

INDUSTRIAL FLEX WAREHOUSES FOR SALE

6126 PR 902

6126 PRIVATE DRIVE 902, CELINA, TX 75009



FOR SALE

KW COMMERCIAL | CELINA-PROSPER-
1212 S. Preston Road Suite 120
Celina, TX 75009



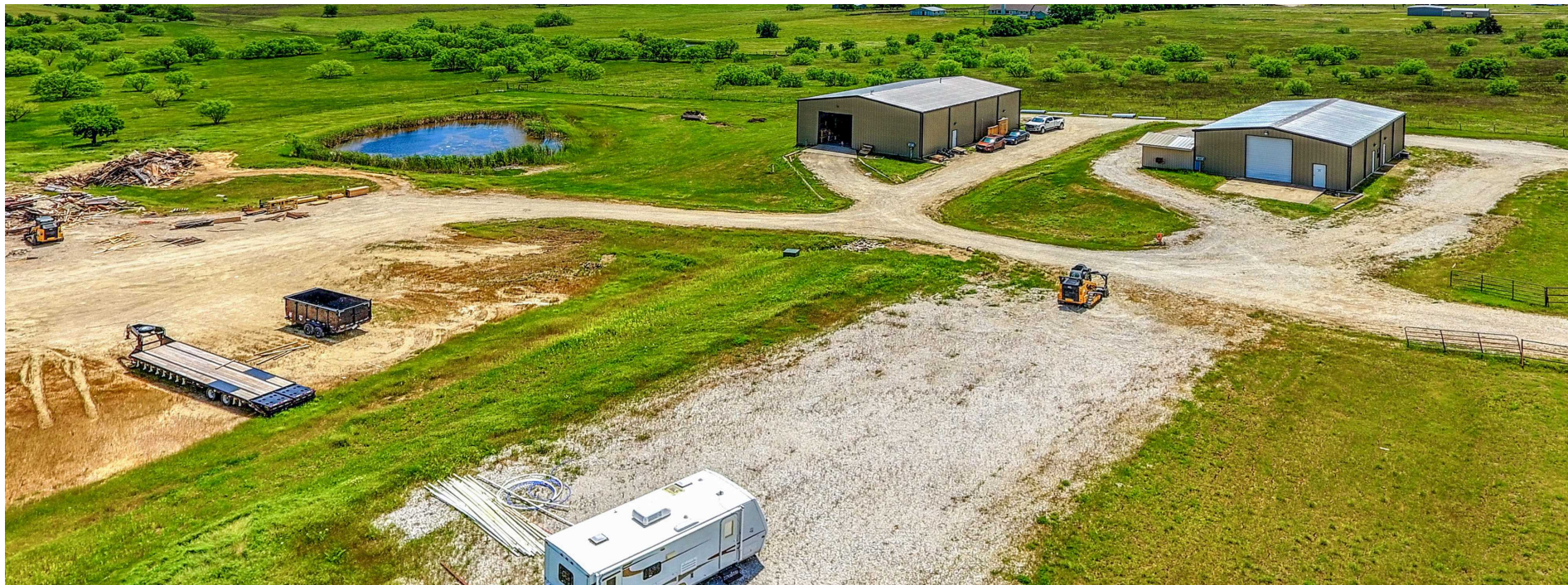
Each Office Independently Owned and Operated

DANIEL TRIGO
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0717822, Texas

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PROPERTY SUMMARY

6126 PRIVATE DRIVE 902



Property Summary

Price:	\$2,300,000
Lot Size:	5.38 Acres
Building SF:	7768
Year Built:	2012
Zoning:	AG - Agriculture

Property Overview

Flex Warehouses: 7,768 square feet of flex warehouse space
Premier Location: Strategic access to major transportation routes, including Dallas North Tollway, FM 428, and FM 1385
Room to Expand: Over 4 acres of undeveloped land, this property offers significant potential for expansion and increased profitability

Location Overview

Prime location in the fastest growing city in the country! Benefit from the rapidly expanding residential base of over 11,000 planned residential rooftops. Strategic access to major transportation routes, including Dallas North Tollway, FM 428 (Denton County Outer Loop), and FM 1385.

