

**Commercial Site – 2.74 acres**  
**3935 S. Preston Road**  
**Celina, TX 75009**

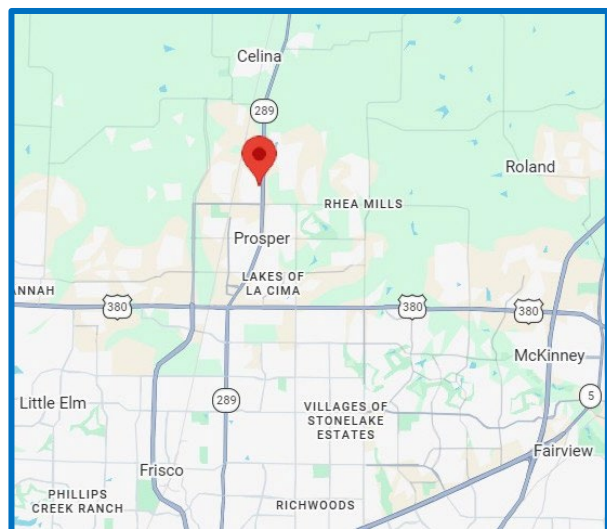
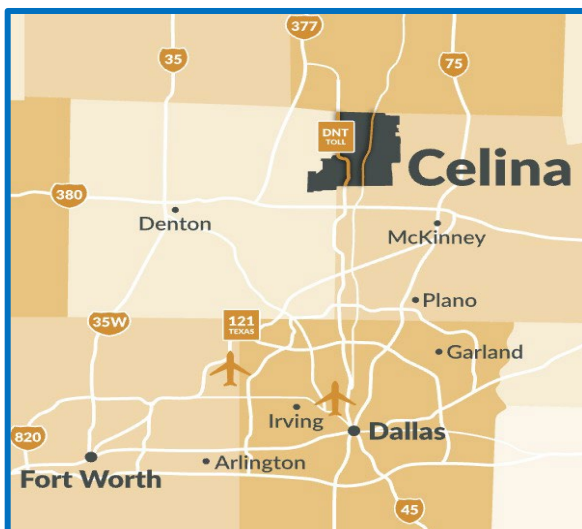
**A prime commercial site of 2.74 acres with C Commercial zoning. The Celina zoning ordinance states:**

*“The commercial, office, and retail district is established to be a generic district that provides areas for retail sales that are not part of an overall larger mixed-use development. Buildings in this zoning district may be freestanding, fully contained on a single lot or tract of land, or a shopping center that consists of various retail shops, along with restaurant and/or office uses.”*

**Uses permitted by right include:**

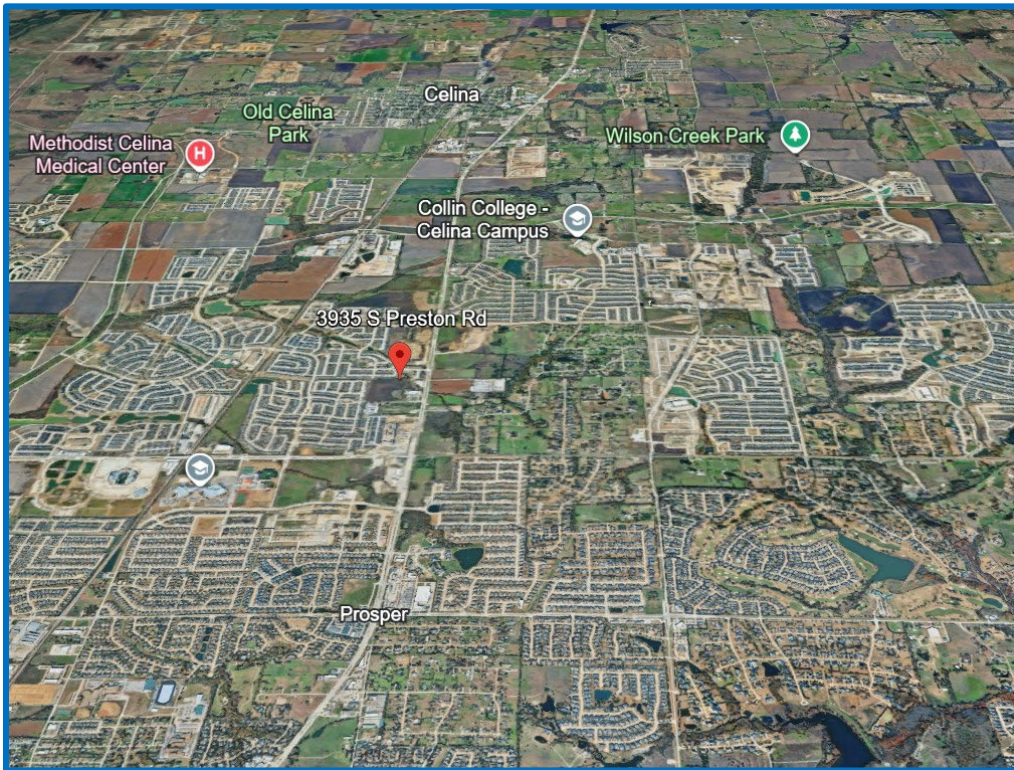
- **General Retail, Big Box, and Convenience Stores**
- **Personal Service Retail**
- **Restaurants**
- **Banks, Savings and Loan, and Credit Unions**
- **Indoor Amusement Centers and Theaters**
- **Health & Fitness Centers**
- **Child Care Centers**
- **Medical Clinics and Emergency Care**
- **Medical and Professional Offices**
- **Full-Service Hotels**
- **Alcoholic Beverage Sales**

