



# PREMIUM CROSSING

9.485 Acres of Commercial Land · Corner FM-1385 & FM-428 · Celina, Texas 75009

**9.485 AC**

ACREAGE

**348+ FT**

FM-1385 FRONTAGE

**17,707 VPD**

FM-1385 TRAFFIC

**8,893 VPD**

FM-428 TRAFFIC

**COMMERCIAL**

ZONING

**AVAILABLE**

UTILITIES

## CONFIDENTIALITY & DISCLAIMER NOTICE

### 1. CONFIDENTIALITY

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### 5. TREC LICENSE DISCLOSURE

Olga Lund is a licensed real estate broker in the State of Texas. Texas Real Estate Commission (TREC) License #0605798. Lund Realty represents the Seller in this transaction. Buyers are encouraged to seek independent representation. Information About Brokerage Services (IABS) and Consumer Protection Notice are available upon request.

### 2. NO WARRANTY OR REPRESENTATION

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable. However, Lund Realty, Olga Lund, and the Seller make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers should conduct their own independent investigation and due diligence.

### 4. ZONING & ENTITLEMENTS

All zoning classifications, permitted uses, and entitlement information are provided for general reference only. Prospective purchasers are strongly encouraged to independently verify current zoning status, allowable uses, and any pending zoning changes with the City of Celina and Collin County. Lund Realty makes no representation regarding the feasibility of any proposed use.

### 6. EQUAL OPPORTUNITY

This property is offered in compliance with all applicable federal, state, and local fair housing and equal opportunity laws. No representation is made regarding the availability of financing. All offers will be considered without regard to race, color, religion, sex, national origin, disability, familial status, or any other protected class.



Aerial View — Celina / Prosper Growth Corridor · Collin County Outer Loop Visible

**EXECUTIVE SUMMARY**

PREMIUM CROSSING presents a rare opportunity to acquire 9.485 acres of prime commercial land at the signalized intersection of FM-1385 and FM-428 in Celina, Texas — one of the fastest-growing cities in the United States.

The site sits at the future alignment of Punk Carter Parkway, a planned 6-lane connector from Hwy 377 to Dallas North Tollway and Preston Road. With over 300 feet of frontage on FM-1385 (17,707 VPD) and direct access from FM-428 (8,893 VPD), this corner parcel offers exceptional visibility and access in a rapidly developing commercial corridor.

Surrounded by thousands of rooftops under construction — including Sutton Fields (2,350 lots), Edgewood Creek (360 lots), and numerous other master-planned communities — the site is positioned to serve the explosive residential growth of the Celina/Prosper/Aubrey corridor.

INVESTMENT HIGHLIGHTS	
<b>LOCATION:</b>	Signalized corner of FM-1385 & FM-428 — future Punk Carter Pkwy (6-Lane)
<b>FRONTAGE:</b>	348+ ft on FM-1385 expanding to 6 lanes; dual road access
<b>TRAFFIC:</b>	FM-1385: 17,707 VPD · FM-428: 8,893 VPD (2024 counts)
<b>GROWTH:</b>	Celina ranked #1 fastest-growing city in the U.S. multiple years
<b>ROOFTOPS:</b>	Sutton Fields 2,350 lots, Edgewood Creek 360 lots & more nearby
<b>RETAILERS:</b>	HEB, Walmart, Costco, Kroger, Home Depot, Academy & more within 4 mi
<b>MEDICAL:</b>	Methodist Celina Medical Center & DNT Toll Road nearby
<b>UTILITIES:</b>	All utilities available at the site
<b>ZONING:</b>	Commercial — Retail, Office, Medical, Strip Center, Auto & more
<b>OPPORTUNITY:</b>	Investment or Owner-User — 1 lot available, flat terrain