PROPERTY DESCRIPTION

6126 PRIVATE DRIVE 902



Value-Add Opportunity with Prime Celina Location
Significant growth and profitability potential with this exceptional property. Opportunity to acquire a versatile asset ready for immediate occupancy or customized development.

Prime Location & Continued Growth:

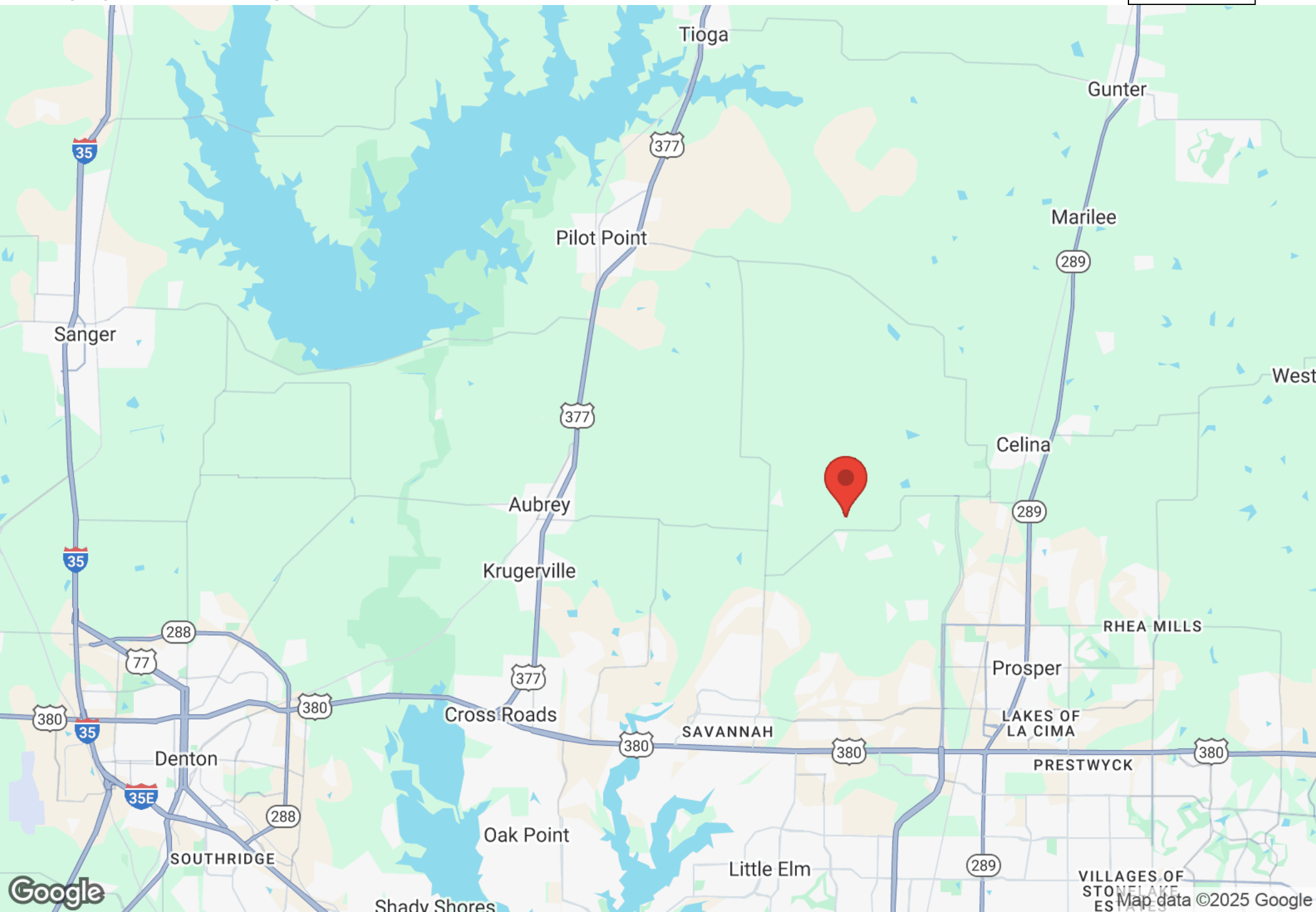
This exceptional 5.38-acre property in Celina, Texas offers a prime location in one of the fastest-growing cities in the nation! Benefit from the rapidly expanding residential base of over 11,000 planned residential rooftops. The site boasts strategic access to major transportation routes, including the Dallas North Tollway, FM 428 (the future Denton County Outer Loop), and FM 1385.

