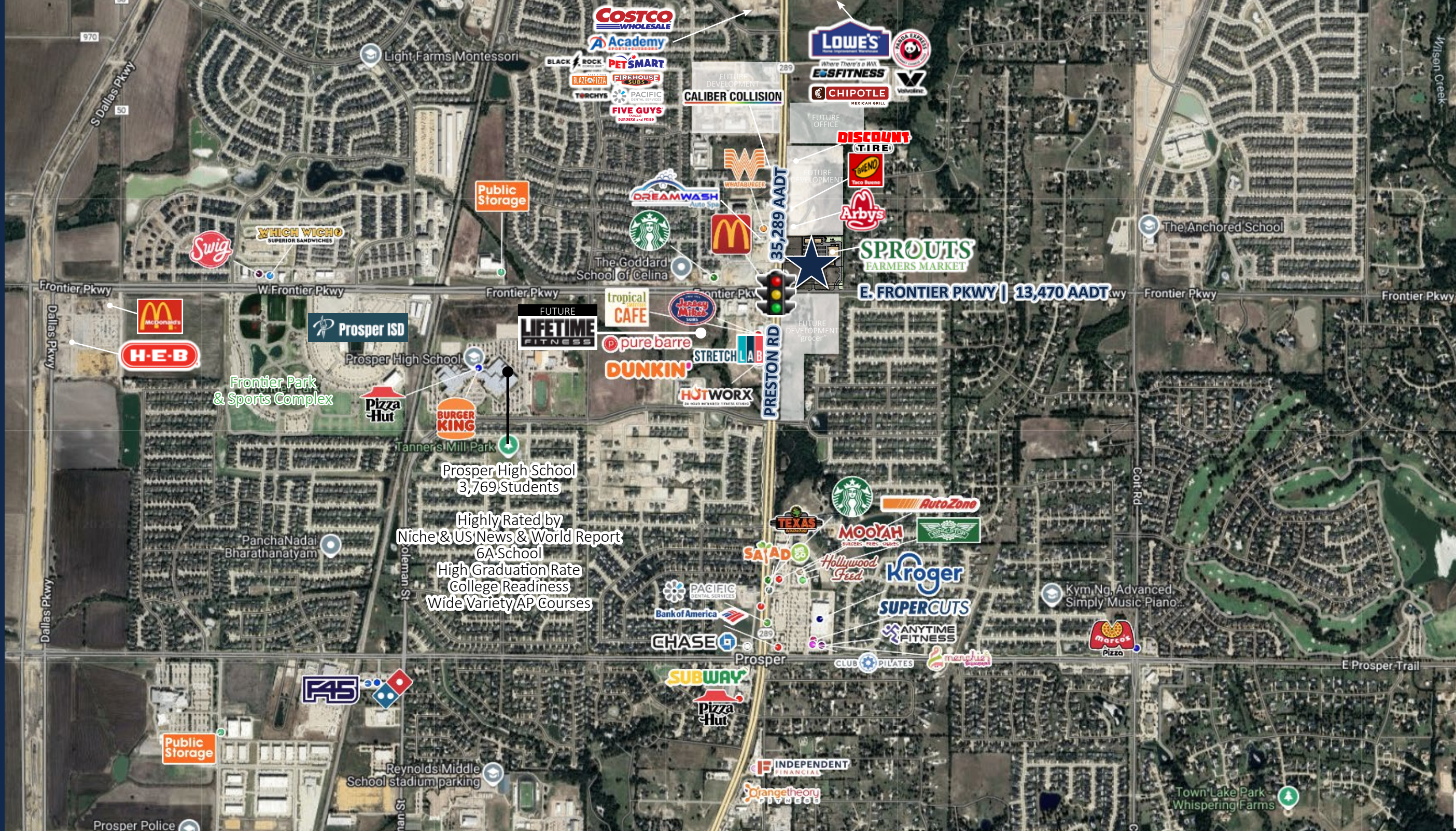


CELINA CROSSING

CELINA, TX



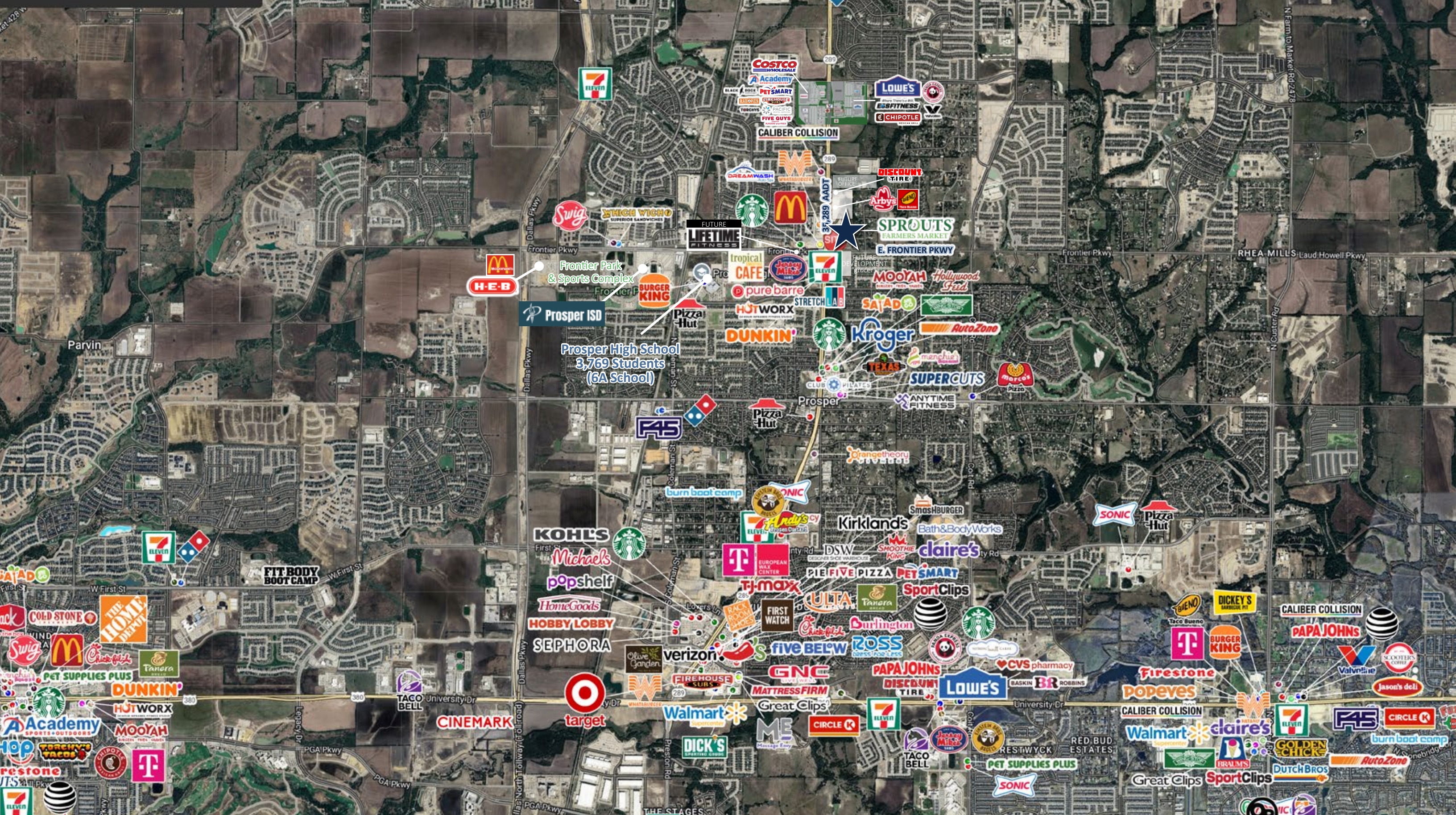
SITE DESCRIPTION

PRESTON ROAD
& E. FRONTIER PARKWAY
± 6.25 ACRES

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