FM-428 & FM-1385 Intersection — Site Boundary Shown



Methodist Celina Medical Center & Edgewood Creek — Adjacent Development

## PROPERTY DETAILS

**Property Address:** Corner FM-1385 & FM-428, Celina, TX 75009

**County:** Denton County

**Total Lot Size:** 9.485 Acres (1 Lot Available)

**Property Type:** Land — Commercial

**Property Subtype:** Commercial

**Sale Type:** Investment or Owner User

**Proposed Use:** Commercial

**Zoning:** Retail · Office · Medical · Strip Center · Storage · Auto & more

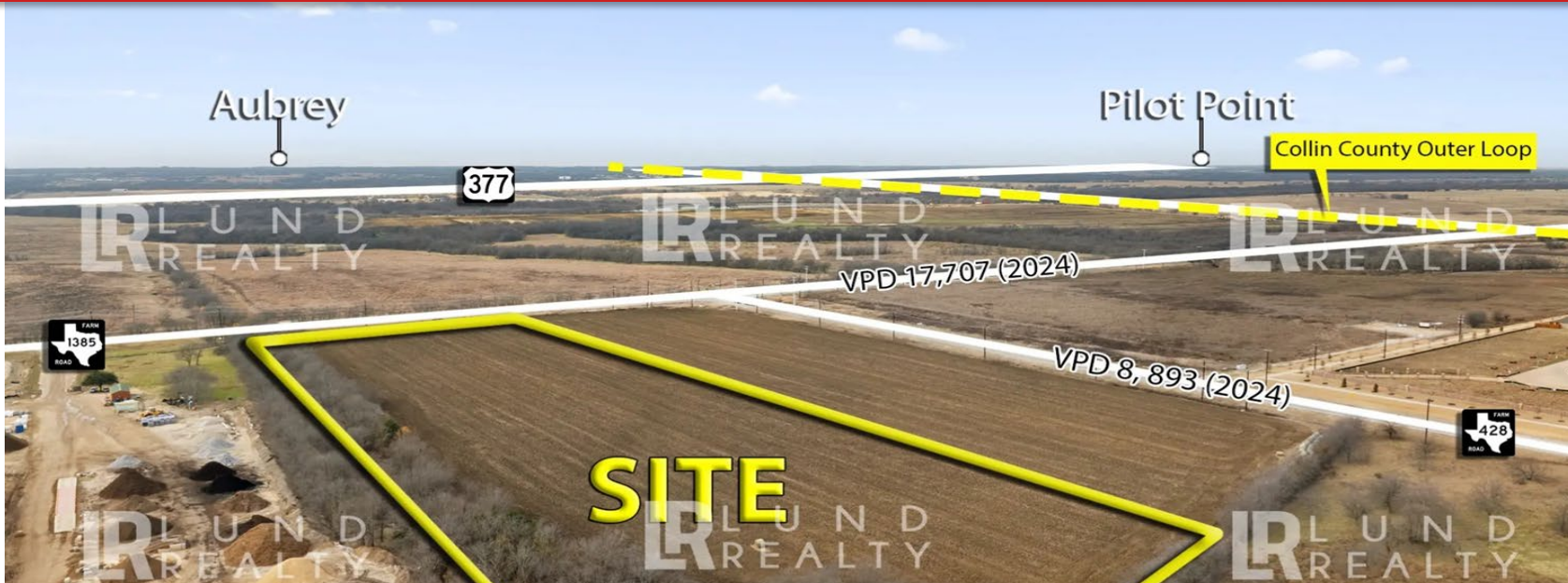
**Frontage:** 348+ ft on FM-1385 (expanding to 6 lanes)