**The site is within one of the fastest growing corridors in the U.S. with 32 active Master Planned Communities, it's easily accessible to the affluent Frisco – Prosper – Celina areas of North Texas on Preston Road, ½ mile North of Frontier Parkway, less than 5 minutes East of the North Dallas Tollway.**



**Over 30,000 vehicles per day pass the site – it has excellent visibility from Preston Road with 200 ft. of frontage for signage and a driveway entrance.**

**The site is ½ mile South of The Crossing at Moore Farm and The Village at Ownsby Farms, mixed-use developments on Preston Road that anchor the southern gateway of Celina - Costco, Lowe’s, Home Depot, and more than two dozen other national retail stores and Quick Service Restaurants.**



## ***Demographic Highlights - 5 Mile Radius***

Source: Esri, February 2026

2025 Population	105,327
<b>2030 Projected Population</b>	<b>150,015</b>
2025 Households	32,298
<b>2030 Projected Households</b>	<b>46,471</b>
2025 - 2030 projected annual growth rate	7.33%

---

2025 Median Household Income                      \$ 182,996  
 compared to \$ 81,624 for all U.S. households

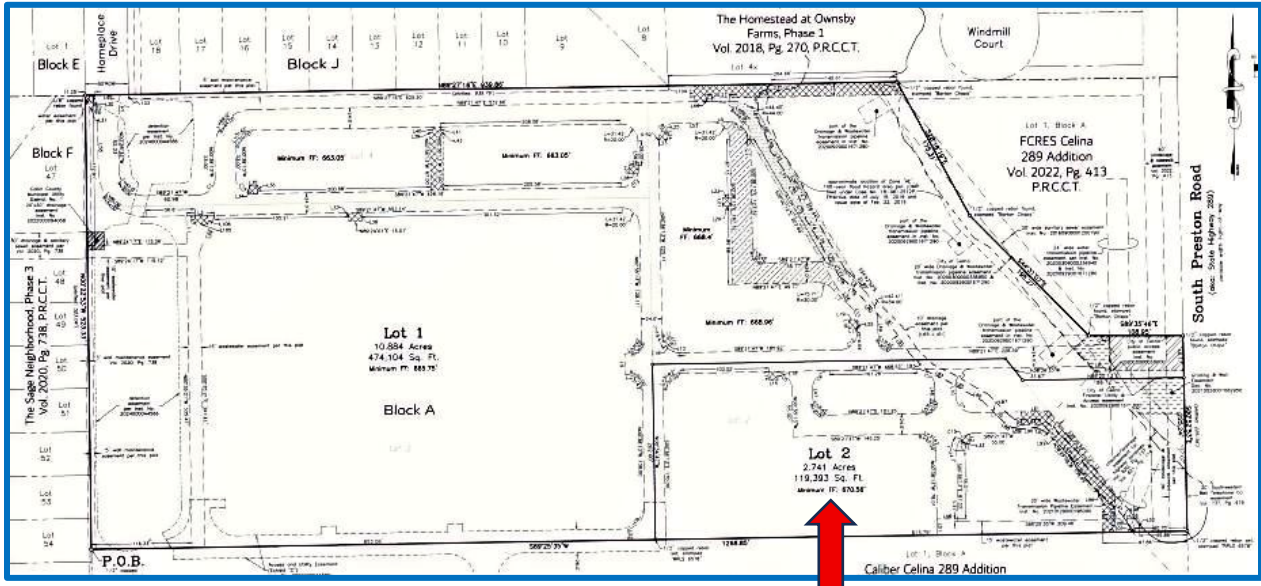
**2030 Projected Median Household Income    \$ 197,196**  
 compared to \$ 92,476 for all U.S. households

2025 Average Household Income                      \$ 224,098  
 compared to \$ 116,179 for all U.S. households

**2030 Projected Average Household Income    \$ 234,421**  
 compared to \$ 128,612 for all U.S. households

---

# Site Characteristics



- 2.741 Acres
- 119,393 SF
- Excellent visibility from S. Preston Road with 200 ft. of frontage for signage and a driveway entrance
- Utilities are in place to the site including water, sewer, storm sewer, and electric
- Adjacent to Creekside Celina Office Park, a new medical office park
- Less than 5 minutes East of the North Dallas Tollway
- Topography is level and the site is rough graded

For additional information, contact:  
**Steve Tiemann**  
Compass RE Texas, LLC  
Cell and Text: (817) 691-8122  
Email: [stephen.tiemann@compass.com](mailto:stephen.tiemann@compass.com)