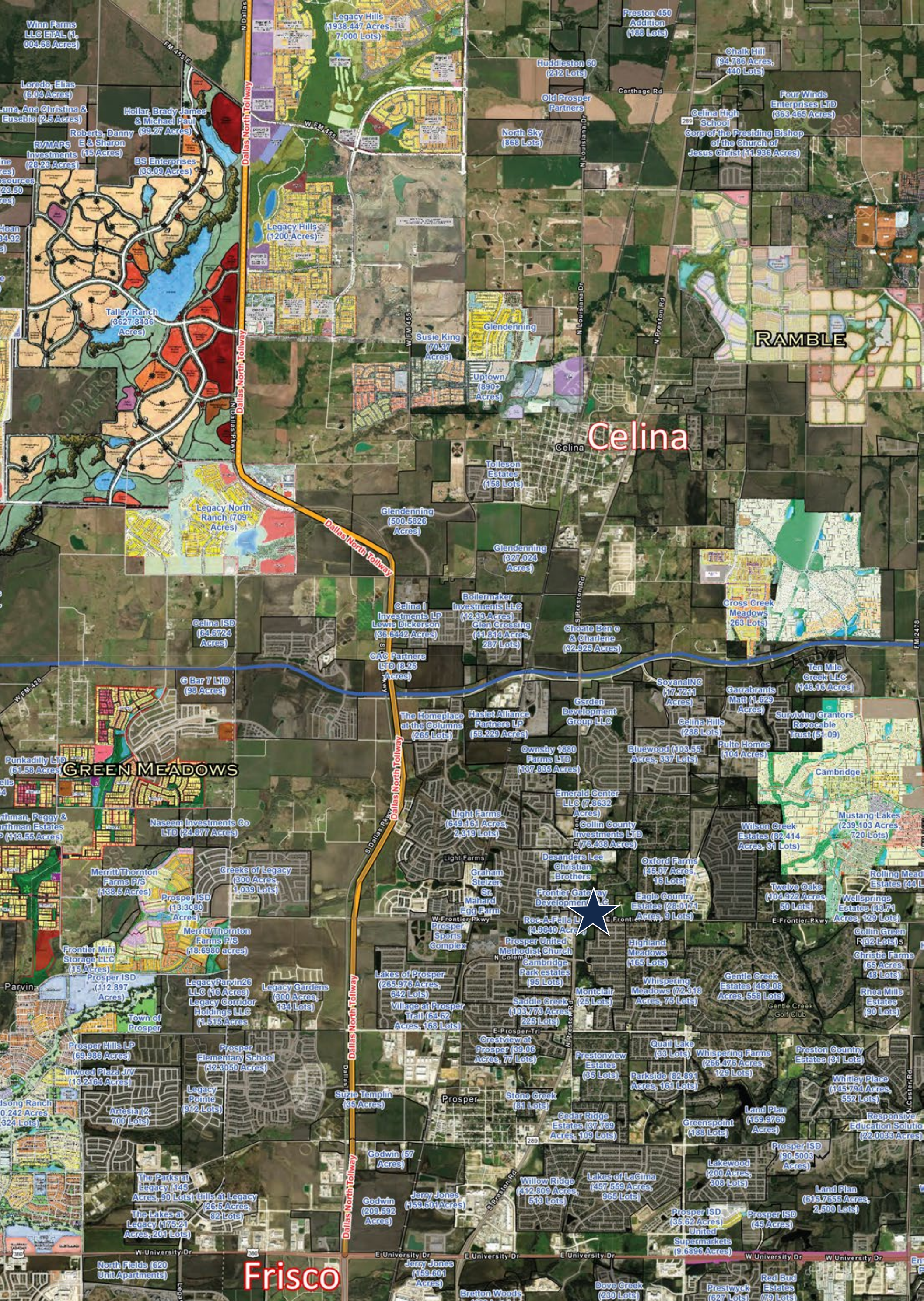
Celina, Texas, is the #1 fastest growing city in the US. It's experiencing explosive economic growth, fueled by a booming population and strategic development- rapidly transforming this city into a major hub in North Texas. Key drivers include residential growth, infrastructure improvements, and business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



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MARKET AERIAL
CELINA CROSSING | CELINA, TX



