

Academy Sports & Outdoors

The Village at Ownsby Farms

3525 S Preston Rd., Celina, TX 75009



**OFFERING
MEMORANDUM**



GOMEZ GROUP



**CUSHMAN &
WAKEFIELD**



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Listed in Conjunction with

Texas Broker of Record:

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TX Lic 612661



Academy Sports & Outdoors - Brand New Costco Shadow Anchored

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4

INVESTMENT HIGHLIGHTS

6

PROPERTY OVERVIEW

19

LEASE SUMMARY

22

FINANCIAL ANALYSIS

23

TENANT OVERVIEW

24

LOCATION OVERVIEW

26

DEMOGRAPHICS

**Academy Sports
& Outdoors**

3525 S Preston Rd.
Celina, TX 75009



GOMEZGROUP

Year Built:

2026

Land:

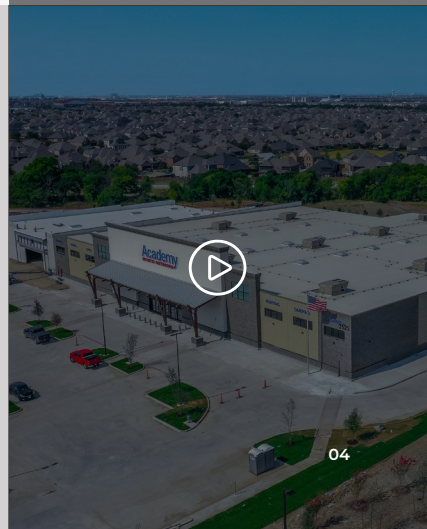
5.34 Acres
(232,610 SqFt)

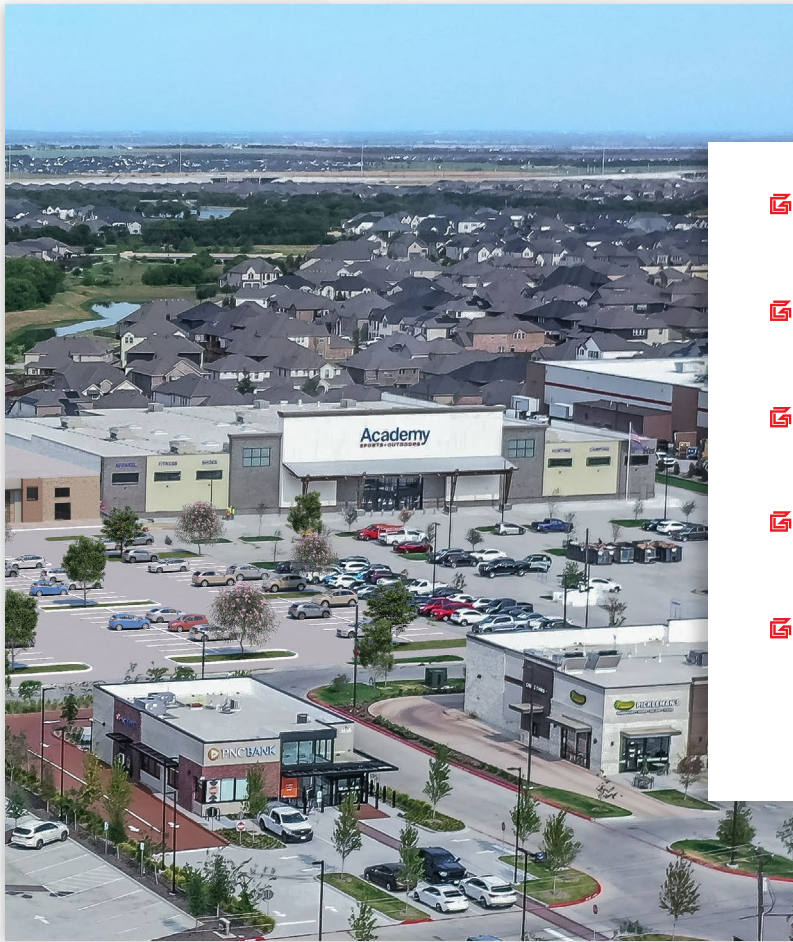
Bldg:

±63,300 SqFt

Parking:

262 Parking Spaces





- ❏ Brand New 2026 Construction;
Grand Opening August 28, 2026
- ❏ +16 Year Initial Term with Three-5 Year
Renewal Options
- ❏ Population +89,500 in 5 Miles with
24.6% Annual Population Growth Rate
- ❏ +\$217,200 Avg HHI in 1 Mile Radius,
Nearly 2x the National Average
- ❏ Celina, TX Ranked the Fastest-Growing
City in the U.S. According to the U.S.
Census Bureau's 2025 Population
Estimates (Released May 2026)

- Massive 5.34 Acre Lot Positioned to Capture Heavy Traffic from the Preston Road Corridor, a Primary North-South Commercial Spine
- Directly Adjacent to Brand New Costco & Costco Gas Station
- 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 + Outdoors and The Home Depot
- Across Preston Road from the Brand New Crossing at Moore Farm, Anchored by High-Volume Destination Retail Including Lowes (Opened January 2026) and EoS (Opening Q2 2027)

▶ WATCH PROPERTY VIDEO



- Neighboring Jefferson Ownsby and Prose Ownsby Farms, Two New Class A Multifamily Communities with 850-Units Combined
- Less than 2.5 Miles from Kroger Anchored Shopping Center with 1.7MM Annual Visits*
- 4 Miles from The Gates of Prosper, a 327K Sqft Shopping Center with 4.9MM Annual Visits*
- 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

