

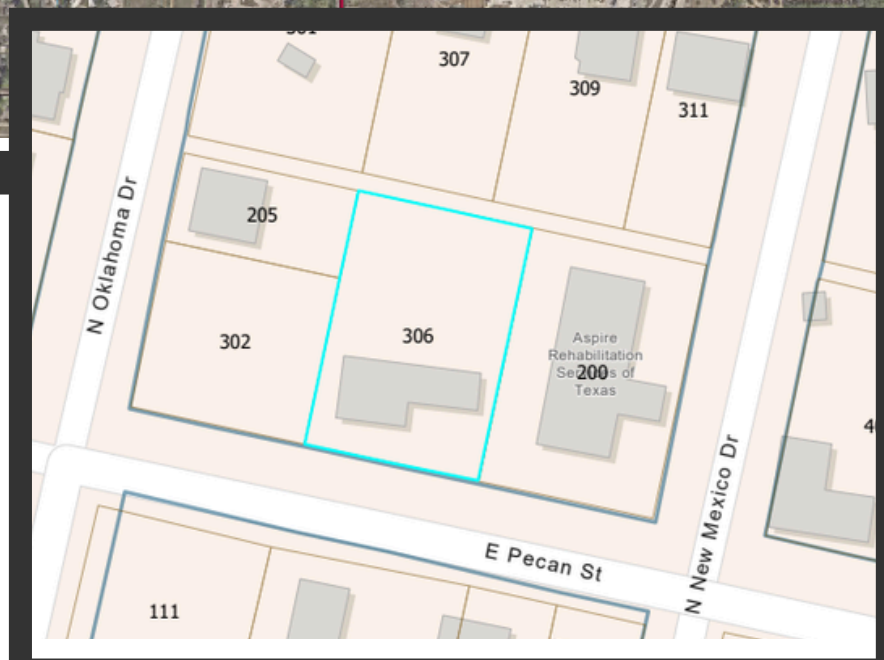
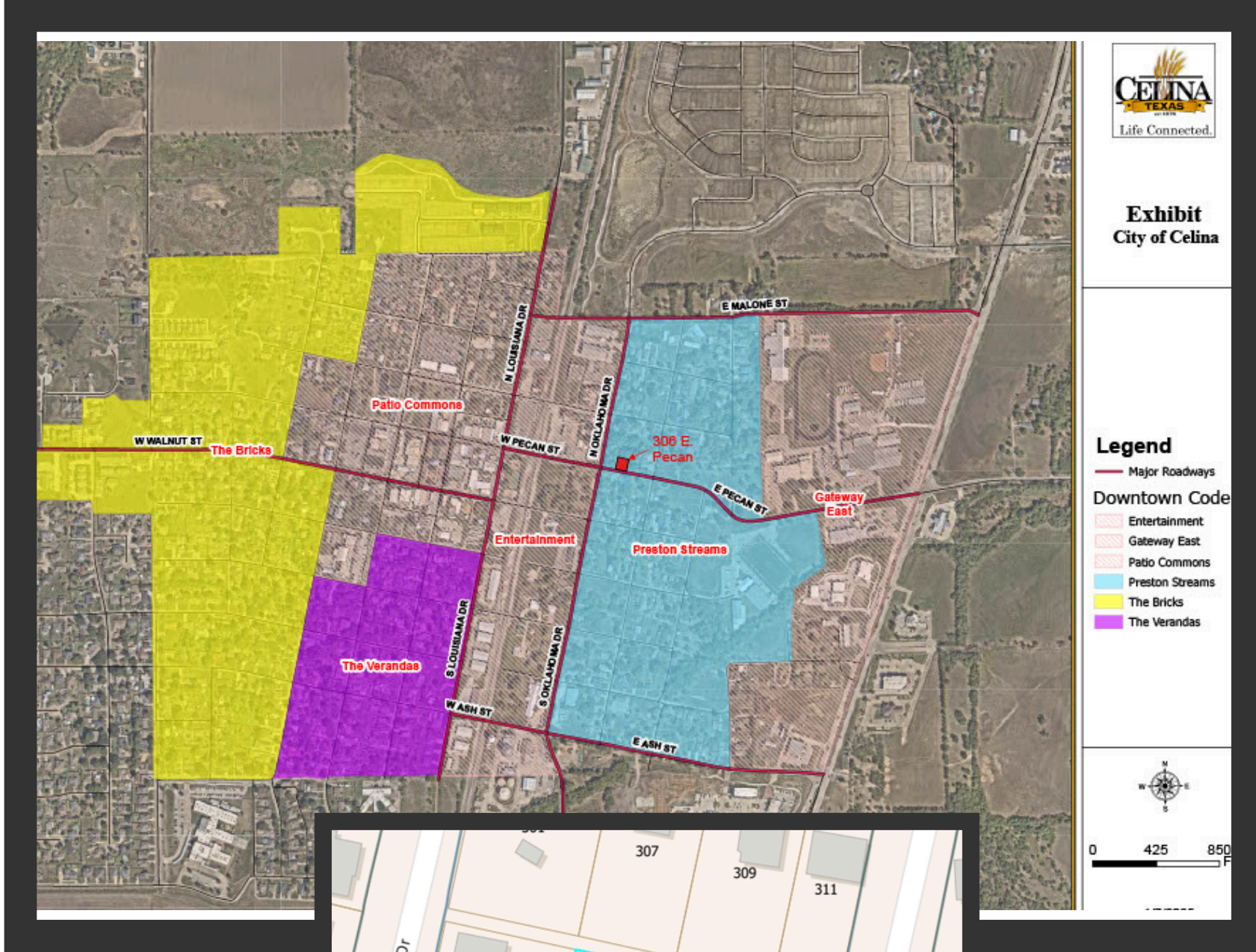
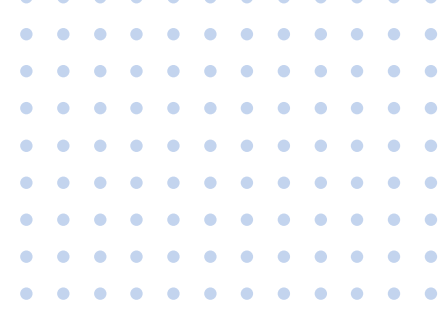
LEIGH GLENDENNING
REAL ESTATE, INC.

