 12 *Texas Travel Awards*, underscoring its appeal as a premier travel destination.

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1
MILE

3
MILE

5
MILE

2024 Population	10,366	41,153	78,488
2029 Population Projection	13,332	51,227	96,955
Annual Growth 2024-2029	5.7%	4.9%	4.7%
Median Age	34	36.7	36.7
Bachelor's Degree or Higher	49%	53%	55%
U.S. Armed Forces	11	69	120

▶ HOUSEHOLDS

1
MILE

3
MILE

5
MILE

	1 MILE	3 MILE	5 MILE
2024 Households	3,055	12,103	23,512
2029 Household Projection	3,934	15,082	29,097
Annual Growth 2024-2029	5.8%	4.9%	4.8%
Owner Occupied Households	3,468	13,814	25,505
Renter Occupied Households	465	1,268	3,592
Avg Household Size	3.4	3.4	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$150.8MM	\$623.9MM	\$1.2B

► INCOME

1
MILE

3
MILE

5
MILE

Average Household Income

\$175,897

\$182,499

\$178,170

Median Household Income

\$150,424

\$156,097

\$153,744

► HOUSING

Median Home Value

\$421,934

\$490,843

\$492,666

Median Year Built

2011

2011

2011



RYAN GOMEZ

Executive Director

Capital Markets | Net Lease Group

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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.

2-10-2025



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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