



# LAND FOR SALE

NEQ PRESTON RD & GLENDENNING PKWY | CELINA, TX 75009

# PROPERTY HIGHLIGHTS

## ADDRESS

NEQ Preston Rd & Glendenning Pkwy  
Celina, TX 75009

## PROPERTY TYPE

Land

## SIZE

12.31 AC

## ZONING

C-2; Preston Overlay District

## PROPOSED USES

Junior Anchor + QSR, Bank, Medical,  
Carwash

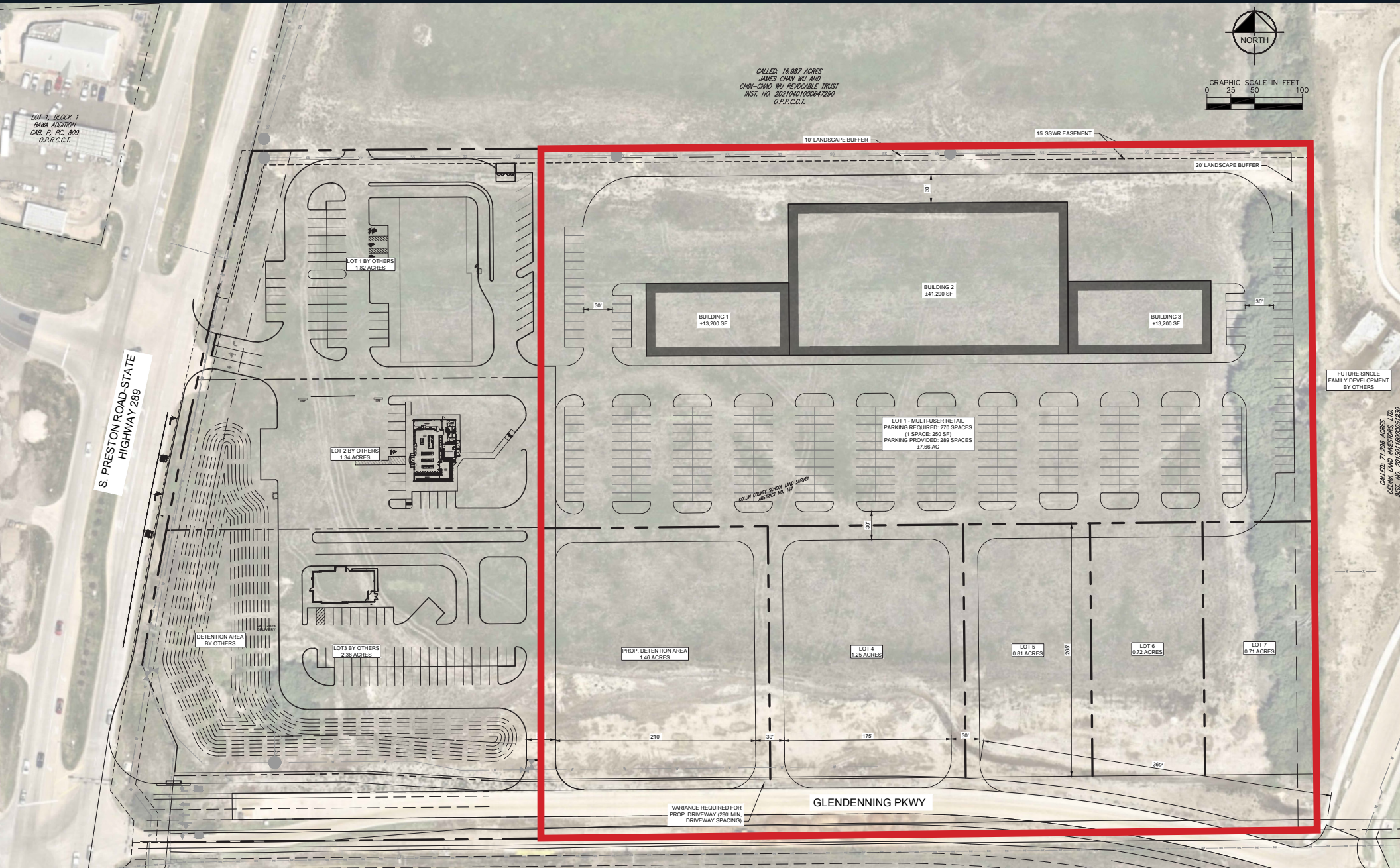
## PRICING

Contact Brokers

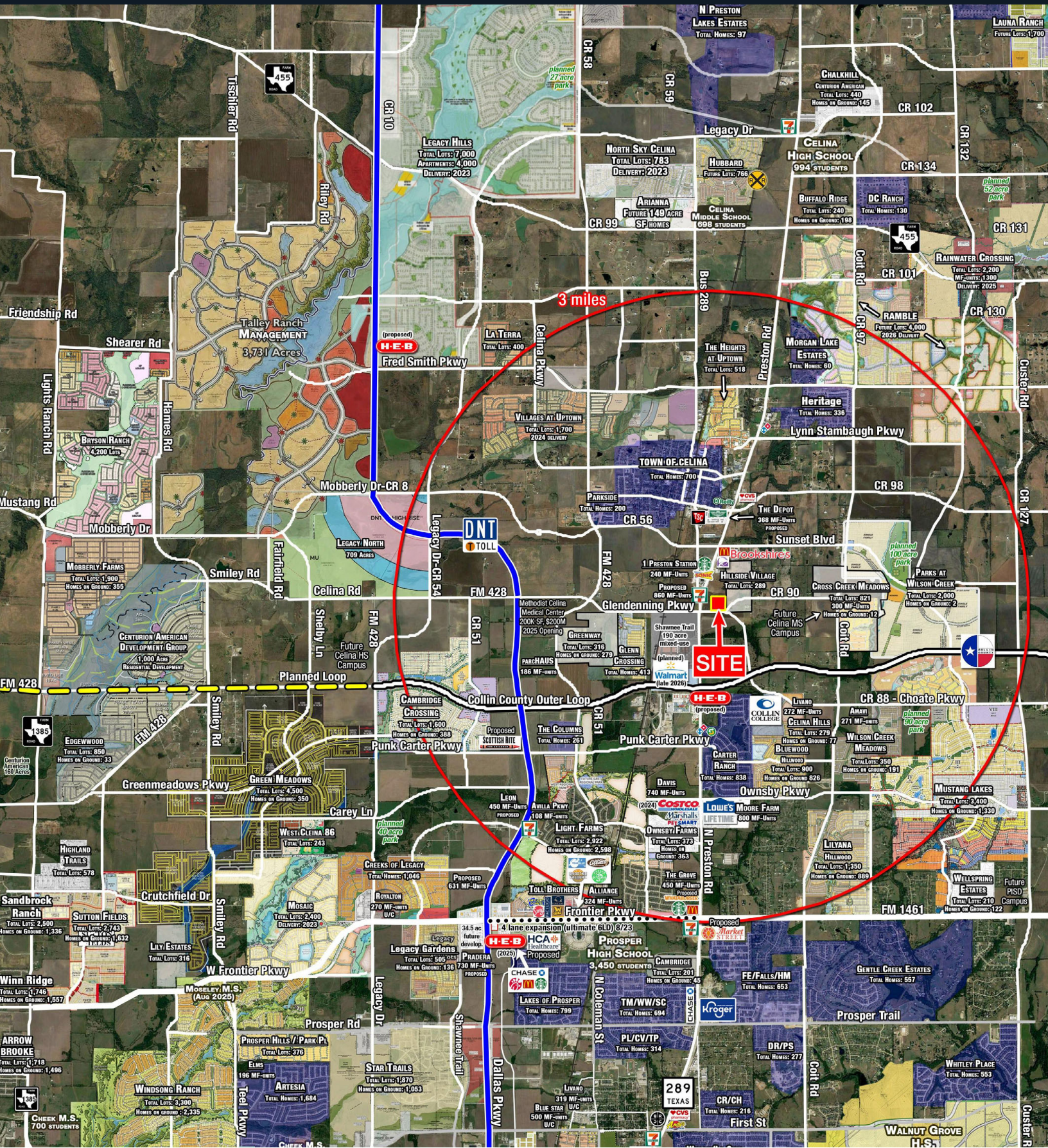
- Glendenning Pkwy under construction to be 6-lane divided
- Celina grew faster than any other U.S. city from 2022 to 2023
- Utilities on site