306 E PECAN ST

Celina, TX 75009

FOR SALE

CELINA ORIGINAL DONATION



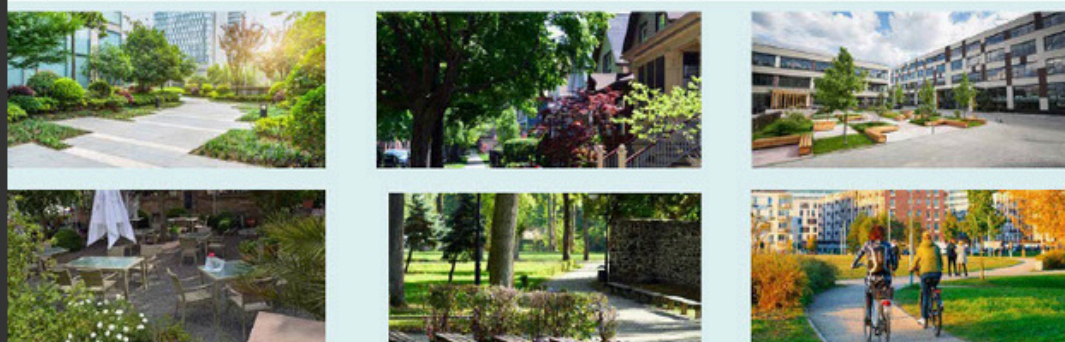
Positioned at the gateway to downtown Celina, this exceptional 1/3-acre property offers outstanding visibility and excellent frontage on E. Pecan Street (FM 455). Surrounded by popular destinations such as The Silos, The Little Penguin, and other thriving local businesses, this location benefits from strong traffic and a vibrant community atmosphere.

Celina is one of the fastest-growing communities in North Texas, known for its welcoming small-town charm and expanding commercial opportunities. This property presents an ideal setting for investors, developers, or businesses looking to establish a presence in a rapidly growing market.

