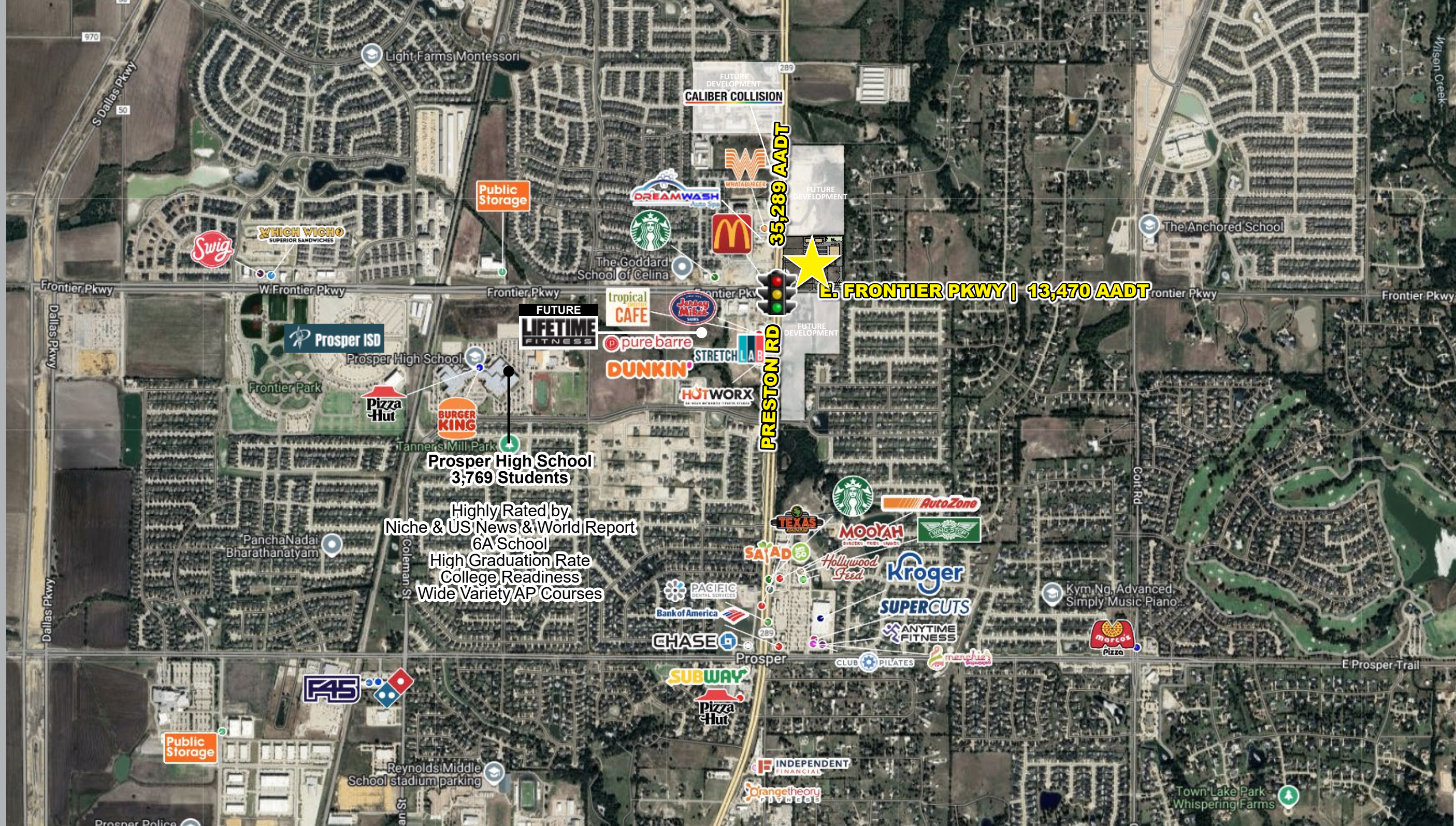


CELINA CROSSING CELINA, TX



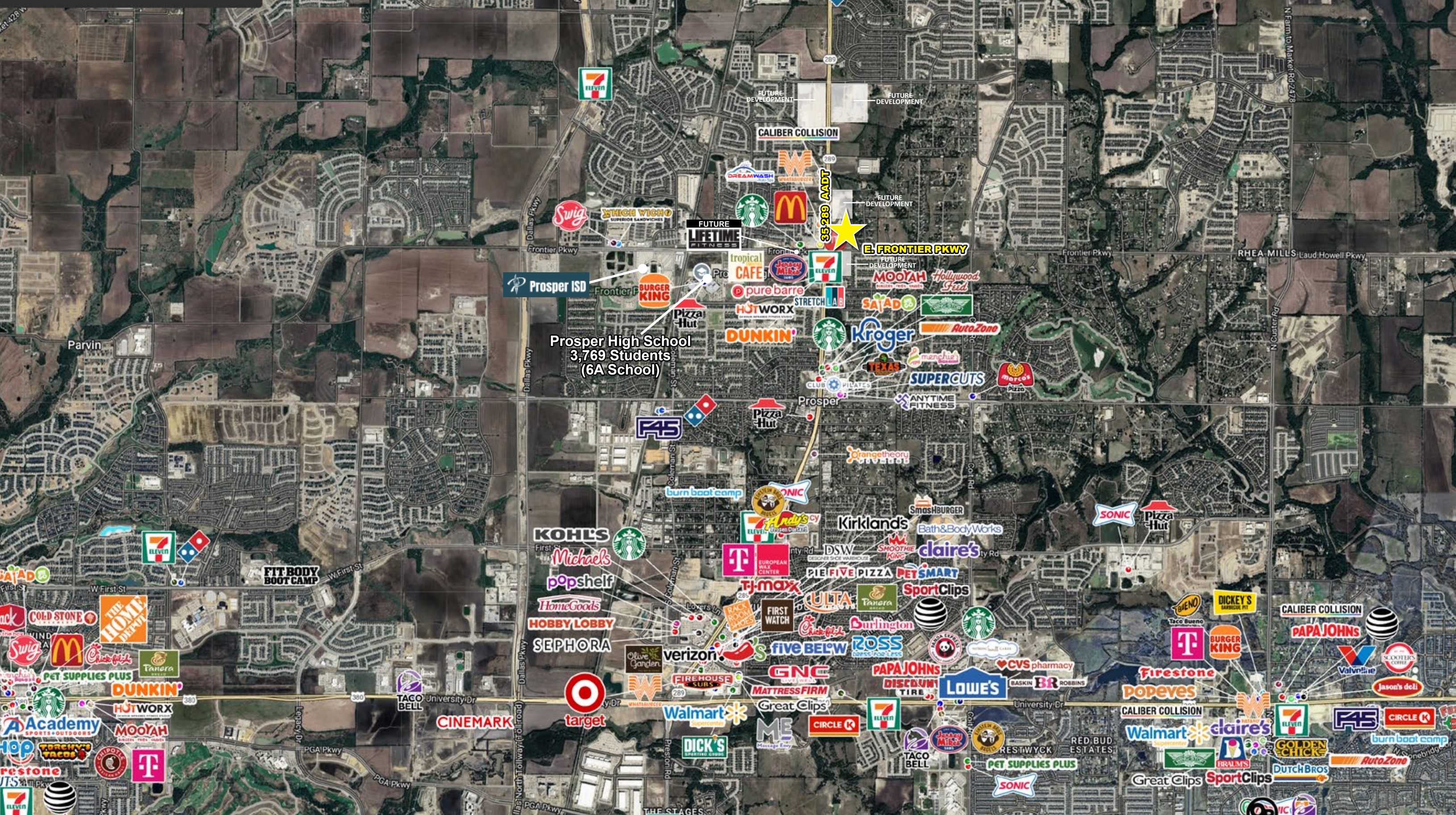
SITE DESCRIPTION

PRESTON ROAD
& E. FRONTIER PARKWAY
± 6.25 ACRES

35,289 AADT ON N. PRESTON RD
13,470AADT ON E. FRONTIER PKWY

Celina, Texas, is the #1 fastest growing city in the US. It's experiencing explosive economic growth, fueled by a booming population and strategic development- rapidly transforming this city into a major hub in North Texas. Key drivers include residential growth, infrastructure improvements, and business development.

Site is located at the busiest intersection in Celina. North Preston Road is a major north-south corridor connecting Celina to major employment centers in Dallas-Fort Worth, and East Frontier Parkway is a major east-west corridor connecting Celina to neighboring cities like Prosper and other parts of the region.



