



# A NEW WAY TO LIVE / WORK

## Welcome!

Welcome to 503 S Arizona Dr., situated in “The Bricks,” a vibrant urban development within Celina’s new Downtown District. This property benefits from the area’s neighborhood commercial uses and close proximity to the downtown Square. Attached or blade signage is permitted, providing excellent visibility for your business.

This space is ideal for a variety of professionals including CPAs, attorneys, insurance agents, information technology specialists, artists, engineers, or real estate offices.

Explore a unique opportunity to live, work, and play all in one place. This inviting property offers not only cozy and comfortable living space but also boasts mix-use zoning, allowing for the operation of a home-based business. Blend residential and commercial elements seamlessly while maintaining the property’s charming and tranquil ambiance.

Experience the perfect balance of convenience and tranquility in this versatile property that caters to both residential living and entrepreneurial aspirations. Don’t miss out on this opportunity to be a part of Celina’s thriving downtown scene.













## Property Details

<b>Address:</b>	503 S Arizona Dr., Celina, TX 75009
<b>Bed:</b>	3
<b>Bath:</b>	2
<b>Building Sq Ft:</b>	1,583 sqft
<b>Lot Size:</b>	8,407 sqft
<b>Year Built:</b>	1986
<b>Zoning Type:</b>	Mixed use
<b>County:</b>	Collin
<b>Parcel ID:</b>	R1023040006A1





## Amenities Nearby

- |  |  |   |   |
|--|--|---|---|
|  | <p><b>Medical City Frisco</b><br/>20 minutes</p>                 |  | <p><b>New Methodist Hospital Celina</b><br/>5 minutes</p>                       |
|  | <p><b>UT Southwestern Texas Health Frisco</b><br/>18 minutes</p> |  | <p><b>Collin College Celina TX Campus</b><br/>8 minutes</p>                     |
|  | <p><b>PGA Frisco</b><br/>16 minutes</p>                          |  | <p><b>Celina Post Office</b><br/>6 blocks</p>                                   |
|  | <p><b>Universal Studios</b><br/>22 minutes</p>                   |  | <p><b>City Hall and Celina Police Department &amp; Library</b><br/>3 blocks</p> |
|  | <p><b>New HEB Coming Soon</b><br/>5 minutes</p>                  |  | <p><b>Old Celina Park</b><br/>5 blocks</p>                                      |
|  | <p><b>New Lowes &amp; Costco Coming Soon</b><br/>6-7 minutes</p> |  | <p><b>Coffee Shops, Boutiques, and Restaurants</b> 5 blocks</p>                 |