Price : \$799,000

PRESTON STREAMS DISTRICT STANDARDS

(e) Preston Streams District



Representative Form & Function

1. General Character

A) Preston Streams is a combination of beauty, nature, and development. It is intended to display the wide variety of housing choice that Celina offers. Development and redevelopment will include extensive green infrastructure and shady sidewalks.

2. Built Environment

A) Preston Streams has some of the most beautiful land in Downtown, with mature trees, Doe Branch Creek, and lush green areas. New development and redevelopment will take extra care to try to preserve existing trees, provide green infrastructure, and incorporate nature and greenery into the design sites. A regional park and trail amenity are planned in this district that will be a destination and serve for lively recreation.

B) Buildings will vary in number of stories, one- and two-stories being the average, with up to three-stories allowed in key anchor or corner locations.

C) Development is intended to follow the natural forms of Doe Branch Creek, which runs in the northeast to the southeast portion of the district. The natural ecosystem near Doe Branch Creek should be enhanced in whatever ways possible to ensure this natural asset is protected. The large amount of vacant parcels, in addition to the key

role to provide necessary housing Downtown, make this area perfect for multi-story structures containing residential, commercial, or mixed uses along key corridors. Since there are existing residential structures, they will be protected with Residential Transition Requirements to ensure the sensitive blend between existing and new.

3. Streets and Blocks

(A) Streets in Preston Streams will provide pleasant and shaded pathways to connect the services, destinations, and homes. From local markets, small office spaces, religious facilities, to townhouses, live-work units, and main street-type development, Preston Streams will be a vibrant and walkable mixed-use district.

(B) Since block forms are expected in Preston Streams (i.e. the higher intensity building types), in addition to detached forms, mid-block pedestrian cut-throughs, breezeways, and designed alleys are essential to walkability. The historic street grid will remain intact in this area, as in all areas of Downtown. Providing a walkable, urban neighborhood feel will encourage more non-motorized forms of transportation and more foot traffic in front of local businesses.

Preston Streams District Design Standards

4. Building Envelope

Build-to-Zones & Setbacks

(A) Front	See Page 2-18
(B) Side (from property line)	Min. 5 Feet*
(C) Rear (from property line)	Min. 5 Feet
(D) Lot Coverage	Max. 70%
(E) Landscape Area	Min. 10%

(F) Corner building street façades and all porches and fences shall be built to the setback range for a minimum of 15 feet from the corner along both streets or the width of the corner lot, whichever is less.

(G) Recessed entrances are permitted as long as the upper floors meet the development standards.

*Townhouse Buildings are permitted to have zero separation between lots but must maintain a minimum of five feet from an exterior property line. All building types are required to provide a minimum of 10 feet separation from existing House, Duplex/Triplex, or Cottage Court Buildings. New Cottage Court Buildings are required to provide a minimum of 10 feet separation from all buildings not within the Design Site and a minimum of 7 feet between Buildings within the Cottage Court. New House or Duplex/Triplex Buildings are required to provide a minimum of 10 feet separation from all other buildings.

Lots & Blocks

(H) Block Face Maximum	*500 Feet
(I) Lot Width	Max. 200 Feet
(J) Lot Depth	Max. 140 Feet

(K) Lots shall be platted/replatted to preserve, enhance, and provide mid-block alleys.

*Blocks shall not exceed existing block layout.

Building Height

(L) First floor-to-floor height	Min. 12 feet
(M) Upper floor(s) height (floor to ceiling)	Min. 10 feet
(N) One-story and two-story structures typical, with three-story structures possible in key anchor or corner locations (with existing neighborhood transition area as applicable). Maximum 40 feet.	
(O) House and Duplex/Triplex buildings are allowed a minimum 10 feet threshold for first floor-to-floor height.	

5. Public Realm

Private Frontage

(A) Common Yard	Not Permitted
(B) Porch & Fence	Permitted
(C) Terrace or Lightwell	**Permitted
(D) Forecourt	**Permitted
(E) Stoop	**Permitted
(F) Shopfront	**Permitted
(G) Gallery	**Permitted
(H) Arcade	**Permitted

*Allowed when fronting on a Type B Street.

