HAMPTON COMMERCIAL PRESENTS

1023 Sunset Blvd, CELINA, TX 75009

PRIME DEVELOPMENT LAND

Contact for Details

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

An exceptional opportunity for builders and developers—this 22-acre tract in the rapidly growing city of Celina is fully entitled for 150 townhome units, offering a shovel-ready project in one of North Texas's most dynamic markets. Ideally located within walking distance to grocery stores, McDonald's, and other retail conveniences, the site combines lifestyle appeal with development efficiency. All utilities, including water, sewer, and electricity, are available, allowing for a smooth path to construction. With explosive residential and commercial growth in the surrounding area and quick access to major corridors like Preston Road, this location is perfectly positioned to meet the demand for quality housing in a high-growth corridor.

www.Hampton-International.com

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com


Hillside Village
289 Lots
Preston Road
±22 AC
HAMPTON
COMMERCIAL


Celine
Downtown
Hillside Village
289 Lots
Preston Road
Walgreens
Brookshire's
±22 AC
HAMPTON
COMMERCIAL
KW

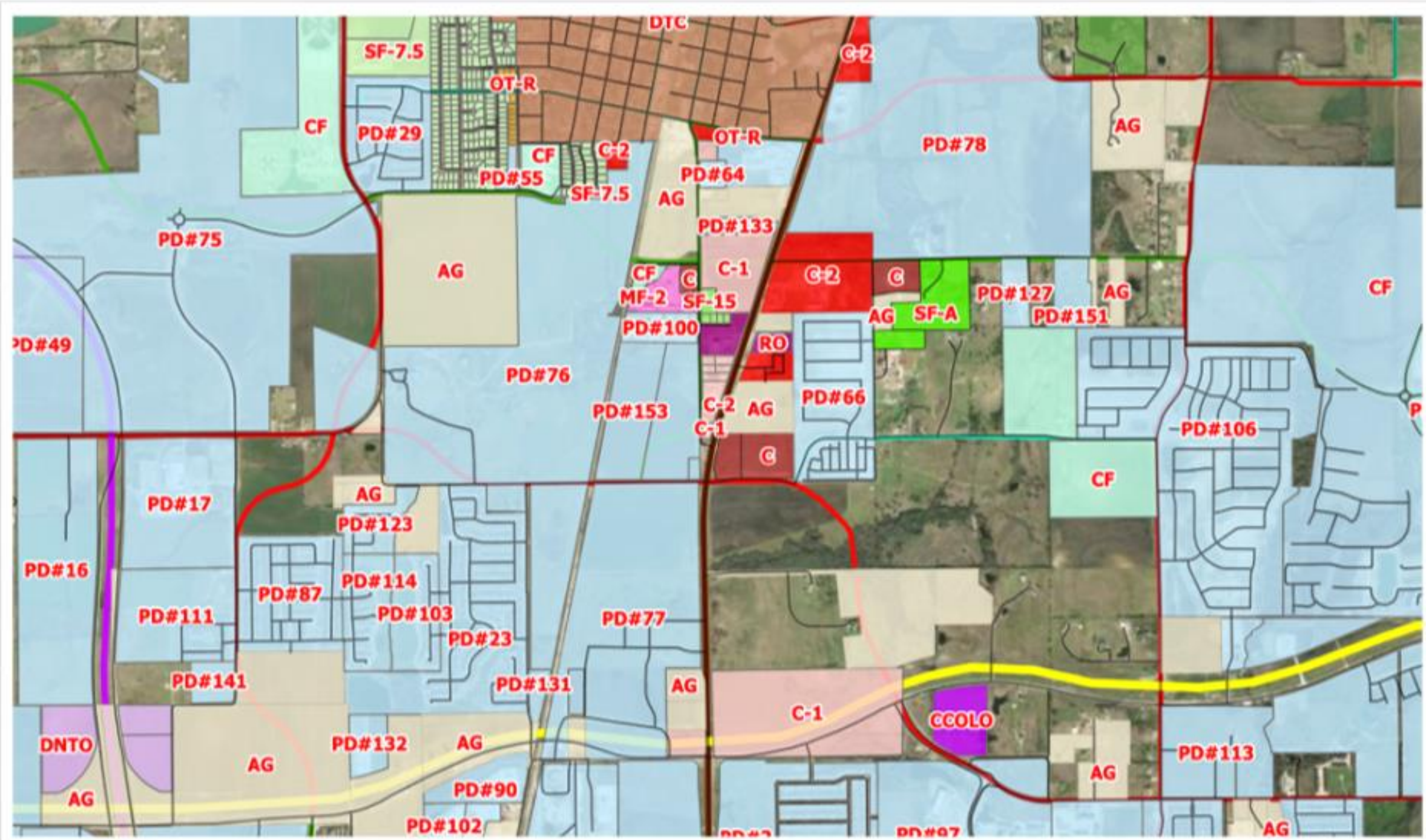
Concept Plan

Highlights:

- Surrounded by new residential and commercial growth
- Easy access to utilities (subject to verification)
- High visibility with strong traffic exposure
- Strong area demographics and increasing demand
- Minutes to Downtown Celina and regional amenities

www.Hampton-International.com
Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

Ceclia 2025 Zoning map –SF-A



www.Hampton-International.com
Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

www.Hampton-International.com

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

Employment Overview

1023 E Sunset Blvd, Celina, Texas, 75009 2

Ring of 5 miles

INCOME

$67,932
Per Capita Income

$184,945
Median Household Income

$1,065,750
Median Net Worth

EDUCATION

3.0%
No High School Diploma

10.2%
High School Diploma

22.8%
Some College/Associate's Degree

62.3%
Bachelor's/Grad/Prof Degree

BUSINESS

912
Total Businesses

6,135
Total Employees

KEY FACTS

65,922
Population

35.9
Median Age

19,864
Households

$150,288
Median Disposable Income

COMMUTERS

17.3%
Spend 7+ hours commuting to and from work per week

60.8%
Drive Alone to Work

EMPLOYMENT

78.2%
White Collar

12.4%
Blue Collar

9.4%
Services

JOBLESS
3.8%
Unemployment Rate

HAMPTON
INTERNATIONAL GROUP

www.Hampton-International.com

www.Hampton-International.com

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

Childhood and Female Equity

1023 E Sunset Blvd, Celina, Texas, 75009 2
Ring of 5 miles

$623,909 ↑
Median Home Value

49% higher than **Texas** which is **$317,618**

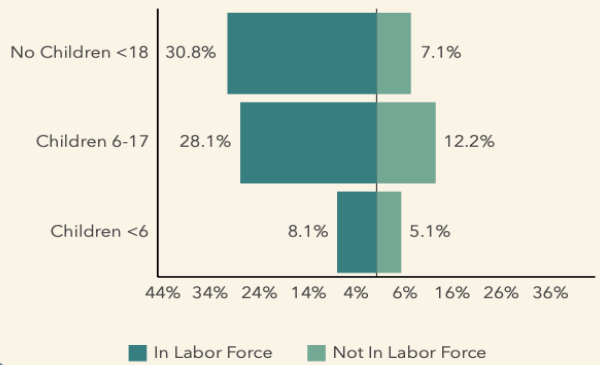
$184,945
Median Household Income

0.3%
HHs on Food Stamps/SNAP (ACS)

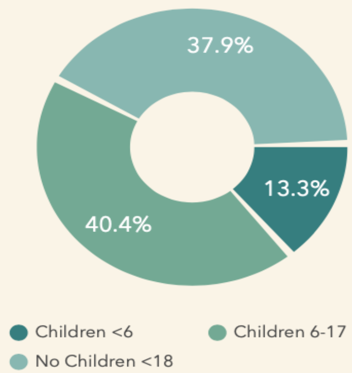
100
Housing Affordability Index

Age <18	Age 18-64	Age 65+	Total Pop	Pop Growth	Average HH Size	Median Net Worth
19,754	39,896	6,272	65,922	14.18%	3.32	$1,065,750