*per Placer.ai



► SITE PLAN







The Ownsby Apartments
396 Units



S. PRESTON RD (9,680 VPD)





JOHN CAMPBELL TRL

S. PRESTON RD (9,680 VPD)

The Crossing at Moore Farm





The Ownsby Apartments
396 Units



Studio 213



Indian Restaurant



Touchdown Taphouse



S. PRESTON RD (9,680 VPD)

S. PRESTON RD (9,680 VPD)



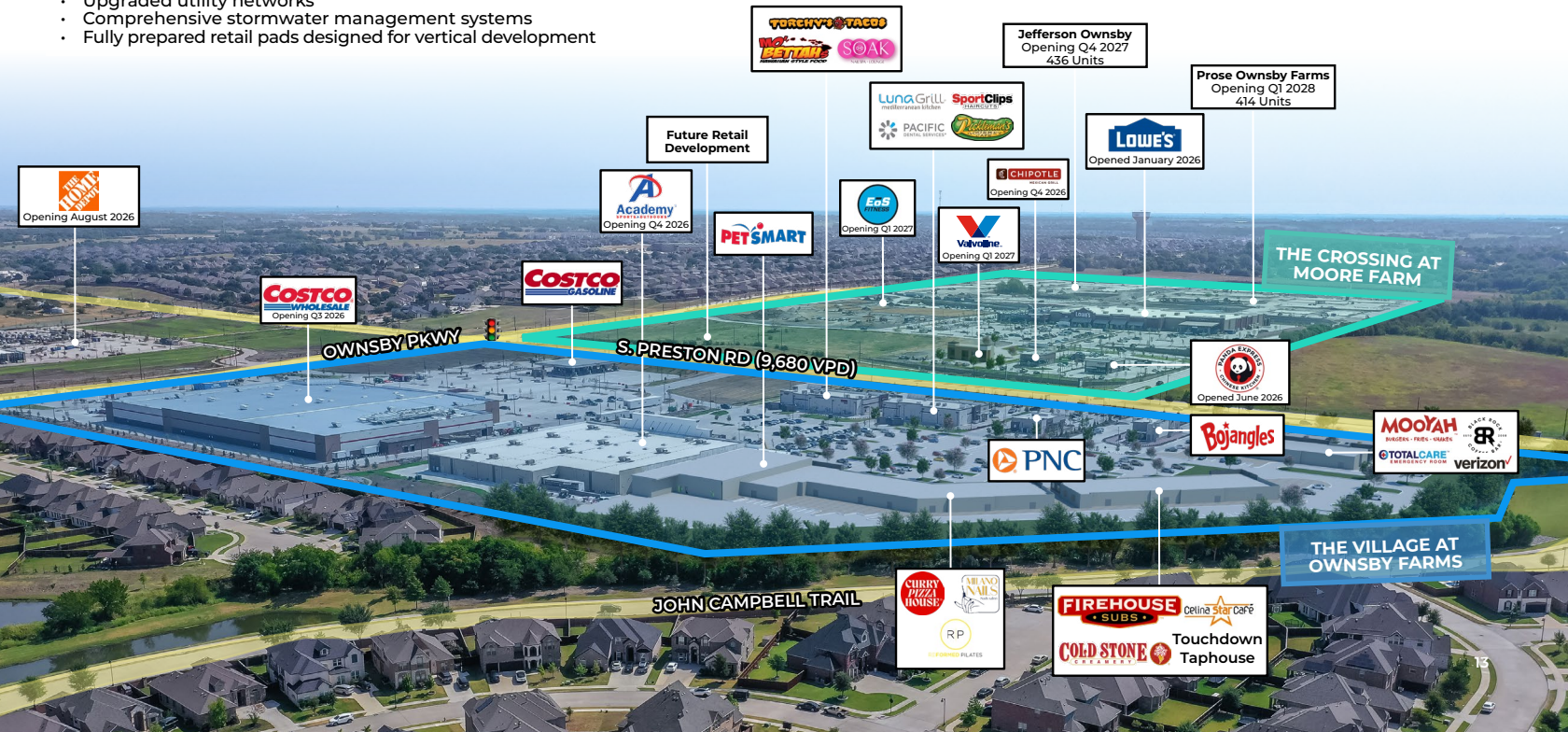
► THE CROSSING AT MOORE FARM & THE VILLAGE AT OWNSBY FARMS



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





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



THE OWNSBY APARTMENTS
386 Units

ACADEMY SPORTS
& OUTDOORS
3525 S. Preston Rd., Celina, TX 75009



OWNSBY PKWY

THE VILLAGE AT OWNSBY FARMS



THE SHOPS AT CARTER RANCH
ups
Kwik-Kar
SUBWAY

FUTURE
RETAIL
DEVELOPMENT



THE CROSSING AT MOORE FARM

9,680 VPD

S PRESTON RD

289



STUDIO 213
INDIAN
RESTAURANT
CURRY PIZZA HOUSE
NAILS AND NAILS
RP
SUSHI PLATES

CELINA STAR CAFE
FIREHOUSE
TOUCHDOWN
COLD STONE



Luna Grill Sport Clips
PACIFIC
RESTAURANT



MOOYAH
BURGERS • PUES • SHAKES
TOTALCARE
FOUNDATION
verizon
BLACK & ROCK
COFFEE BAR

JOHN CAMPBELL TRL



CHASE
ANYTIME FITNESS
SUPERCUTS
SAJAD
Ruco Zone
Kroger

McDonald's
7-Eleven
brakes plus
Walmart

HIGHFIELD PRESTON
251 Units

LAUGHLIN TWO EIGHTY NINE
268 Units

PROSPER ISD CHILDREN'S
HEALTH STADIUM
34,000 SqFt Natatorium

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

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

CRISPOT'S
RESTAURANT

PANDA EXPRESS
CHINESE KITCHEN

Valvoline

MOOYAH
HAWAIIAN PORK HAWKS
TOTALCARE
FOUNDATION
verizon
BLACK ROCK
COUNTRY CLUB

Bojangles

PNC

Luna Grill