**Shall observe Setback Averaging. Where Setback Averaging cannot be applied the Build-to-Zones on page 2-18 apply.

See Page 2-18 for associated Build-to-Zone details.

% of Building Facade within Build-to-Zone

(I) Type A Street and Civic Space	Min. 75%
(J) Type B Street	Min. 50%
(K) Type C Street	Min. 50%

Sign Types

(L) Monument	Not Permitted
(M) Blade	Permitted
(N) Attached	Permitted
(O) Roof	Not Permitted
(P) Folding	Not Permitted
(Q) Temporary	Not Permitted

(R) Signs shall comply with signage regulations contained in the Signage Section and shall be Historic Texas Style.

Preston Streams District Permitted Building Types

Estate - Not Permitted



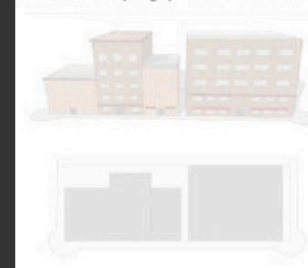
*Multiplex Small



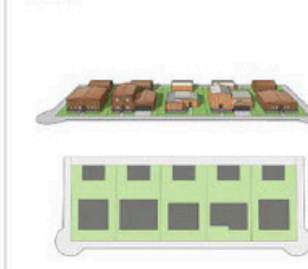
Multiplex Large - Not Permitted



Main Street (large) - Not Permitted



House



*Cottage Court



*Townhouse



Block Building - Not Permitted



Duplex/Triplex



*Courtyard Building



*Main Street (small)