Ready for Immediate Occupancy:

Property features two move-in ready warehouses totaling 7,768 sq. ft., situated on 1.3 acres. This provides a perfect setup for an owner-user or can be immediately leased to generate income. Capitalize on the additional 4+ acres of unimproved land for future expansion to meet the area's growing demand.

REGIONAL MAP

6126 PRIVATE DRIVE 902



SUMMARY

6126 PRIVATE DRIVE 902



PRICE: \$2,300,000

TOTAL BUILDINGS SF: 7,956

OFFICE SF: 1,095

LOT SIZE: 5.38 Acres

CLEAR HEIGHT: 21'

DOCK DOORS: 14'

PROPERTY OVERVIEW

Flex Warehouses: Two warehouses, totaling 7,768 square feet.

36 month lease in place with an additional 36 month option, current lease expires June 2026

Premier Location: Strategic access to major transportation routes, Dallas North Tollway, FM 428, and FM 1385.

Room to Expand: Over 4 acres of undeveloped land, this property offers significant potential for expansion and increased profitability.

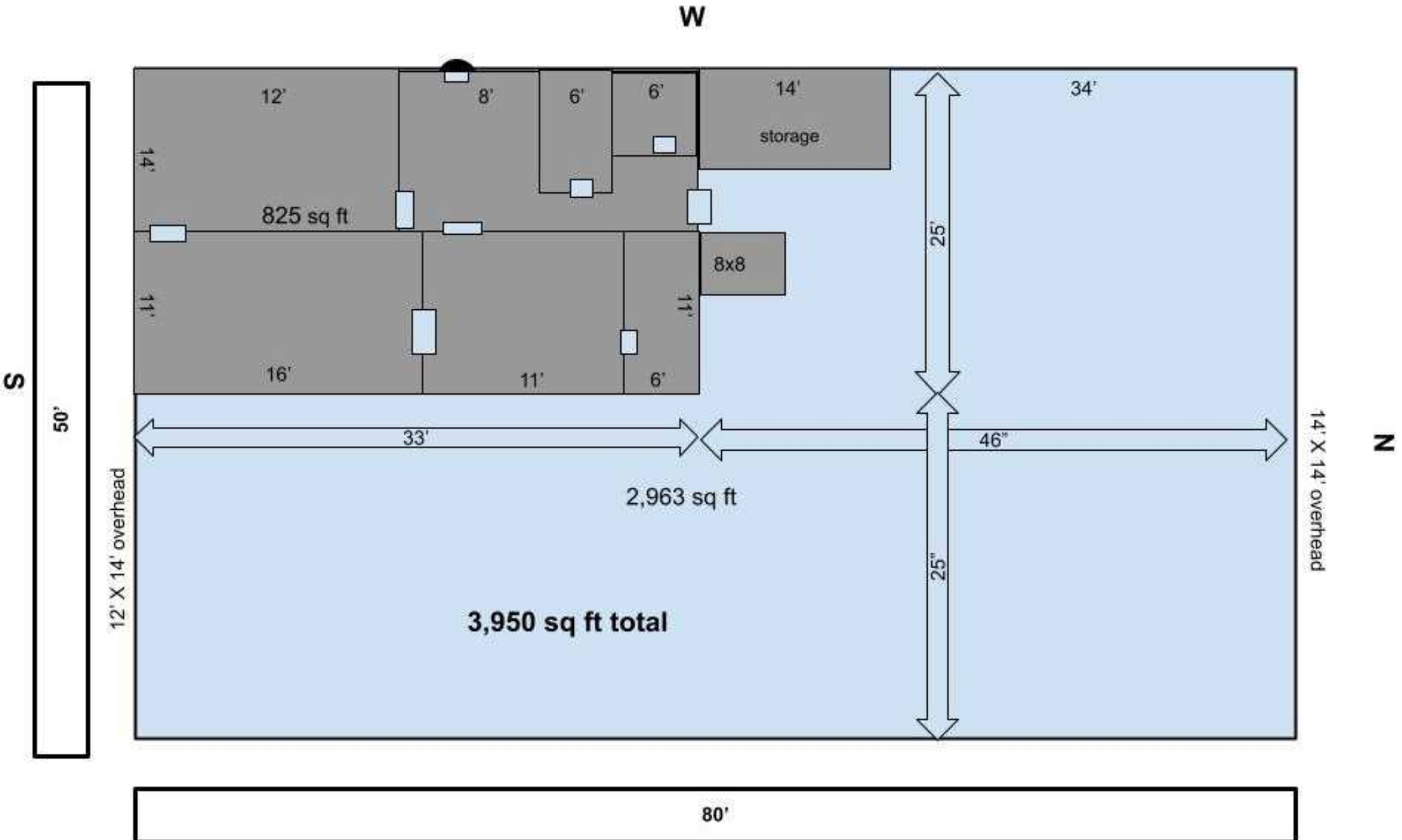
PROPERTY PHOTOS

6126 PRIVATE DRIVE 902



Approximate Measurements Warehouse B 6192 PR 902

Total 3,950 sqft
Office 825 sqft
Warehouse 2,963 sqft



PROPERTY PHOTOS

6126 PRIVATE DRIVE 902

Approximate Measurements

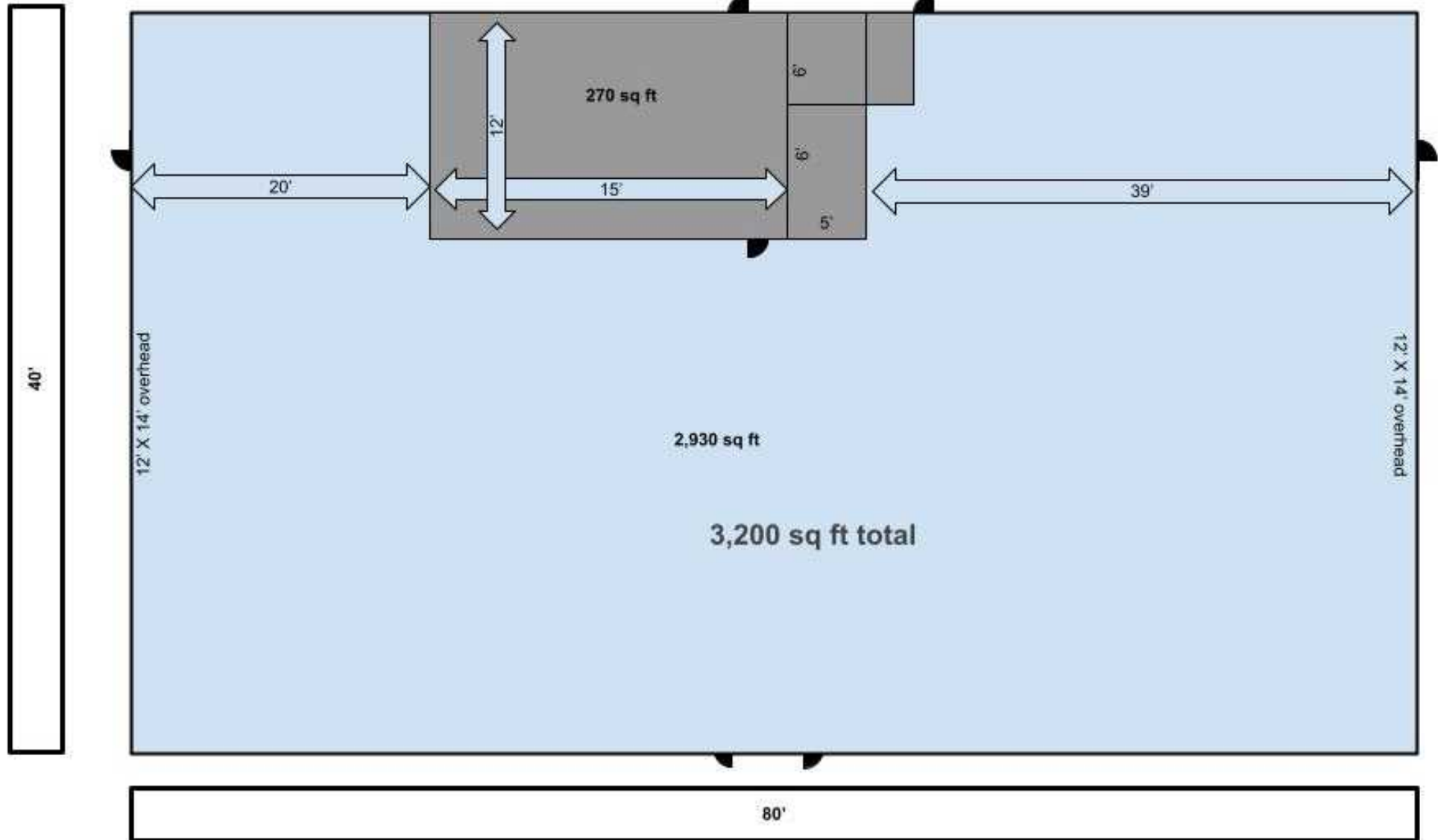
Warehouse A 6192 PR 902



Total 3,200 sq ft

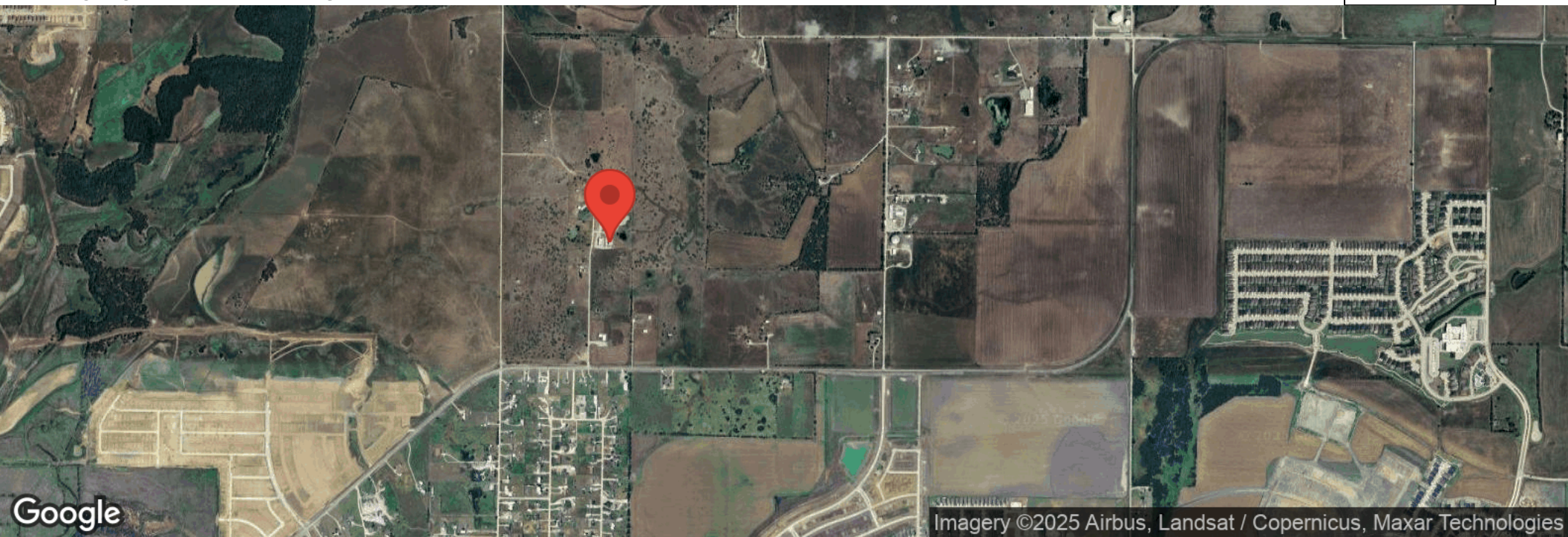
Office 270 sq ft

Warehouse 2,930 sqft

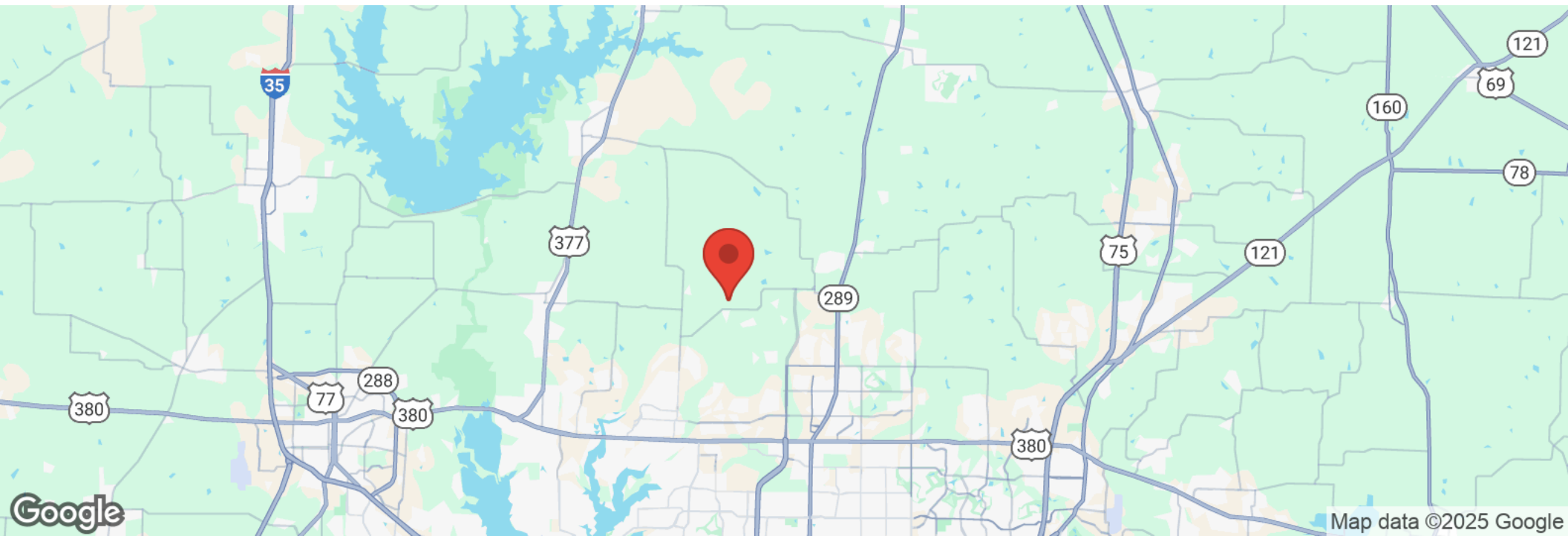


LOCATION MAPS

6126 PRIVATE DRIVE 902



Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



Map data ©2025 Google



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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 coincidental 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Trigo	0717822	daniel.trigo@kw.com	(303)887-8431
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
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