Sport Clips
PACIFIC
DENTAL SERVICES

CELINA STAR CAFE
FIREHOUSE
SUBS
TOUCHDOWN
COLD STONE

STUDIO 213
INDIAN
RESTAURANT
CURRY PIZZA HOUSE
ARIANO NAILS
RIP
ST. PIERRE PLACES

PETSMART

ACADEMY SPORTS & OUTDOORS
3525 S. Preston Rd., Celina, TX 75009

COSTCO
WHOLESALE

THE CROSSING AT MOORE FARM

FUTURE
RETAIL
DEVELOPMENT

9,680 VPD
S PRESTON RD

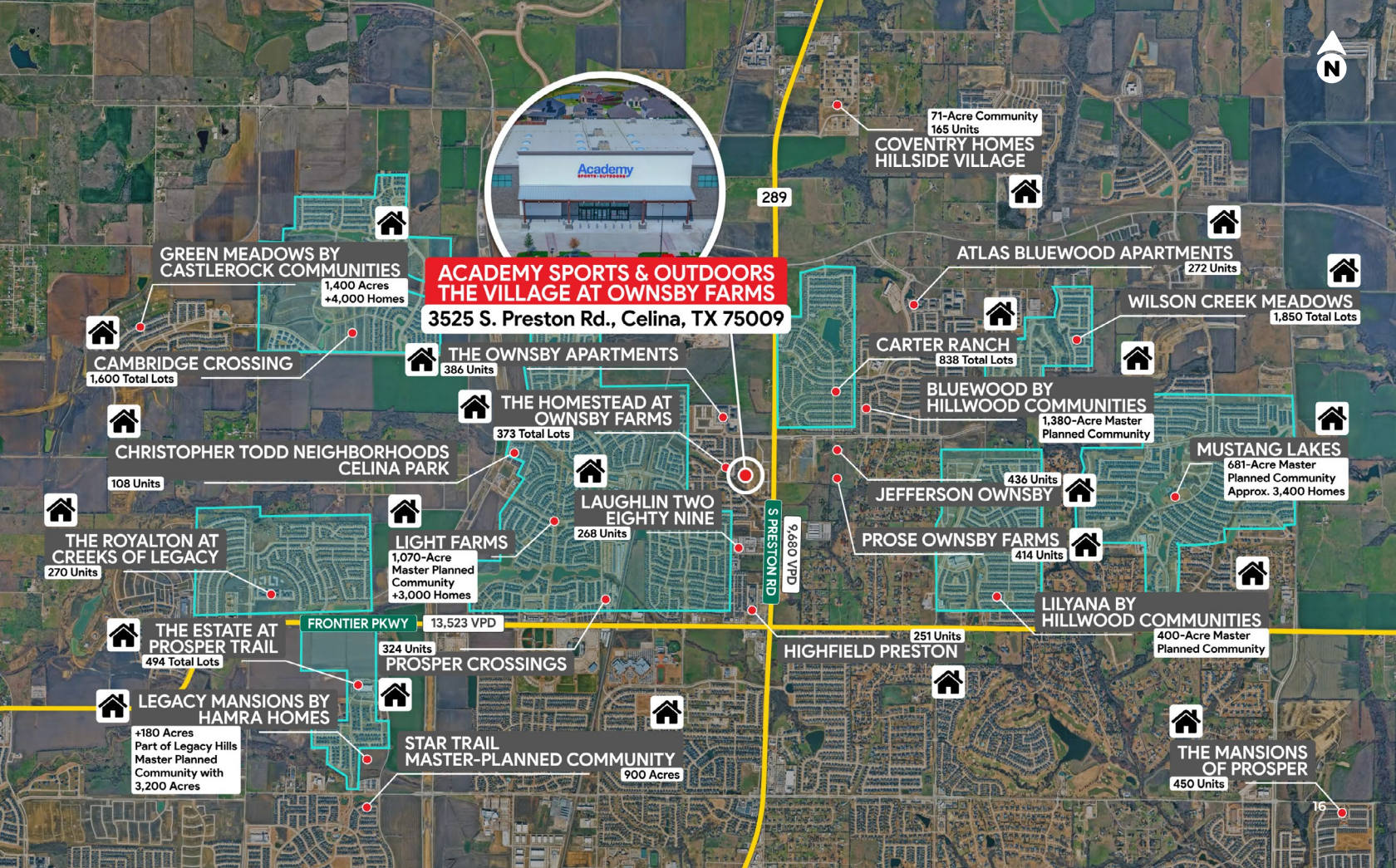
289

YACHTING
YACHTS
SOAK
WATER
WHEELS

THE VILLAGE AT OWNSBY FARMS

COSTCO
GASOLINE

OWNSBY PKWY



ACADEMY SPORTS & OUTDOORS
THE VILLAGE AT OWNSBY FARMS
3525 S. Preston Rd., Celina, TX 75009

GREEN MEADOWS BY CASTLEROCK COMMUNITIES
1,400 Acres
+4,000 Homes

CAMBRIDGE CROSSING
1,600 Total Lots

THE ROYALTON AT CREEKS OF LEGACY
270 Units

THE ESTATE AT PROSPER TRAIL
494 Total Lots

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

THE OWNSBY APARTMENTS
386 Units

THE HOMESTEAD AT OWNSBY FARMS
373 Total Lots

LAUGHLIN TWO EIGHTY NINE
268 Units

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

PROSPER CROSSINGS
324 Units

STAR TRAIL MASTER-PLANNED COMMUNITY
900 Acres

COVENTRY HOMES HILLSIDE VILLAGE
71-Acre Community
165 Units

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

JEFFERSON OWNSBY
436 Units

PROSE OWNSBY FARMS
414 Units

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

LILYANA BY HILLWOOD COMMUNITIES
400-Acre Master Planned Community

HIGHFIELD PRESTON
251 Units

THE MANSIONS OF PROSPER
450 Units





**ACADEMY SPORTS & OUTDOORS
THE VILLAGE AT OWNSBY FARMS**
3525 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

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