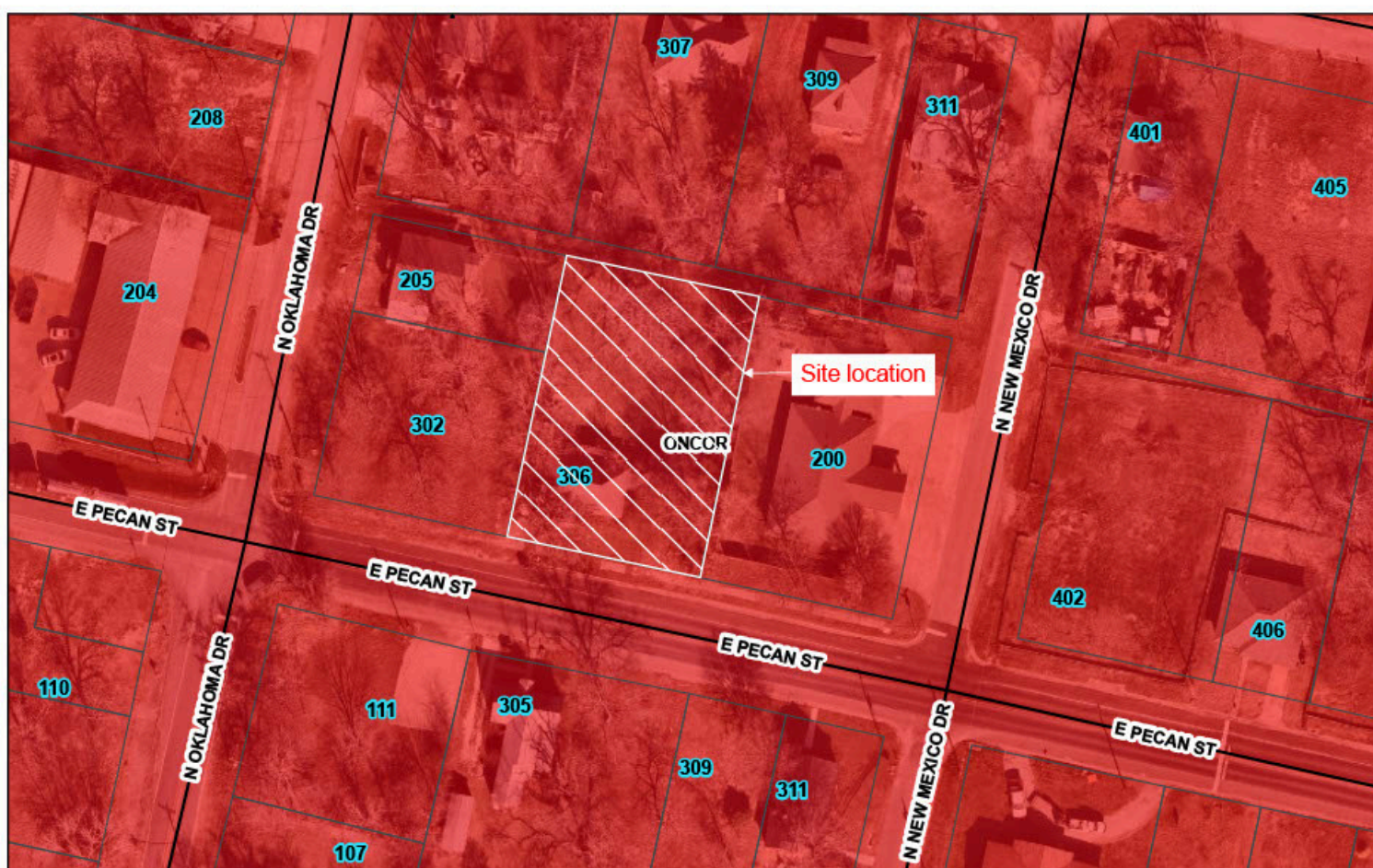


*Building types allowed only along Malone, Oklahoma, Ash, and Pecan corridors.

Graphics illustrate conceptual form. Building types do not reflect use. For example, "house" can have non-residential uses.