**Traffic Count:** FM-1385: 17,707 VPD · FM-428: 8,893 VPD (2024)

**Utilities:** All utilities available at the site

**Thoroughfare Crossing:** FM-428 is a future Punk Carter Pkwy – 6 lanes crossing FM 1385

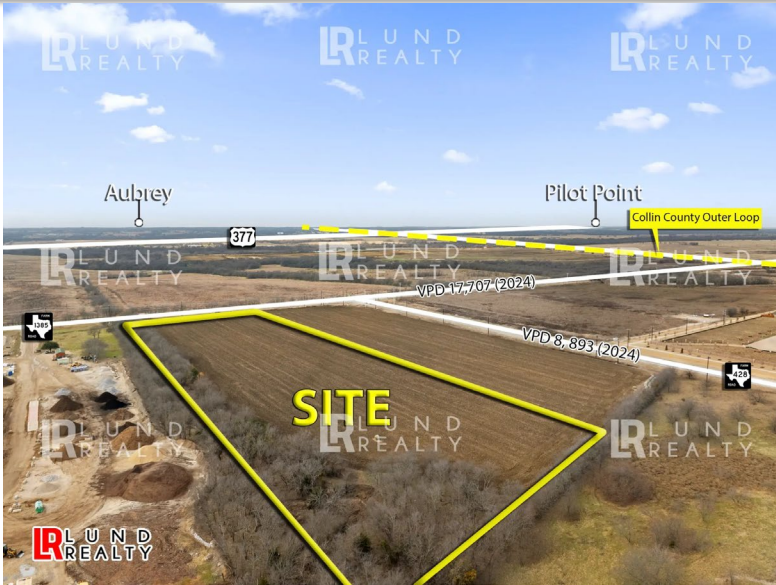
AERIAL PHOTO GALLERY — REGIONAL CONTEXT & GROWTH CORRIDOR



Dallas Skyline / Frisco / Plano / The Colony — Sutton Fields 2,350 Lots Visible



**AERIAL PHOTO GALLERY — SITE & SURROUNDING AREA**



FM-1385 & FM-428 Corner — VPD Traffic Counts



Pilot Point / Outer Loop — Site Looking North

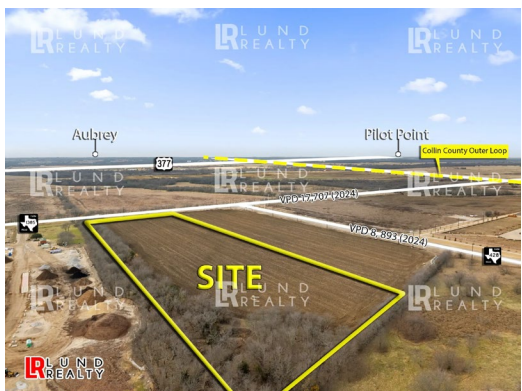


AREA RETAIL MAP — SITE & SURROUNDING NATIONAL RETAILERS



- |  |         |  |               |  |             |  |                 |  |             |
|--|---------|--|---------------|--|-------------|--|-----------------|--|-------------|
|  | HEB     |  | Walmart       |  | Costco      |  | Kroger          |  | Home Depot  |
|  | Academy |  | LA Fitness    |  | Chick-fil-A |  | McDonald's      |  | Burger King |
|  | Sonic   |  | Discount Tire |  | Walgreens   |  | Tractor Supply  |  | Lowe's      |
|  | Sprouts |  | WinCo Foods   |  | Starbucks   |  | Bank of America |  | UPS Store   |

**AERIAL VIEWS**



**LOCATION & MARKET OVERVIEW**

**WHY CELINA?**

Celina has ranked among the fastest-growing cities in the U.S. for multiple consecutive years, driven by an influx of families seeking top-rated schools, affordable housing, and quality of life in the DFW Metroplex.

**INFRASTRUCTURE**

FM-1385 is expanding to 6 lanes. FM-428 becomes Punk Carter Pkwy — a major 6-lane connector from Hwy 377 to Dallas Toll & Preston Rd. The Collin County Outer Loop will dramatically improve regional access.

**MASTER-PLANNED COMMUNITIES**

Sutton Fields (2,350 lots), Edgewood Creek (360 lots), Carter Ranch (863 lots), Bluewood (900 lots), Light Farms (3,625 lots), and many more surround the site, creating massive residential demand.

**COMMERCIAL UNDERSUPPLY**

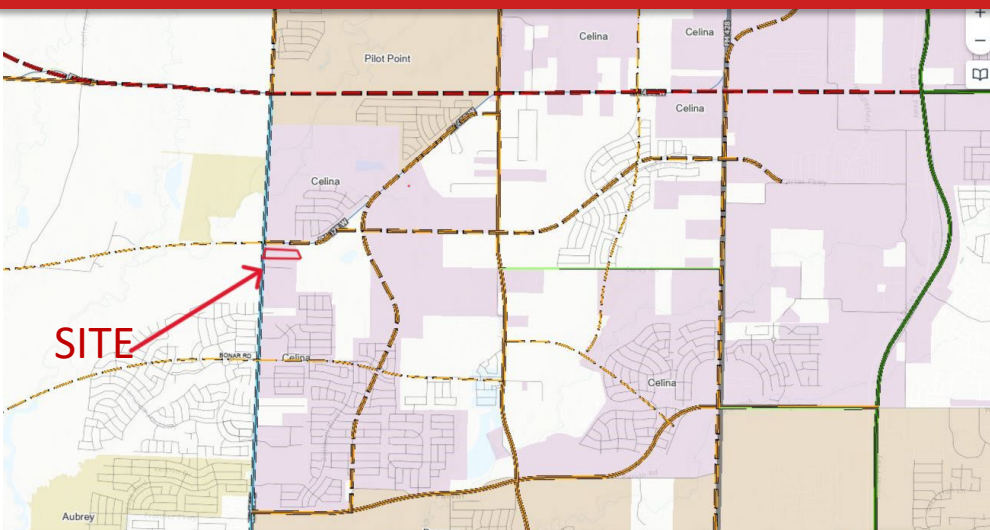
Residential construction has far outpaced commercial development, creating significant unmet demand for retail, dining, medical, and service businesses in the immediate trade area.

**REGIONAL CONNECTIVITY**

Less than 1 mile south of the Outer Loop path. 4 miles from Hwy 380. Close to Dallas North Tollway. Direct access to Frisco, Plano, Dallas, Prosper, and Denton via major arterials.

**INSTITUTIONAL ANCHORS**

Methodist Celina Medical Center, Future Collin College campus, PGA Frisco / Omni Resort, and Cook Children's Medical Center are all within the regional trade area.



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**OLGA LUND**

Broker | Lund Realty

**Tel: 817-829-2386**

Lic# 0605798



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