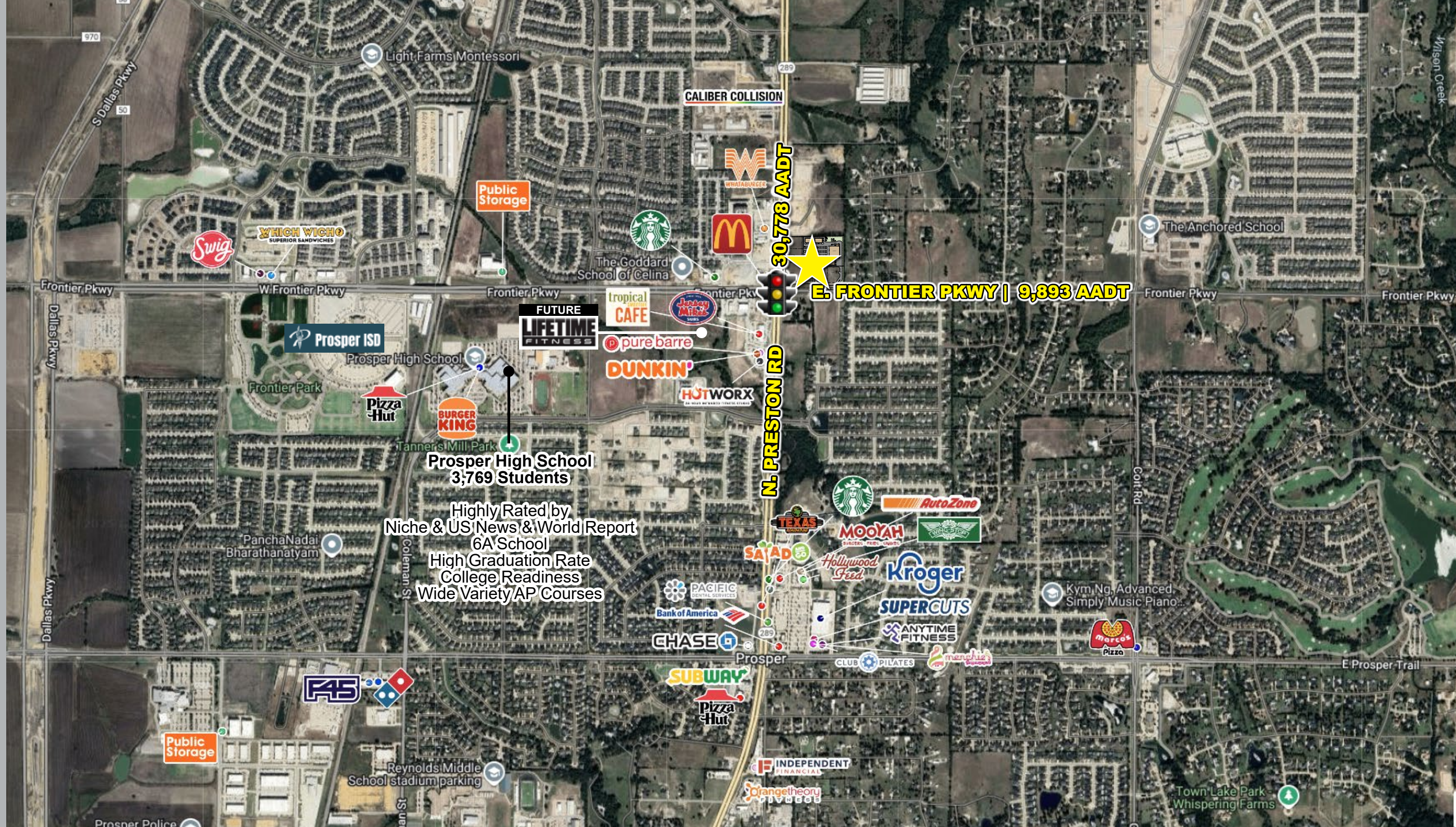


# GROCERY-ANCHORED CTR. CELINA, TX



## SITE DESCRIPTION

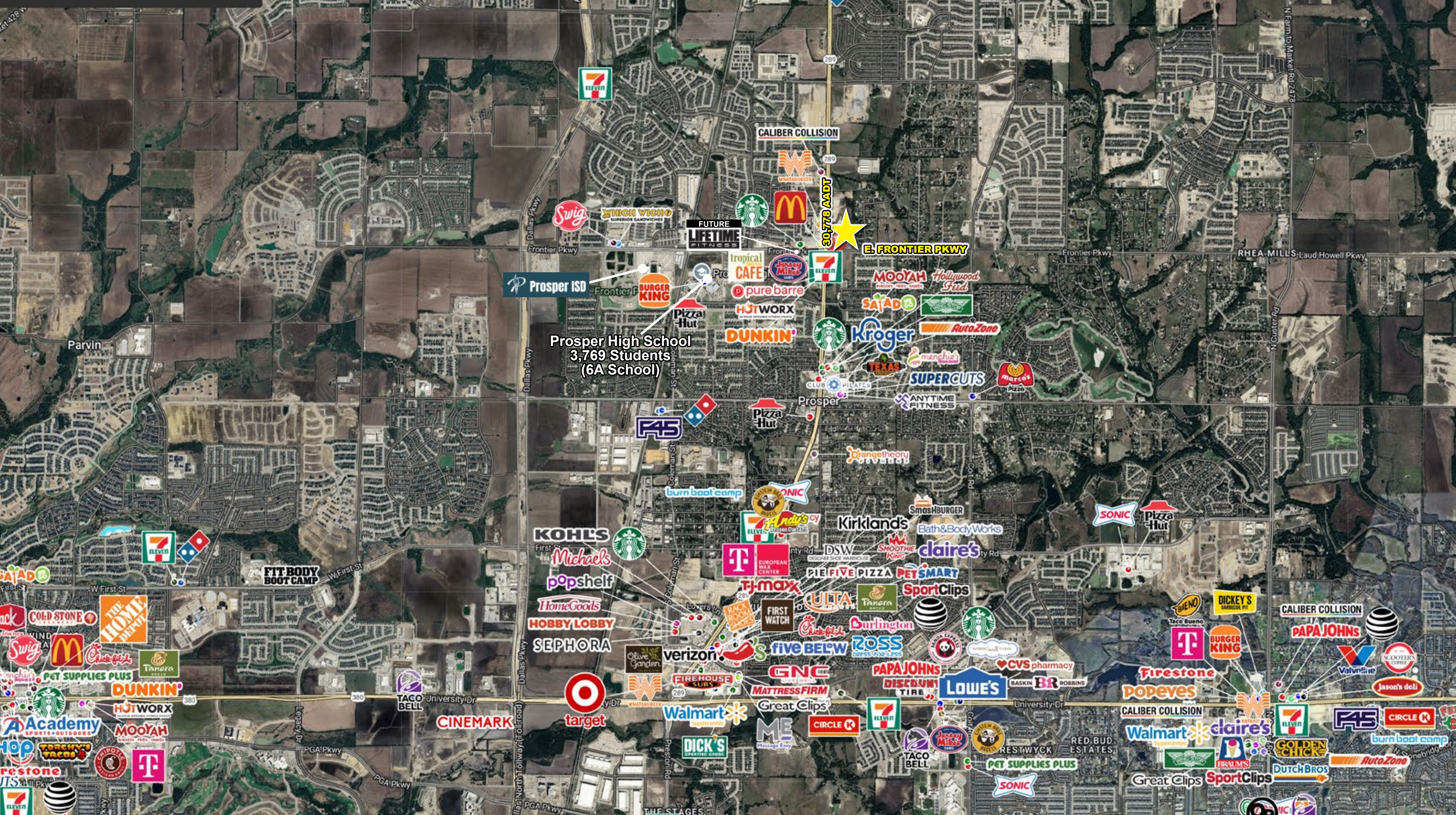
NEW OF N. PRESTON ROAD & E. FRONTIER PARKWAY  
5.95 ACRES

30,778 AADT ON N. PRESTON RD  
9,893 AADT ON E. FRONTIER PKWY

**Celina, Texas, is the #1 fastest growing city in the US.** It's experiencing explosive economic growth, fueled by a booming population and strategic development - rapidly transforming this city into a major hub in North Texas. Key drivers include residential growth, infrastructure improvements, and business development.

**Site is located at the busiest intersection in Celina.** North Preston Road is a major north-south corridor connecting Celina to major employment centers in Dallas-Fort Worth, and East Frontier Parkway is a major east-west corridor connecting Celina to neighboring cities like Prosper and other parts of the region.