Prosper High School
3,769 Students
(6A School)



CALIBER COLLISION

E. FRONTIER PKWY

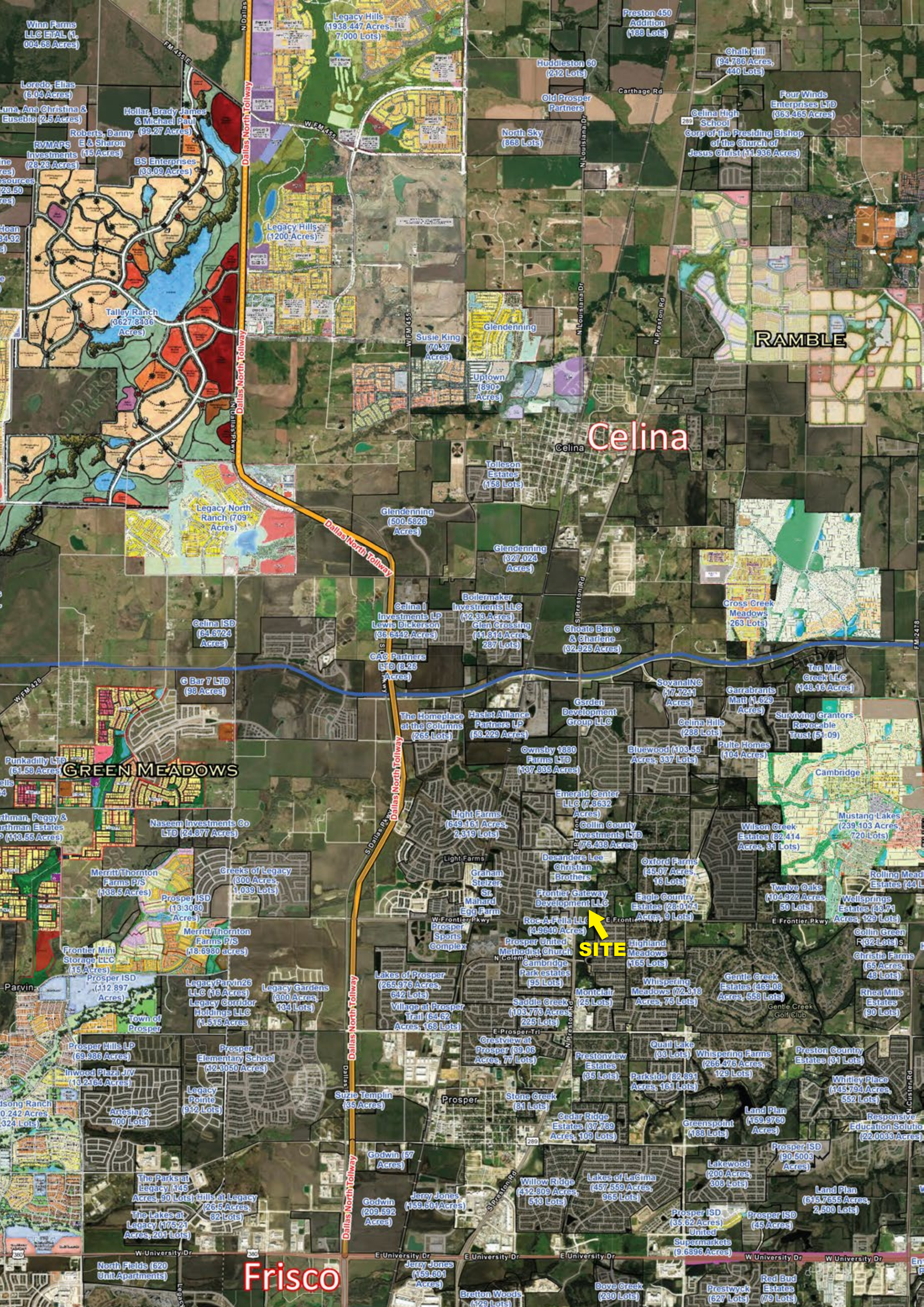
Prosper ISD

LEASING:

Alan Lloyd
alloyd@gbtrealty.com
615.515.4069

MARKET AERIAL

CELINA CROSSING | CELINA, TX



LEASING:

Alan Lloyd
alloyd@gbtreatly.com
615.515.4069

RESIDENTIAL DEVELOPMENTS

CELINA CROSSING | CELINA, TX

NUMBERS

CELINA CROSSING
CELINA, TX

POPULATION

1 MILE	6,244
Projected Annual Growth	7.6%
3 MILE	51,934
Projected Annual Growth	6.4%
5 MILE	99,221
Projected Annual Growth	5.8%

HOUSEHOLDS

1 MILE	1,933
3 MILE	16,209
5 MILE	31,881

AVG. HH INCOME

1 MILE	\$249,558
3 MILE	\$241,350
5 MILE	\$222,812

MED. HH INCOME

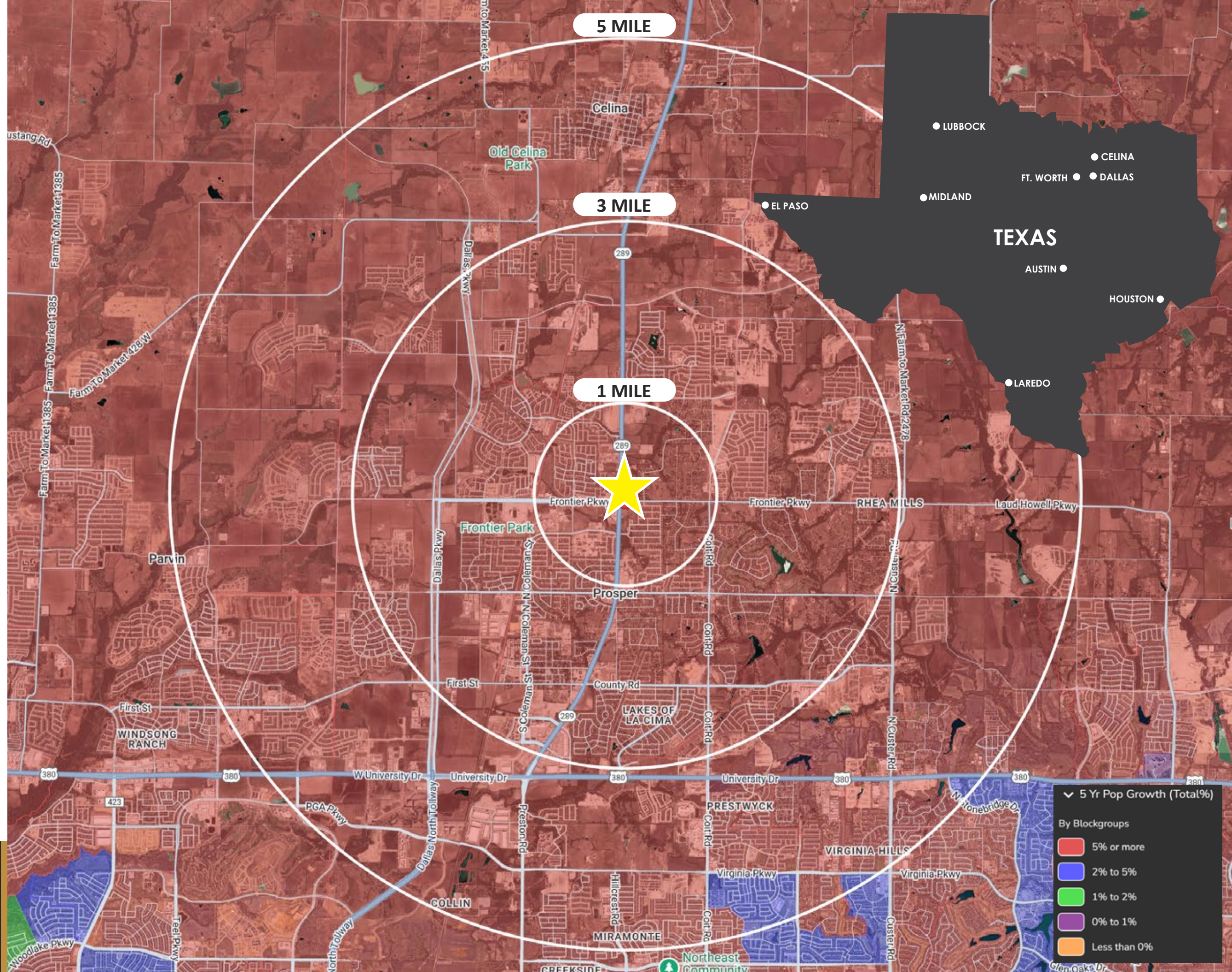
1 MILE	\$206,615
3 MILE	\$192,606
5 MILE	\$173,341