# SITE PLAN



# PROPERTY AERIAL



# OBLIQUE AERIAL



<1 MILE SOUTH

PROPOSED



2 MILES SOUTH



2 MILES SOUTH



FUTURE MIXED-USE DEVELOPMENT

860 PROPOSED APARTMENTS

GLENDENNING PKWY

SITE

FUTURE RETAIL

PRESTON RD  
28,247 VPD

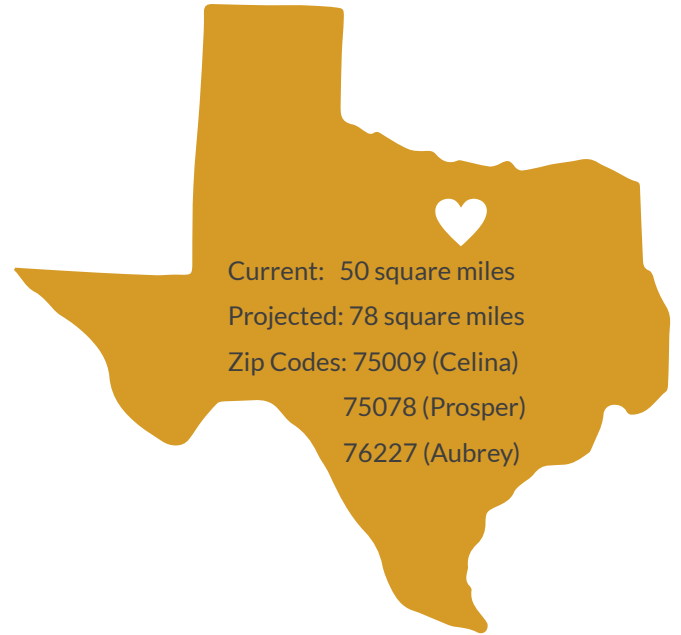


# CELINA FAST FACTS

## Population

	City Limits	Service Area
Population 2024	42,105	52,073
Population 2029	96,472	110,415

Trade Area: 154,468 (10 mile)  
 2023 Single Family Permits: 2,380  
 Buildout Population: 380,000



## Demographics

Median Age: 37

### Education

51.4% Bachelor's/Grad/Prof Degree  
 29.2% Some College  
 13.4% High School Graduate

Median Household Income: \$139,813  
 Average Home Value: \$ 552,081

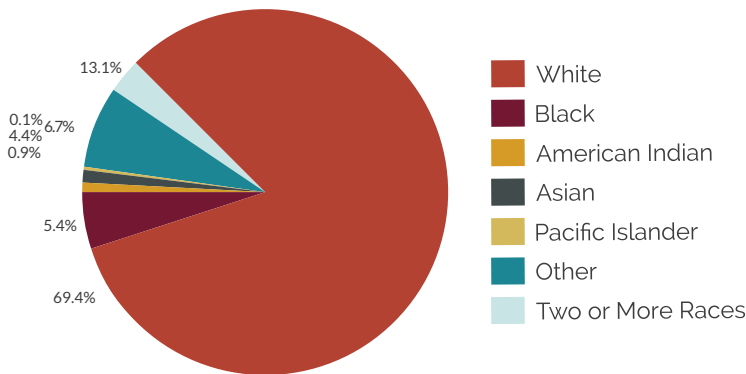
## Transportation

### Airports

Dallas Love Field Airport – 38.6 Miles/45 Min  
 DFW Airport – 37.4 Miles/45 Min

### Major Highways

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478  
 E/W: FM 428, FM 455, Outer Loop (Open from Huddleston - Custer)



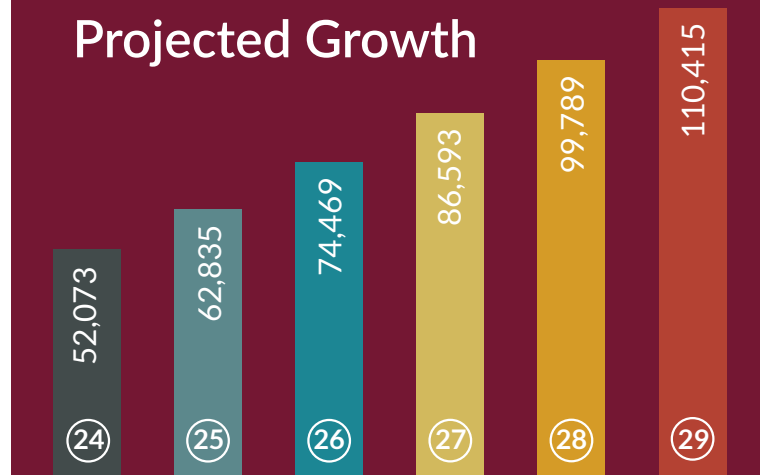
## Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools

Prosper ISD (Celina): 5 elementary schools

Collin College: Celina Campus

## Projected Growth



# weitzman®

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# 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 on 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:

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- 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.

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