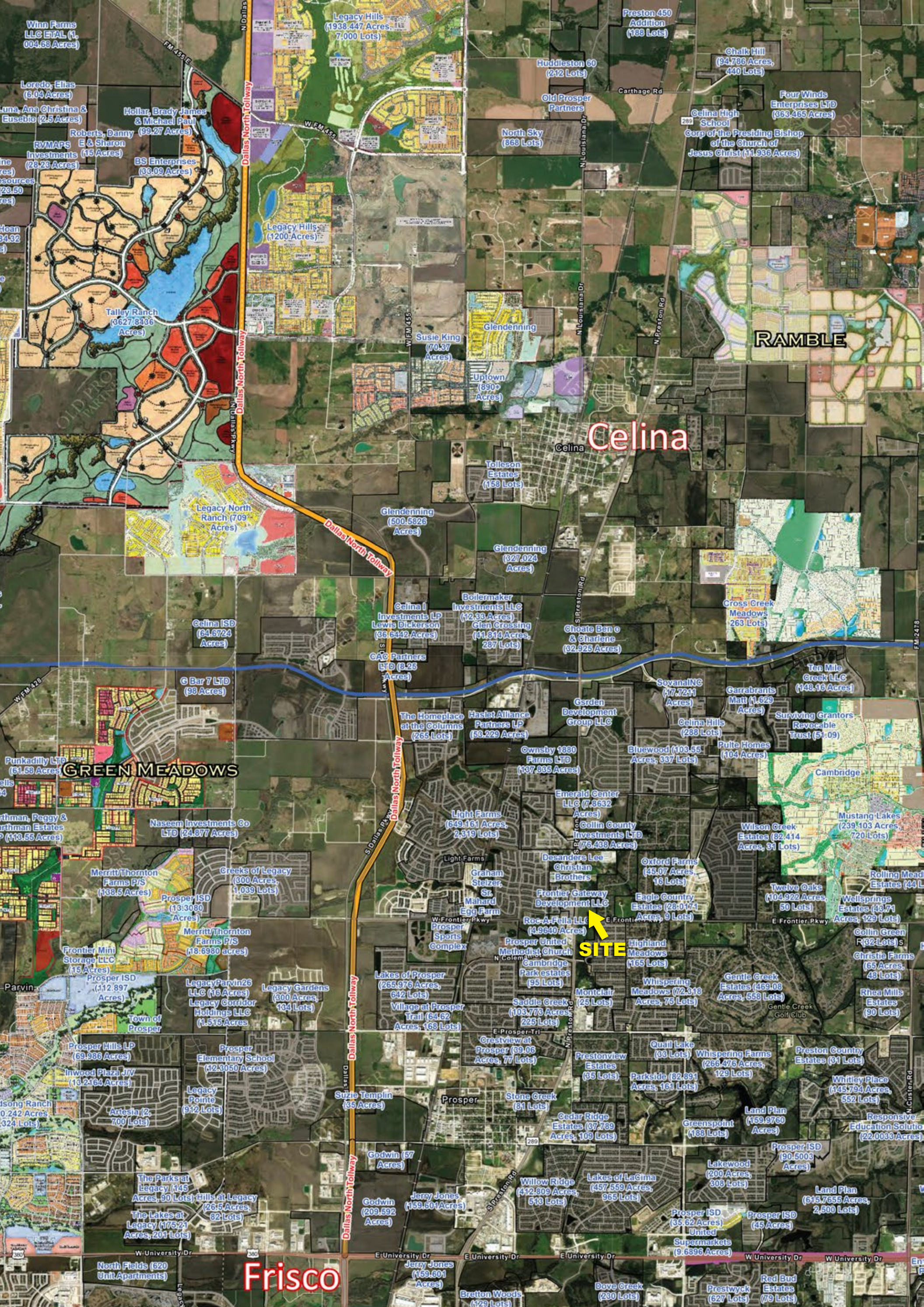
Prosper High School  
3,769 Students  
(6A School)



**LEASING:**

Alan Lloyd  
alloyd@gbtrealty.com  
615.515.4069

**MARKET AERIAL**  
GROCERY-ANCHORED CTR. | CELINA, TX



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 615.515.4069

# RESIDENTIAL DEVELOPMENTS

GROCERY-ANCHORED CTR. | CELINA, TX

# NUMBERS

GROCERY-ANCHORED CTR.  
CELINA, TX

## POPULATION

1 MILE	6,244
Projected Annual Growth	7.6%
3 MILE	51,934
Projected Annual Growth	6.4%
5 MILE	99,221
Projected Annual Growth	5.8%