1 MILE - OTHER

COLLEGE/HIGHER	87%
WHITE COLLAR	82.5%
RETAIL EXP./YR	\$159.4M
MEDIAN AGE	27

LEASING:

Alan Lloyd
alloyd@gbtrealty.com
615.515.4069



Donny O'Dell El. School
643 Students

Lilyana El. School
802 Students

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT



CALIBER COLLISION



FUTURE DEVELOPMENT

SPROUTS

FULL ACCESS

FULL ACCESS

brakes plus



R/I/O

PRESTON RD

E. FRONTIER PKWY | 13,470 AADT

FUTURE DEVELOPMENT

35,289 AADT



tropical CAFE



Dental Care ON FRONTIER PARKWAY

LEGACY ER & URGENT CARE

Community Med FAMILY URGENT CARE

DUNKIN' HOTWORX



FUTURE LIFETIME FITNESS

LEASING:

Alan Lloyd
alloyd@gbtrealty.com
615.515.4069

AERIAL - NORTHEAST
CELINA CROSSING | CELINA, TX



PRESTON RD | 35,289 AADT



E. FRONTIER PKWY | 13,470 AADT

LEASING:

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SITE AERIAL
CELINA CROSSING | CELINA, TX

SITE PLAN

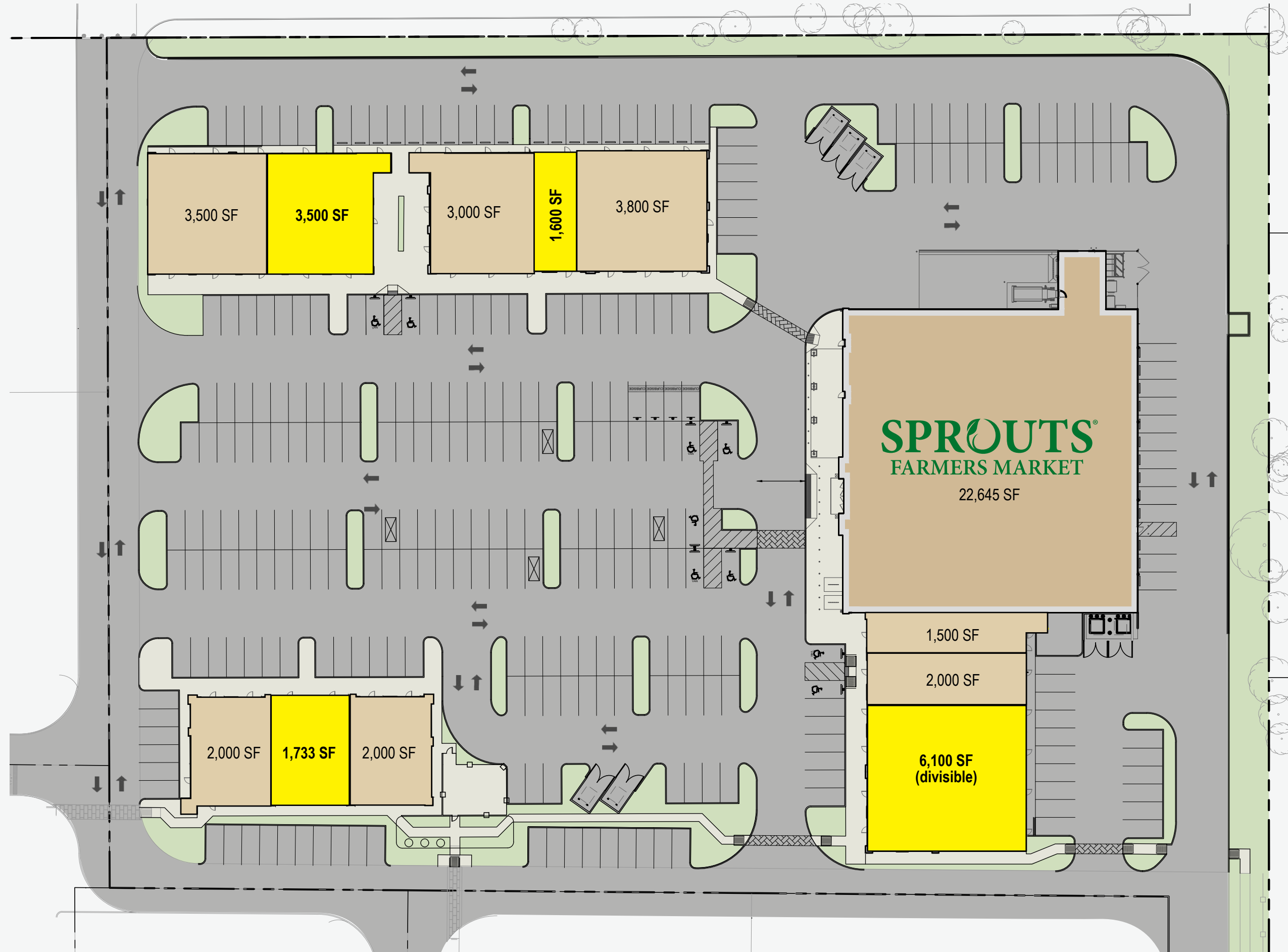
CELINA CROSSING
CELINA, TX

TOTALS

LAND AREA: ± 6.25 AC
 PROPOSED RETAIL: 53,938 SF
 PARKING: 296 SPACES
 PARKING RATIO: 5.48/1000

SPROUTS: 22,645 SF

SHOP 1: 3,500 SF
SHOP 2: AVAILABLE 3,500 SF
 SHOP 3: 3,000 SF
SHOP 4: AVAILABLE 1,600 SF
 SHOP 5: 3,800 SF
 SHOP 6: 1,600 SF
 SHOP 7: 2,000 SF
SHOP 8: AVAILABLE 6,100 SF
 SHOP 9: 2,000 SF
SHOP 10: AVAILABLE 1,733 SF
 SHOP 11: 2,000 SF



LEASING:

Alan Lloyd
 alloyd@gbtrealty.com
 615.515.4069

CELINA

Capturing the wealth migration from Frisco and Prosper into the nation's fastest-growing executive hub.



Consistently ranked as the #1 fastest-growing city in the U.S., with a 2026 population surging past 68,000—a nearly 300% increase since 2020.