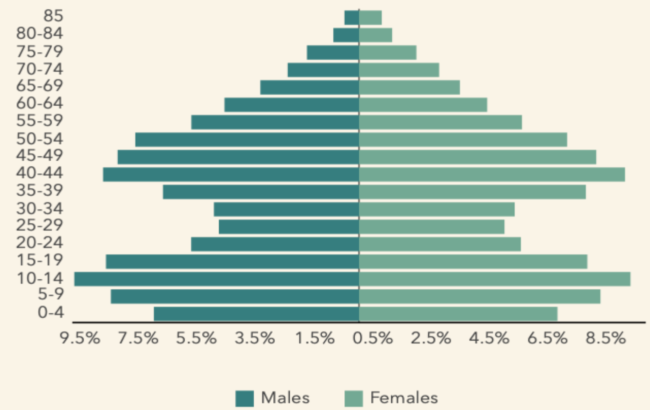
Working Status



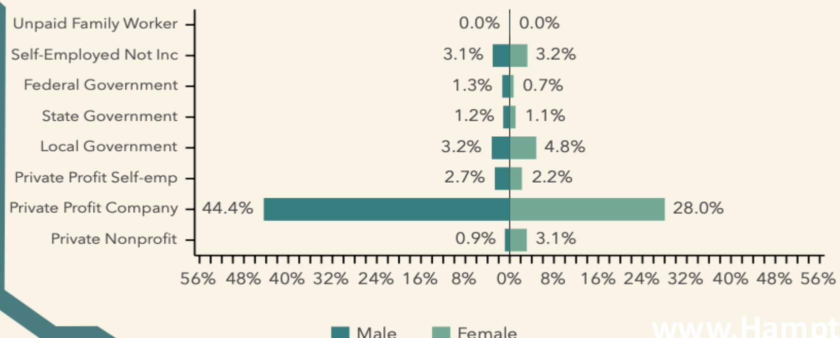
Females Aged 20-64



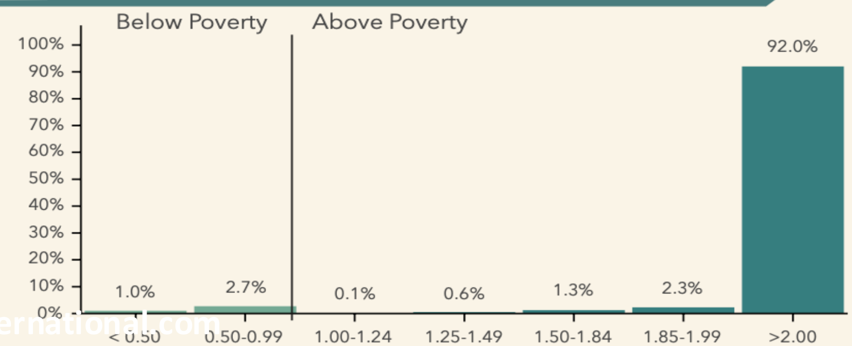
Age Pyramid



Class of Worker

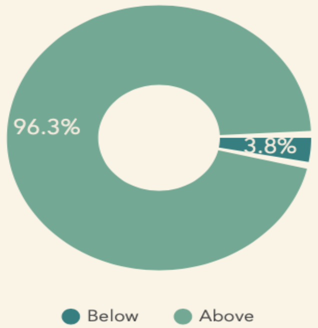


Poverty Ratio

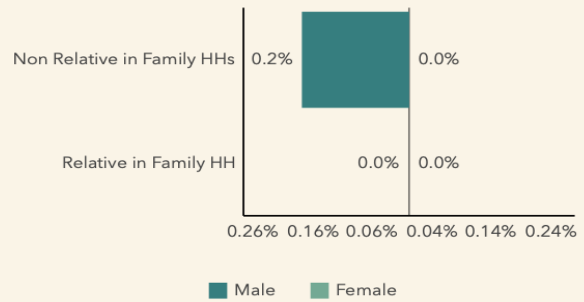


Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

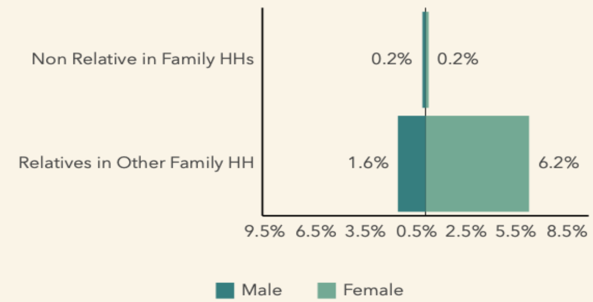
Population by Poverty Status



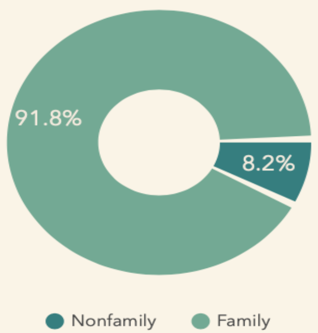
Other people in Family Dwellings by Head of Household: Below Poverty Status