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

DALLAS ZOO
40.5 Miles
Over 1MM
Annual Visitors

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



► LEASE ABSTRACT

[CLICK TO VIEW FULL TENANT LEASE ABSTRACT](#)

Co-Tenancy

Academy is not required to open or commence full Fixed Rent until at least 65% of the shopping center's leasable area, excluding the premises, is open and Costco has commenced construction. Academy may pay 50% of Fixed Rent while the condition remains unsatisfied and may terminate after the applicable 18-month period and notice-and-cure process.

Ongoing Co-Tenancy

If retail occupancy falls below 75% of the shopping center's leasable area, excluding the premises, Academy may pay 50% of Fixed Rent for up to 18 months and may terminate if the condition remains uncured.

Exclusive Use

Academy holds a broad exclusive restricting competing sporting-goods, outdoor-supply, sports-apparel, footwear and firearms uses, together with several prohibited shopping-center uses.

CAM Cap

Academy's CAM contribution is capped at \$1.25 per square foot through the end of the first full calendar year following Rent Commencement and thereafter may not exceed 103% of the preceding year's tenant-paid CAM. The annual cap is cumulative because each year is measured from the prior year's payment.

Landlord Maintenance

Landlord is responsible at its sole expense for the roof and roof membrane, foundation, slab, structural components, latent defects, building exterior, concealed plumbing and utilities, and other portions of the shopping center not assigned to Academy.