The northern anchor of the Preston Road wealth spine and the Dallas North Tollway extension, linking the city directly to the \$100B+ corporate hubs of Frisco and Plano



An executive enclave boasting a \$170,894 median household income and a workforce that is 94% white-collar professionals.



Driven by the Celina 2040 Plan, the city is aggressively transitioning from a residential boomtown to a self-contained commercial powerhouse with a projected build-out of 378,000 residents.

\$9.7M

TOTAL YR/YR PROPERTY TAX REVENUE SURGE

\$8.5M

TAX REVENUE SOLELY FROM NEW COMMERCIAL/RESIDENTIAL PROPERTY

AAA

PRISTINE S&P/MOODY'S MUNICIPAL CREDIT RATING

Celina is aggressively shifting its tax base toward commercial density in 2026. A \$9.7M surge in property tax revenue is fueling proactive reinvestment in destination infrastructure and high-density retail. This ensures a pro-growth environment with the cash reserves to support long-term commercial appreciation.

PRESTON RD

HISTORIC NORTH TEXAS WEALTH ARTERY

DNT EXT

DIRECT HIGH-SPEED TOLLWAY SPINE

OUTER LOOP

2026 EAST-WEST REGIONAL BYPASS

The DFW Metroplex has an undeniable “Northward Tilt”. As legacy markets like Frisco reach 100% build-out, the regional gravity has shifted to Celina. Positioned at the apex of the region's primary wealth arteries, the city is the final, highest-value destination for the DFW expansion.

285%

GROWTH RATE SINCE 2020 CENSUS

\$170K+

ELITE HOUSHOLD INCOME AVERAGE

94%

WHITE COLLAR PROFESSIONAL WORKFORCE

With a \$170k+ median income and a workforce that is 94% white-collar, Celina offers a concentrated high-net-worth audience. This executive-level density provides a significant hedge against market volatility and ensures high sales-per-square-foot for premium retail.