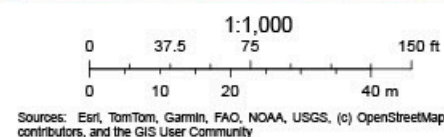


Electric Providers



2/9/2026, 11:36:26 AM

- Addresses
- Collin County Parcel
- Roads
- Electric Providers
- ONCOR

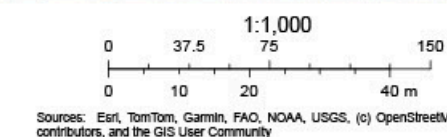


Existing 2FT Contours

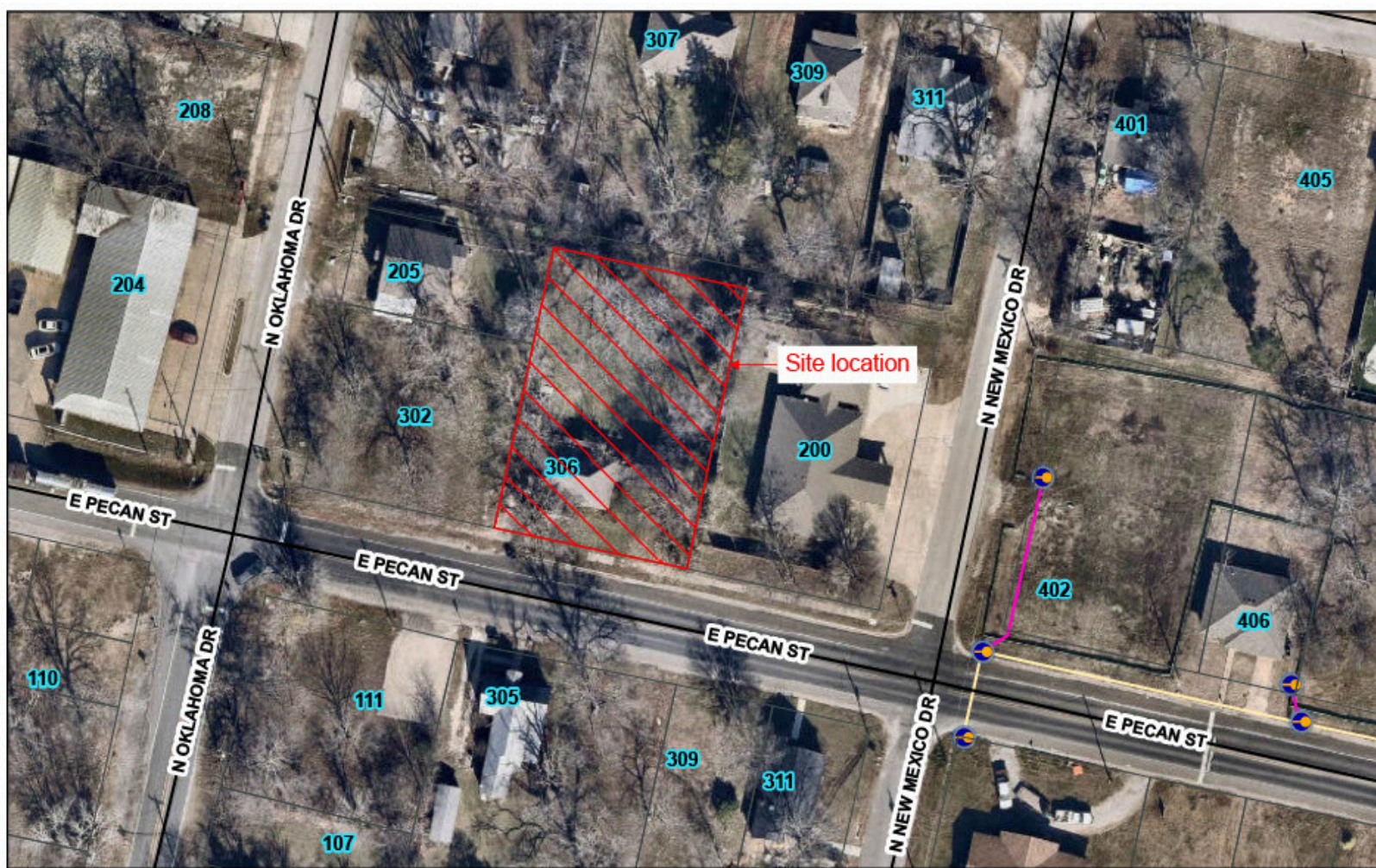


2/9/2026, 11:35:09 AM

- Addresses
- Collin County Parcel
- Roads
- 2 FT Contours



Existing Stormwater Lines



2/9/2026, 10:51:47 AM

1:1,000

0 37.5 75 150 ft
0 10 20 40 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

- Addresses
- Collin County Parcel
- Roads
- Stormwater Inlets
- Stormwater Lines
 - Celina Live Infrastructure - Not Complete
 - Private