# Location Overview

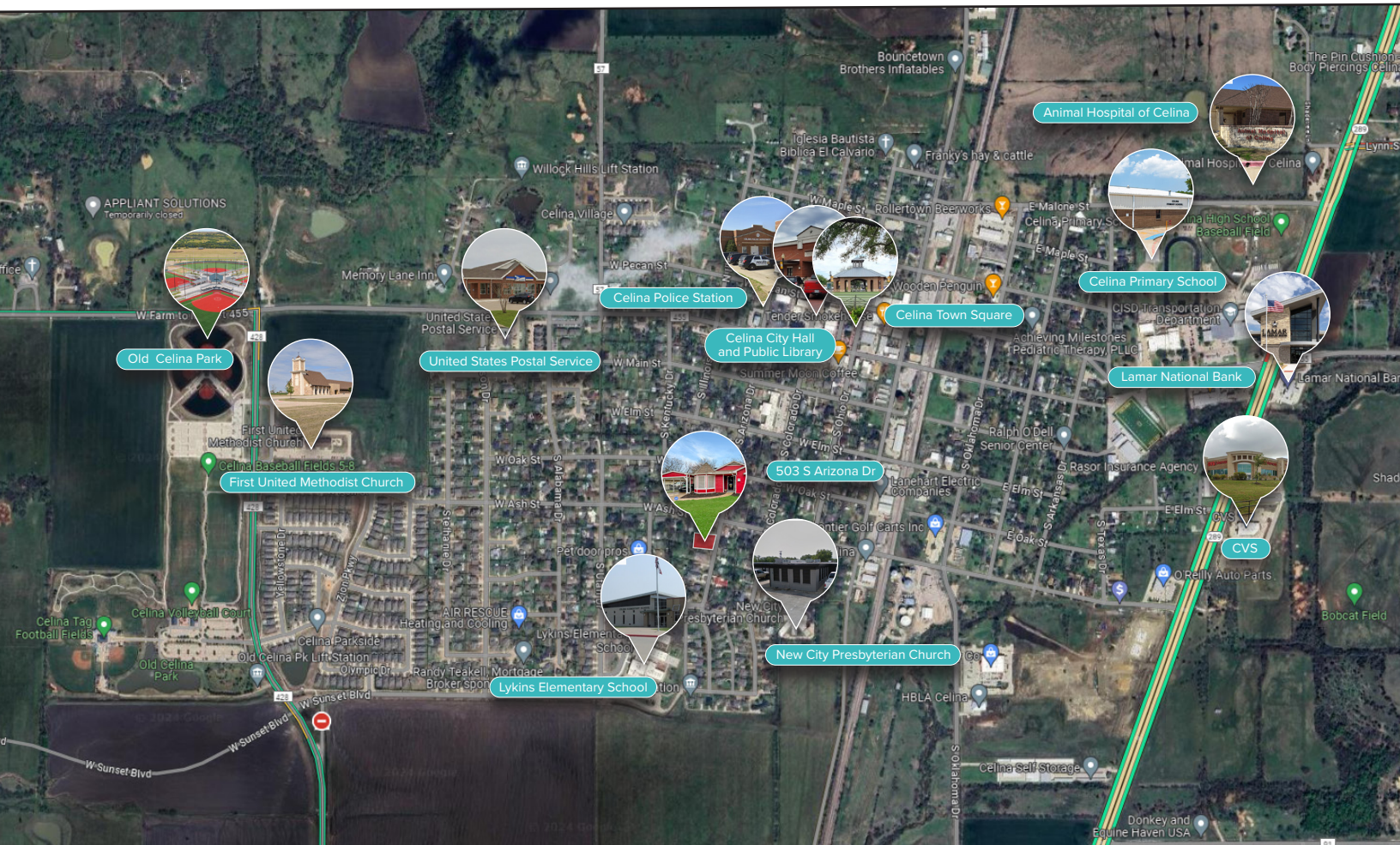
- DOWNTOWN PROXIMITY:** Embrace the charm of Historic Downtown Celina within a few blocks.
- SHOPPING OPTIONS:** Convenient access to various shopping outlets for diverse retail experiences.
- HEALTHCARE FACILITIES:** Find healthcare facilities in close proximity for medical needs.
- EDUCATIONAL INSTITUTIONS:** Avail the convenience of schools in the Celina Independent School District (ISD).
- BANKS AND ATMS:** Conveniently access banking services with nearby banks and ATMs.
- PARKS:** Enjoy recreational spaces and greenery with nearby parks.
- RESTAURANT DIVERSITY:** Explore a range of restaurants nearby, offering culinary delights to suit various tastes.
- SAFETY ASSURANCE:** Experience peace of mind with Celina's excellent safety score.
- GOVERNMENT SERVICES:** Benefit from proximity to local government services for added convenience.



FLOOR PLAN



Figure 2. Regulating Plan





## Historic Celina

Celina has been ranked the #1 fastest growing city in North Texas for three years in a row by the Dallas Business Journal.

CURRENT: 50 Sq Miles

PROJECTED: 78 Sq Miles

### 2024 POPULATION

City: 42,105

Service Area: 52,073

### 2029 PROJECTION

City: 96,472

Service Area: 110,415

TRADE AREA: 154,468 (10 miles)

2023 Single Family Permits: 2,380

Buildout Population: 380,000

### PROJECTED GROWTH

2024: 47,112

2025: 52,993

2026: 58,161

### TRANSPORTATION

Airports: Dallas Love Field Airport: 38.6 Miles/45 Min

DFW Airport – 37.4 Miles/45 Min

Major Highways: N/S: Dallas North Tollway, US 289, FM 1385, FM 2478 E/W: FM 428, FM 455, Outer Loop (Open from Huddleston – Custer)

(c) Celina Economic Development Corporation



For more information, contact:  
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Disclosure: The owner/landlord is a Texas licensed real estate professional.