## HOUSEHOLDS

1 MILE	1,933
3 MILE	16,209
5 MILE	31,881

## AVG. HH INCOME

1 MILE	\$249,558
3 MILE	\$241,350
5 MILE	\$222,812

## MED. HH INCOME

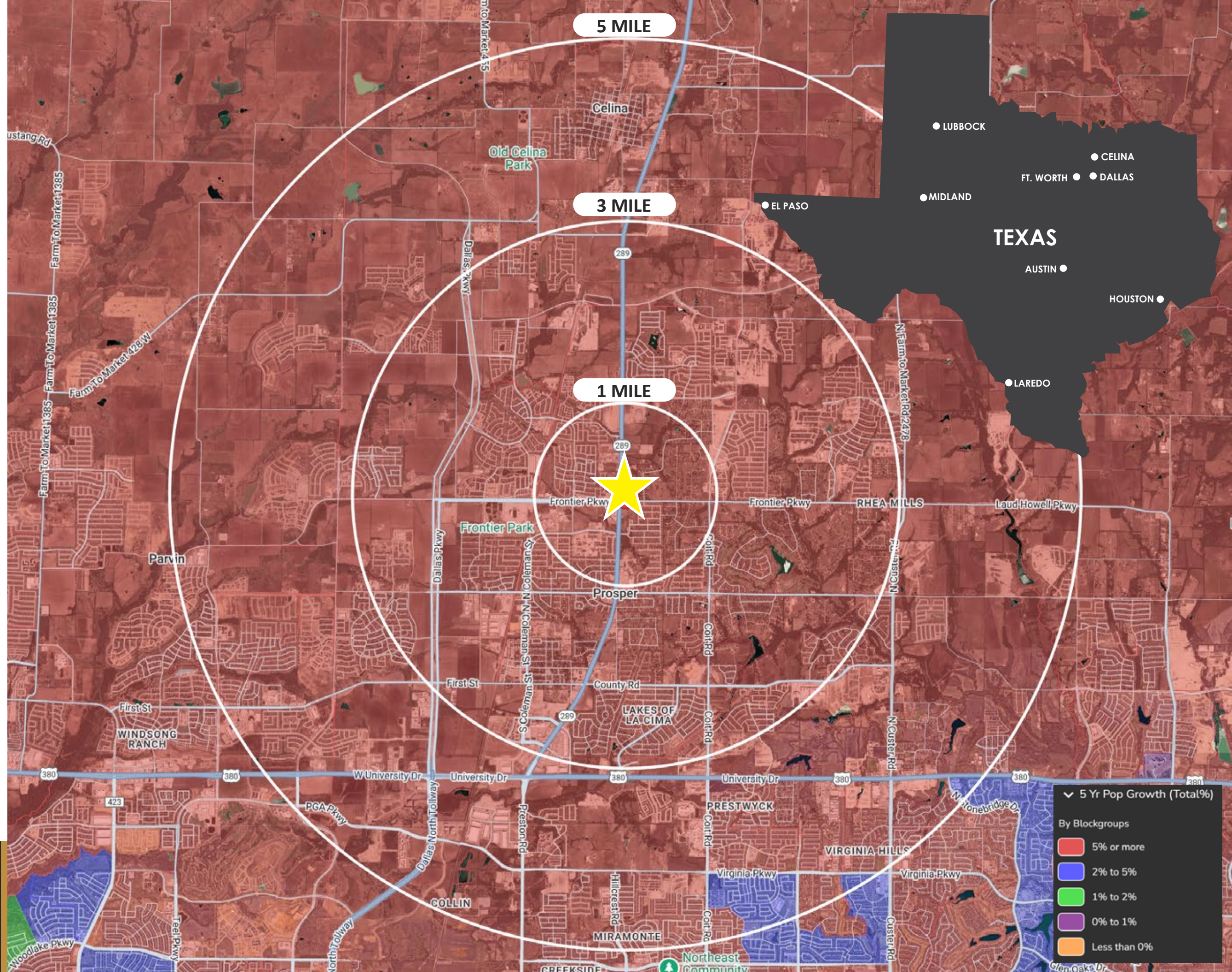
1 MILE	\$206,615
3 MILE	\$192,606
5 MILE	\$173,341

## 1 MILE - OTHER

COLLEGE/HIGHER	87%
WHITE COLLAR	82.5%
GROCERY EXPENDITURE/YR	\$18.4M
MEDIAN AGE	27

## LEASING:

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# SITE PLAN

GROCERY-ANCHORED CTR.  
CELINA, TX

## TOTALS

LAND AREA: ± 5.95 AC  
GROCERY: 23,262 SF  
PARKING: 117 SPACES  
PARKING RATIO: 5.0/1000

SHOPS: 29,700 SF  
PARKING: 181 SPACES  
PARKING RATIO: 6.09/1000



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