Existing Water Lines



2/9/2026, 10:48:54 AM

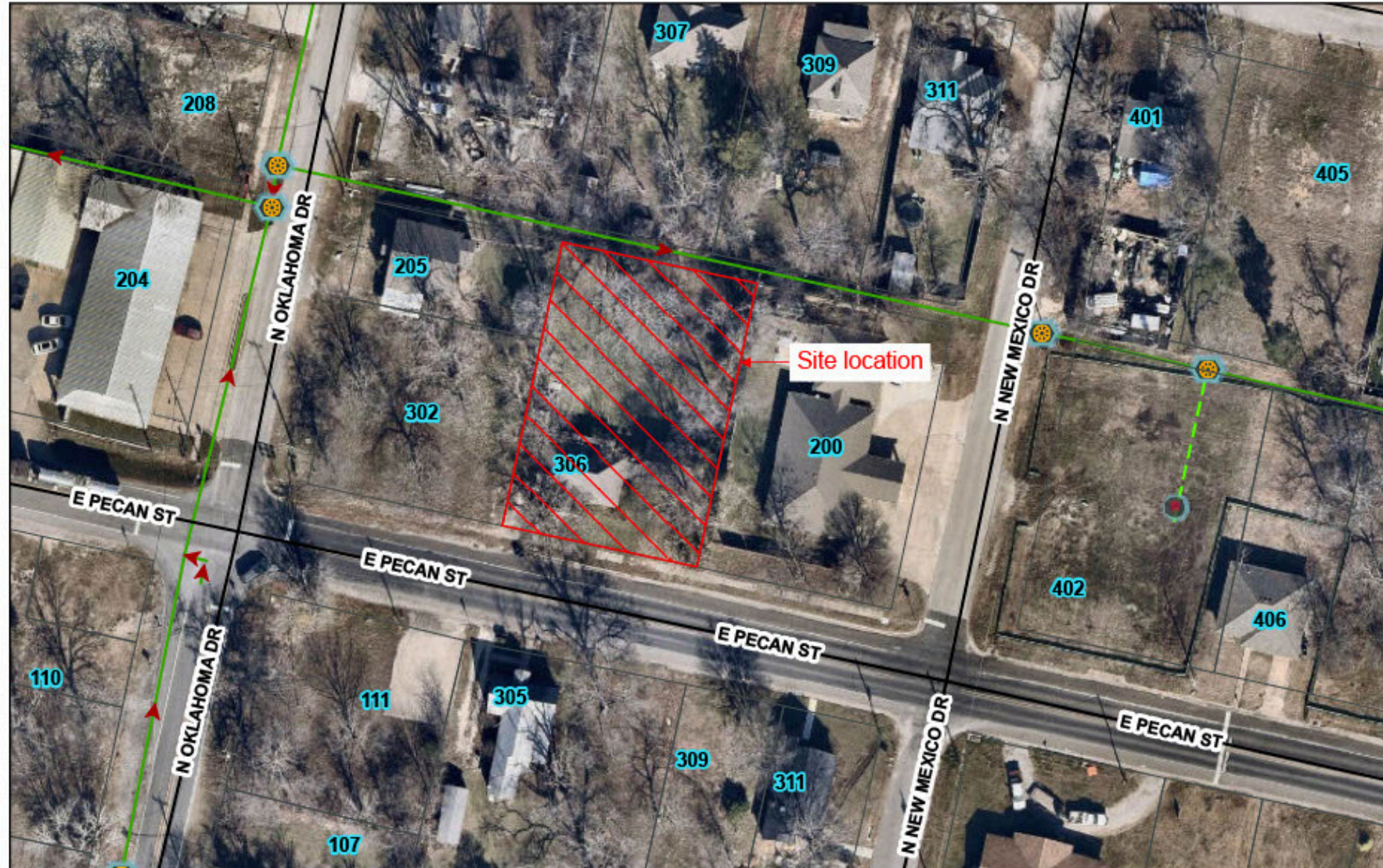
1:1,000

0 37.5 75 150 ft
0 10 20 40 m

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

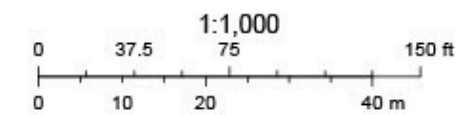
- Addresses
- Collin County Parcel
- Roads
- Water Fire Hydrants
- Water Meters
 - COMMERCIAL
 - IDLE METER
 - SINGLE FAMILY RESIDENTIAL
- MEDICAL INSTITUTIONS
- Water Valves
 - Gate
 - Other
- Plug
- Reducer
- Water Line Laterals
- Water Line Mains
 - Celina Abandoned
 - Celina As-Built's Final
 - Celina Under Construction

Existing Wastewater Lines



2/9/2026, 10:40:20 AM

- Addresses
- Collin County Parcel
- Roads
- Wastewater Manholes
- Wastewater Lines
 - Celina As-Built Final
 - Celina Under Construction



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

A PRIME LOCATION AT THE GATEWAY TO DOWNTOWN CELINA

EDUCATION

Celina ISD approves names for three elementary schools

STAFF REPORT

Celina ISD announced the official names for three of the district's newest elementary schools during a Feb. 23 Board of Trustees meeting.

The district's three newest elementary schools are part of Celina ISD's long-range growth plan to accommodate increasing enrollment and ensure students continue to receive a high-quality educational experience as the city's growth continues.

ELEMENTARY NO. 6

Elementary No. 6 will be named

Alma Jo Scott Elementary in honor of Alma Jo Scott, who dedicated 38 years to serving the district. Known as an original "Bobcat mom," Scott's name is deeply respected by students, families and the community.

Alma Jo Scott Elementary will be located in Uptown.

ELEMENTARY NO. 7

Elementary No. 7 will be named Ophelia Grumbles Elementary School in honor of Ophelia Grumbles, who began teaching in Celina in the late 1930s and devoted the majori-

ty of her career to serving Celina ISD students.