Lease Type
NNN

Landlord Responsibilities
Roof & Structure
Transferable Roof Warranty in Place

Lease Guarantor
Academy, Ltd., a Texas
Limited Partnership

Rent Commencement Date
August 28, 2026

Lease Expiration Date
January 31, 2043

Term Remaining on Lease
±16 Years

Options
Three 5-Year

Increases
\$0.50 PSF Rent Increases Every 5
Years and in Options



TENANT	LEASE TYPE	AREA (SF)	LEASE FROM	LEASE TO	ANNUAL RENT	ANNUAL RENT PER AREA	RENT INCREASE	RENT INCREASE DATE	OPTIONS
ACADEMY SPORTS & OUTDOORS	NNN	63,300	08/28/2026	01/31/2043	\$1,012,800	\$16	\$1,044,450	YEAR 6	THREE 5-YEAR

► RENT ROLL

	YEAR	MONTHLY RENT	ANNUAL RENT
CURRENT PERIOD	YEARS 1-5	\$84,400	\$1,012,800
	YEARS 6-10	\$87,037	\$1,044,450
	YEARS 11-EXPIRATION	\$89,675	\$1,076,100
	OPTION 1	\$92,312	\$1,107,750
	OPTION 2	\$94,950	\$1,139,400
	OPTION 3	\$97,587	\$1,171,050

NOI
\$1,012,800



Cap Rate
6.00%



Price
\$16,880,000



Price/ft Land
\$72.57



Price/ft Bldg.
\$266.67



*Rent Commencement is 08/28/2026. The First Lease Year is Considered Until 01/31/2028.



Academy Sports + Outdoors is a leading full-line sporting goods and outdoor recreation retailer in the United States. Academy's product assortment focuses on key categories of outdoor, apparel, sports & recreation, and footwear through both leading national brands and a portfolio of private label brands. Originally founded in 1938 as a family business in Texas, Academy has grown to 301 stores in 21 states as of March 2025, serving customers throughout the South, Southeast, and Midwest. Academy operates three distribution centers located in Katy, Texas; Jeffersonville, Georgia; and Cookeville, Tennessee. The company's corporate campus is located in the Houston suburb of Katy, Texas. Over the last several decades, Academy has grown substantially from its small beginnings. Academy Sports + Outdoors generated \$6.053B in net sales during fiscal year 2025, representing a 2% increase over the prior fiscal year. The company has continued its positive momentum into the current fiscal year, reporting first-quarter sales of \$1.4B, an increase of 6.7% year-over-year.



LOCATIONS
+300



2026 SYSTEM-WIDE SALES
\$1.4B (1st Quarter)



OWNERSHIP
Public



WEBSITE
www.academy.com



HEADQUARTERS
Katy, TX

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 24.6%. 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 (projected to open by Q1 2026), 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.



POPULATION GROWTH RATE

+24.6%



2025 POPULATION

$\pm 60,100$



**#4 FASTEST-GROWING CITY
BY THE U.S. CENSUS BUREAU**



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.



DALLAS-FORT WORTH-ARLINGTON MSA
+8MM Residents (4th Largest Metro
Area in the U.S.)



2026 POPULATION
±1.3MM



2023 GROSS DOMESTIC PRODUCT
±\$744B

[▶ WATCH PROPERTY VIDEO](#)

► POPULATION

1

MILE

3

MILE

5

MILE

2025 Population	8,830	48,176	89,072
2030 Population Projection	10,563	57,352	105,187
Annual Growth 2025-2030	3.9%	3.8%	3.6%
Median Age	34.9	37.1	37.2
Bachelor's Degree or Higher	50%	52%	54%

► HOUSEHOLDS

1

MILE

3

MILE

5

MILE

2025 Households	2,618	14,375	226,920
2030 Household Projection	3,136	17,149	31,868
Annual Growth 2025-2030	4.0%	3.9%	3.7%
Owner Occupied Households	2,839	15,720	28,165
Renter Occupied Households	297	1,429	3,703
Avg Household Size	3.4	3.3	3.3
Avg Household Vehicles	2	3	2
Total Specified Consumer Spending (\$)	\$135.2MM	\$753.9MM	\$1.4B

► INCOME

1

MILE

3

MILE

5

MILE

Average Household Income

\$217,252

\$212,303

\$202,805

Median Household Income

\$196,253

\$195,615

\$184,602

► HOUSING

Median Home Value

\$634,981

\$718,697

\$713,561

Median Year Built

2011

2011

2011



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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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date