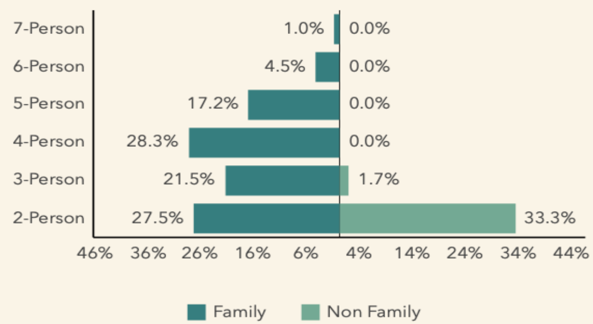
Other people in Family Dwellings by Head of Household: Above Poverty Status



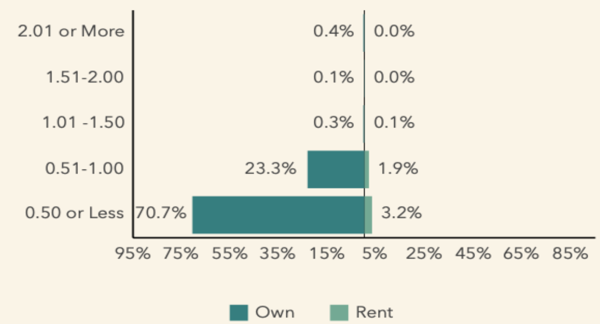
Households by Type



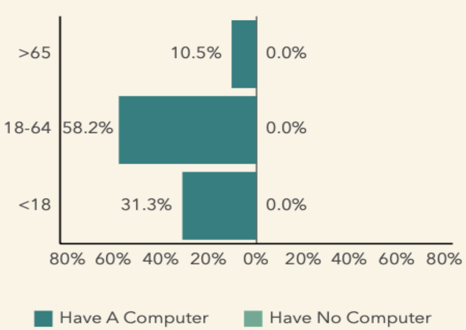
Households by Type and Size



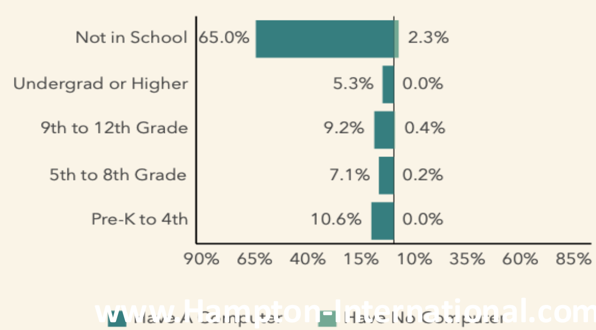
Average people per Room in Dwelling



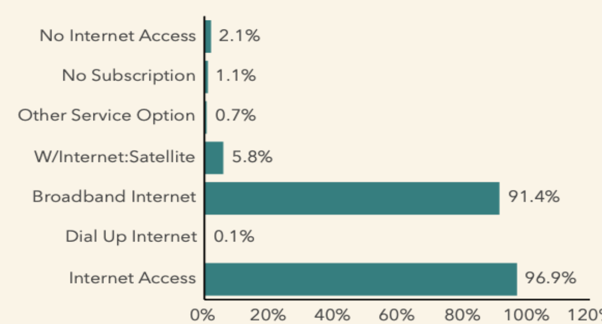
Have a Computer at Home by Age



Child Aged 3+ Computer Access



Computer and Internet Service



www.Hampton-International.com

Cecilia Hampton
214.326.5903
CHampton@kwcommercial.com

Cecilia Hampton,CCIM

214-326-5903
CHampton@kwcommercial.com
www.Hampton- International.com

2-10-2025

TREC

TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

Keller Williams Realty Allen	0490032	klrw246@kw.com	972-747-5100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Roseberry	0581846	sroseberry@kw.com	972-747-5100
Designated Broker of Firm	License No.	Email	Phone
Richard Licare	0618702	licare@kw.com	972-747-5100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cecilia Hampton	0628336	ceciliahampton@kw.com	214-326-5903
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date

Regulated by the Texas Real Estate Commission   Information available at www.trec.texas.gov

IABS 1-1