A beloved third-grade teacher, she returned to education after supporting her husband during World War II. The Grumbles family has a long-standing legacy in Celina, with generations contributing to the community and district.

Ophelia Grumbles Elementary School will be located in Green Meadows.

ELEMENTARY NO. 8

Elementary No. 8 will be named

Janet H. Calvert Elementary School in honor of Janet Calvert, a lifelong Celina resident who dedicated more than 30 years to Celina ISD as a teacher, principal and assistant principal.

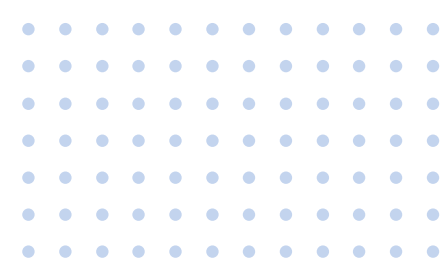
Even in her retirement, Calvert continued volunteering in classrooms, reflecting her lifelong commitment to the students and community she once called home. Janet H. Calvert Elementary School will be located in the Ramble neighborhood.

According to a district news release, the namesakes of each new Celina ISD campus were selected

by a district committee to reflect the district's commitment to honoring individuals who have helped shape its history and values.

"These names represent the heart of our community," Celina ISD Superintendent Tom Maglisseau said. "As we open new schools to serve our growing student population, we are proud to honor individuals whose legacy will inspire future generations of Celina students."

The campuses, which are scheduled to open in fall 2027, are being funded through voter-approved bond dollars.



Celina officials weigh code changes for new senior living facility

JACK HINTZE
Star Local Media

The Celina City Council is considering proposed downtown code changes tied to a new independent senior living development near Main Street and Oklahoma Drive, after officials recently tabled a public hearing request to allow the project to move forward.

During a Feb. 10 meeting, the Celina City Council postponed the decision to modify its downtown code to allow for the construction of a new, Preston Club independent senior living facility at the southeast corner of Main Street and Oklahoma Drive.

City Council documents state the proposed development includes:

- A primary building containing approximately 160 independent living residential units, ground-floor amenities and approximately 9,000

square feet of commercial space.

- A secondary building containing approximately 20 independent living residential units and a 4,500 square-foot, ground-floor fitness, health and wellness center.

- A structured parking garage providing approximately 257 parking spaces.

- 12 parallel, on-street parking spaces along adjacent side streets.

- Two outparcels, including one rental house and one homestead.

The proposed modifications to the downtown code include changes to building height, building type to accommodate block buildings, parking and signage codes.

City Council documents state that major policy considerations for the development include:

■ See PRESTON, Page 2A

PRESTON

From PAGE 1A

- The project visually improves a block along a significant downtown corridor.

- The proposed architectural renderings adhere to Celina's Historic Texas Architectural Style characteristics, including the parking garage.

- The development adds significant ad valorem tax value to the city.

- The project aligns with the overall vision of Celina's downtown master plan, despite some deviations from the downtown code and design standards.

Council documents state an



RENDERING COURTESY OF CELINA CITY COUNCIL
A rendering shows the vision for a new Preston Club independent senior living space, including the facility's five story garage.

illuminated sign reading "Preston Club" will also need to be approved for the building's rooftop. The subject property is approximately two acres,

and it is currently zoned in the Preston Streams district of the downtown code.

Celina Director of Development Services Dusty McA-

fee said the applicant seeking to construct the new senior living facility requested that the agenda item's approval be postponed.

LET'S MAKE YOUR REAL ESTATE VISION

A Reality

Leigh Glendenning Roberts
214-549-5809

Clay Glendenning
972-977-0001



O: 972-668-5596 leighreal@msn.com



2-10-2025

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.



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.

Leigh Glendenning Real Estate, Inc.	555182	leighreal@msn.com	(972)668-5596
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leigh Glendenning Roberts	555182	leighreal@msn.com	(972)668-5596
Designated Broker of Firm	License No.	Email	Phone
Leigh Glendenning Roberts	340882	leighreal@msn.com	(972)668-5596
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Clay Glendenning	596312	clay.glendenning@gmail.com	(972)977-0001
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