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RESIDENTIAL DEVELOPMENT

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%

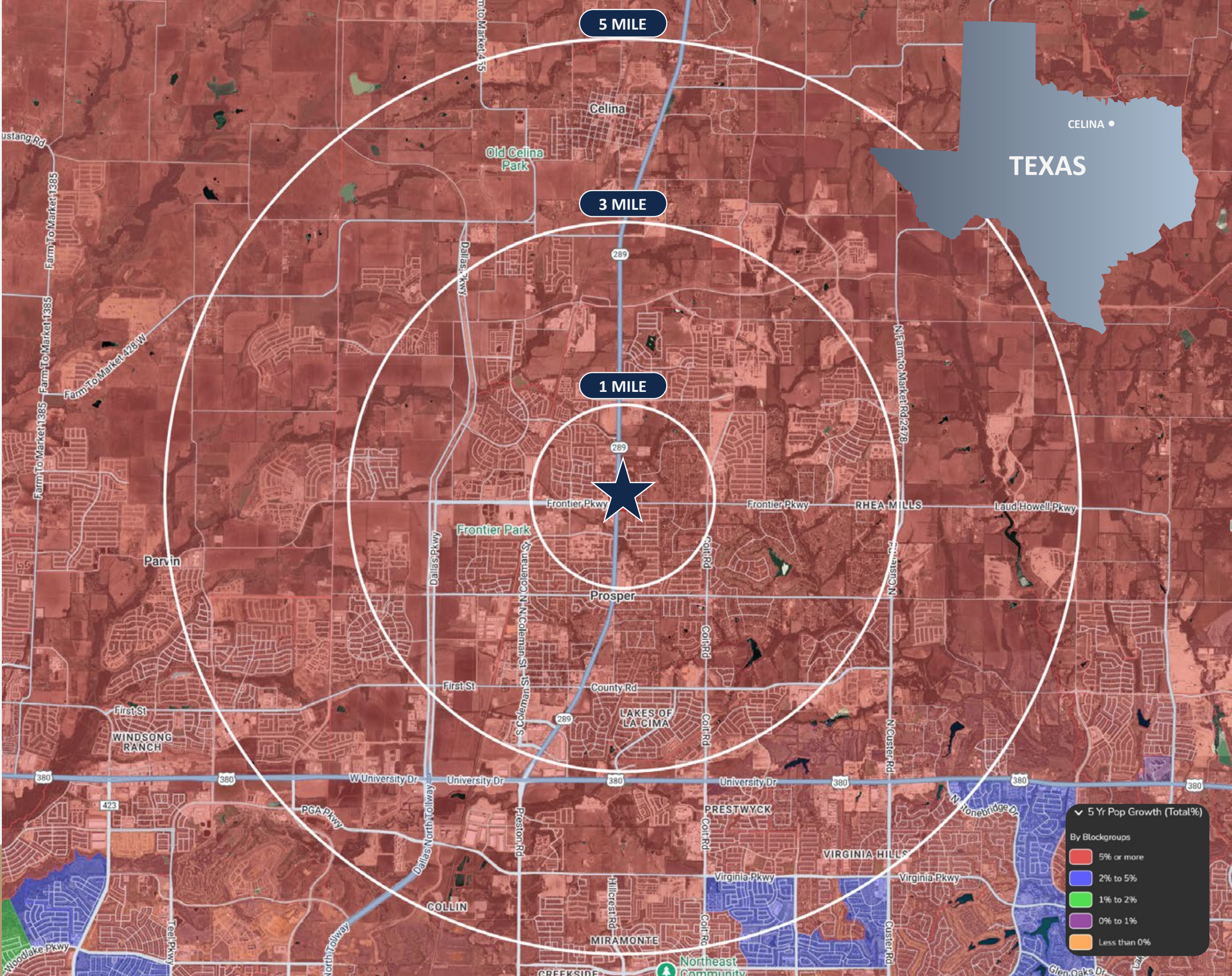
HOUSEHOLDS	
1 MILE	1,933
3 MILE	16,209
5 MILE	31,881

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

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Donny O'Dell El. School
643 Students

Lilyana El. School
802 Students



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AERIAL - NORTHEAST
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SITE AERIAL

