



**EXPANSION**



Frontier Estates  
271 Homes

Tanner's Mill  
Gated Community

Avilla Grove  
200 Units

**FRONTIER RD - 13,523 VPD**

Future  
**SPROUTS**  
FARMERS MARKET



Taco Bueno



**PRESTON RD - 37,000 VPD**



# Macro Aerial

Preston & Frontier Rd | Celina, TX 75009



# Summary

- Lease Rate: Call for Pricing
- Building Size: 8,034 SF
- Available For Lease: ±1,500-4,500 SF
- Co-Tenants: Dumont Cafe, FedEx Office

# Property Overview

- Prime positioned retail center on Preston Rd (37,000 VPD)
- Red hot suburb showing double-digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing area by CoStar in June 24

# Demographics

| 2025 Population                 |                     |                     |
|---------------------------------|---------------------|---------------------|
| 8,397<br>1 Mile                 | 32,120<br>3 Mile    | 95,753<br>5 Mile    |
| 2029 Projected Growth ('25-'29) |                     |                     |
| 13.20%<br>1 Mile                | 7.60%<br>3 Mile     | 6.60%<br>5 Mile     |
| Avg. Household Income           |                     |                     |
| \$187,909<br>1 Mile             | \$188,975<br>3 Mile | \$176,884<br>5 Mile |



# Site Plan

Preston & Frontier Rd | Celina, TX 75009



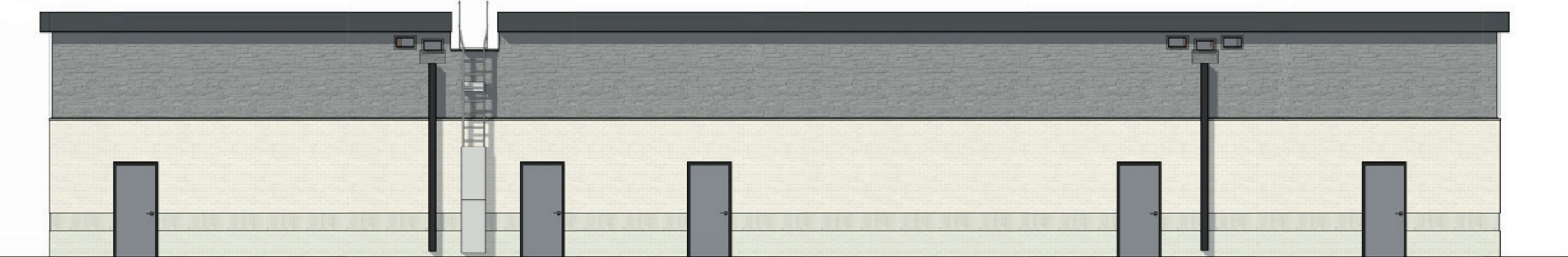
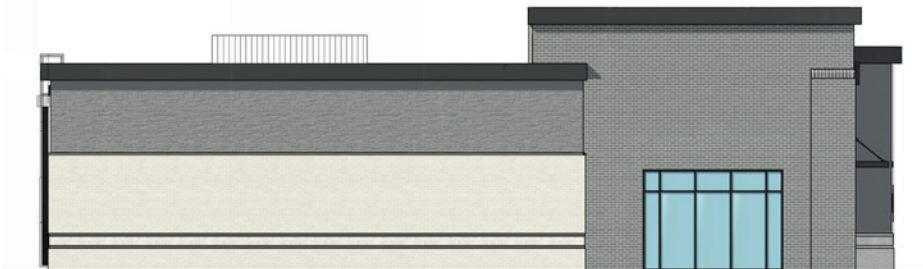
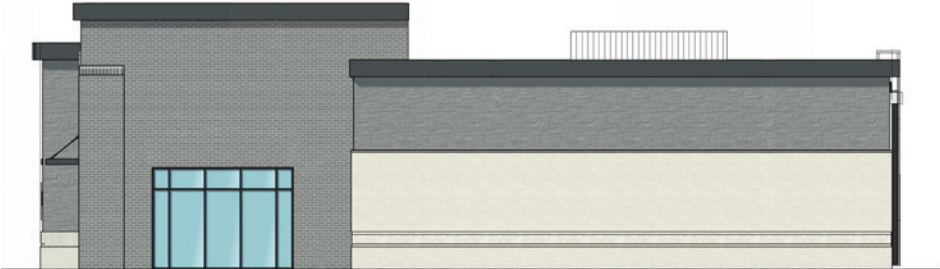
# Floor Plan

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# Renderings

Preston & Frontier Rd | Celina, TX 75009





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**Reid Richardson**  
Director of Leasing

O: +1 (405) 300-4003  
P: +1 (405) 615-0562  
E: reidrichardson@ashtongray.com



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**Jack Geurkink**  
Director of Healthcare Leasing

O: +1 (405) 300-4003  
P: +1 (405) 249-0890  
E: jackgeurkink@ashtongray.com