CELINA CROSSING | CELINA, TX

SITE PLAN

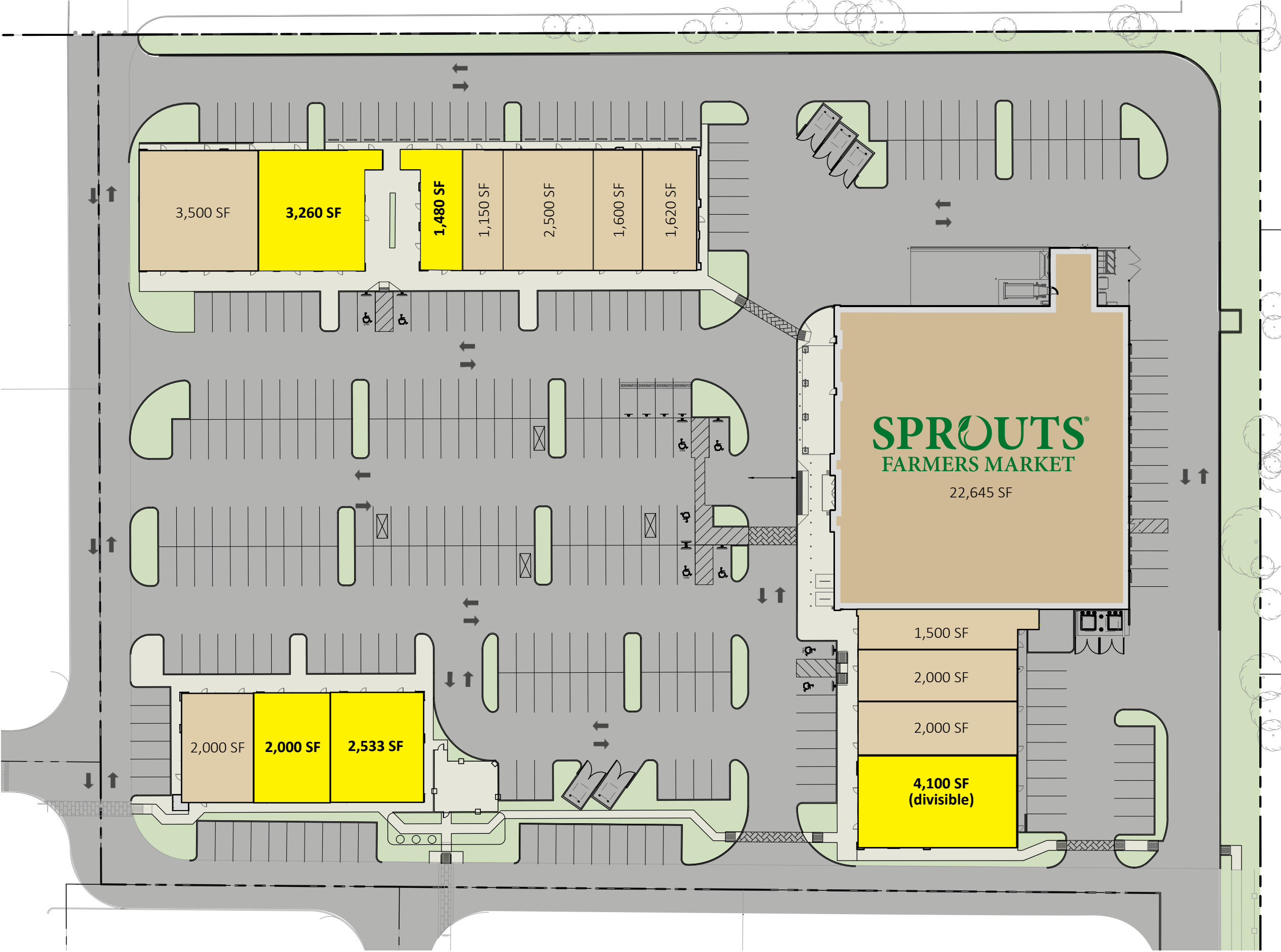
CELINA CROSSING
CELINA, TX

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	3,260 SF
SHOP 3: AVAILABLE	1,480 SF
SHOP 4:	1,150 SF
SHOP 5:	2,500 SF
SHOP 6:	1,600 SF
SHOP 7:	1,620 SF
SHOP 8:	1,500 SF
SHOP 9:	2,000 SF
SHOP 10:	2,000 SF
SHOP 11: AVAILABLE	4,100 SF
SHOP 12: AVAILABLE	2,533 SF
SHOP 13:	2,000 SF
SHOP 14:	2,000 SF



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CELINA

CAPTURING THE WEALTH MIGRATION FROM FRISCO AND PROPSPER



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

PRESTON RD

HISTORIC NORTH TEXAS
WEALTH ARTERY

DNT EXT

DIRECT HIGH-SPEED
TOLLWAY SPINE

OUTER LOOP

2026 EAST-WEST
REGIONAL BYPASS

285%

GROWTH RATE SINCE
2020 CENSUS

\$170K+

ELITE HOUSHOLD
INCOME AVERAGE

94%

WHITE COLLAR
PROFESSIONAL WORKFORCE

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.

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.

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.