



**SITE**

**DALLAS PKWY**

**W PUNK CARTER PKWY**

# 30.5 ACRES OF LAND

SEC DALLAS PKWY & PUNK CARTER PKWY | CELINA, TX

# PROPERTY DETAILS

The proposed mixed-use development at the high-profile intersection of the Dallas Parkway and Punk Carter Parkway is positioned at the gateway to a vibrant residential area.

The location, at the southeast corner of the intersection, is at a high-traffic corner of two major thoroughfares serving Celina and the Carter Ranch residential development. Carter Ranch is an established community in Celina, with spacious single-family homes and a number of amenities, all located within proximity of major retail stores and dining spots.

The site is designed for mixed-use. Anchored box retail with retail pads and/or multifamily, office and medical office.

<b>LOCATION</b>	SEC Dallas Parkway & W Punk Carter Pkwy, Celina, Texas
<b>ACREAGE</b>	30.5 Acres
<b>TYPE</b>	Land
<b>PROPOSED USE</b>	Retail, Multifamily, Office or Medical Office



# LOCATION STRENGTHS

## CELINA TRADE AREA: A GROWING RESIDENTIAL, RETAIL AND ENTERTAINMENT DISTRICT

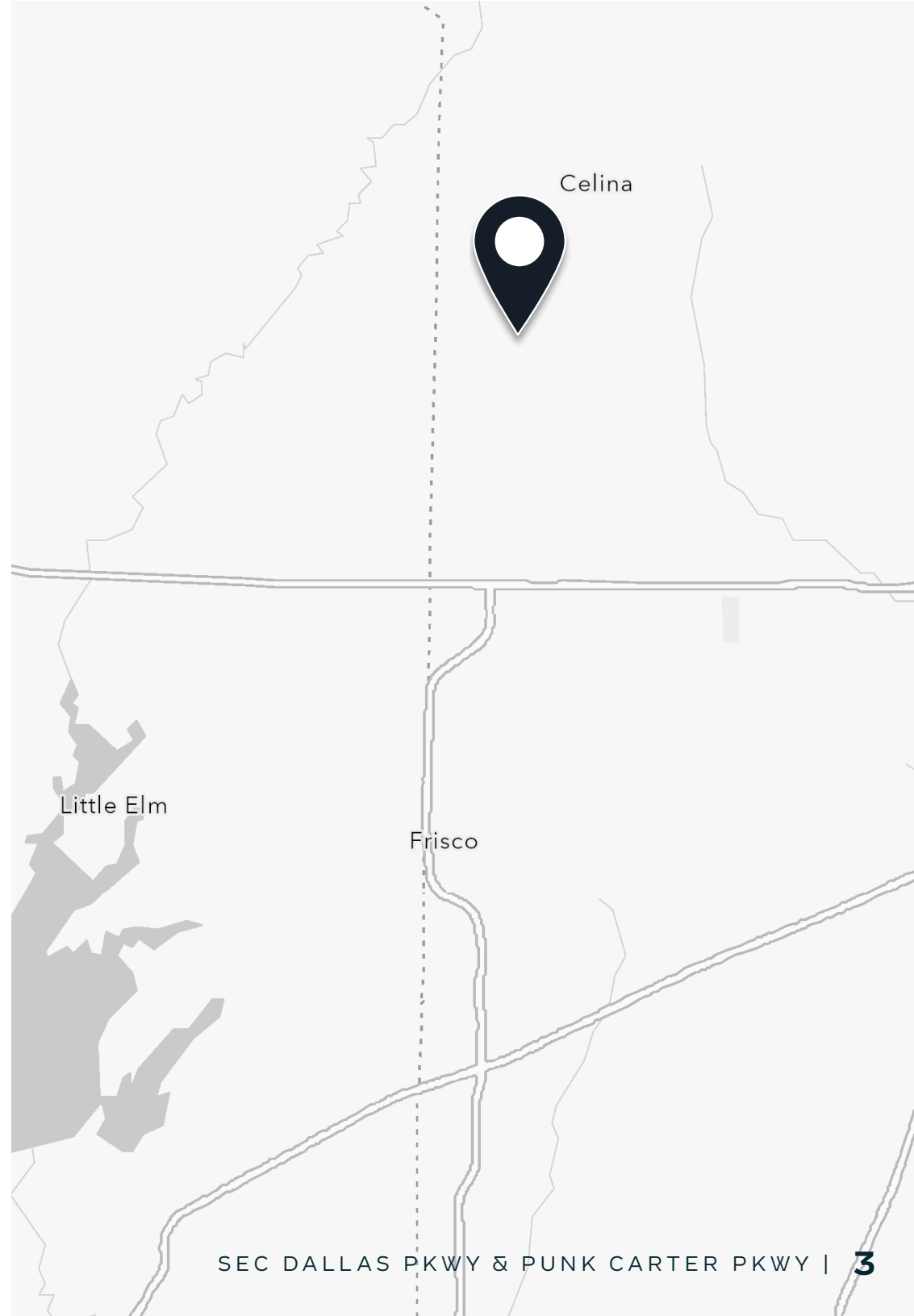
Celina ranks as the fastest-growing community in the bustling North Texas market. The trade area for the site at the intersection of the Dallas Parkway and Punk Carter Parkway is in the midst of an area posting double-digit growth.

Within a three-mile radius of the site, the population totals 27,610, a total that is on track to jump 29.4 percent by 2027.

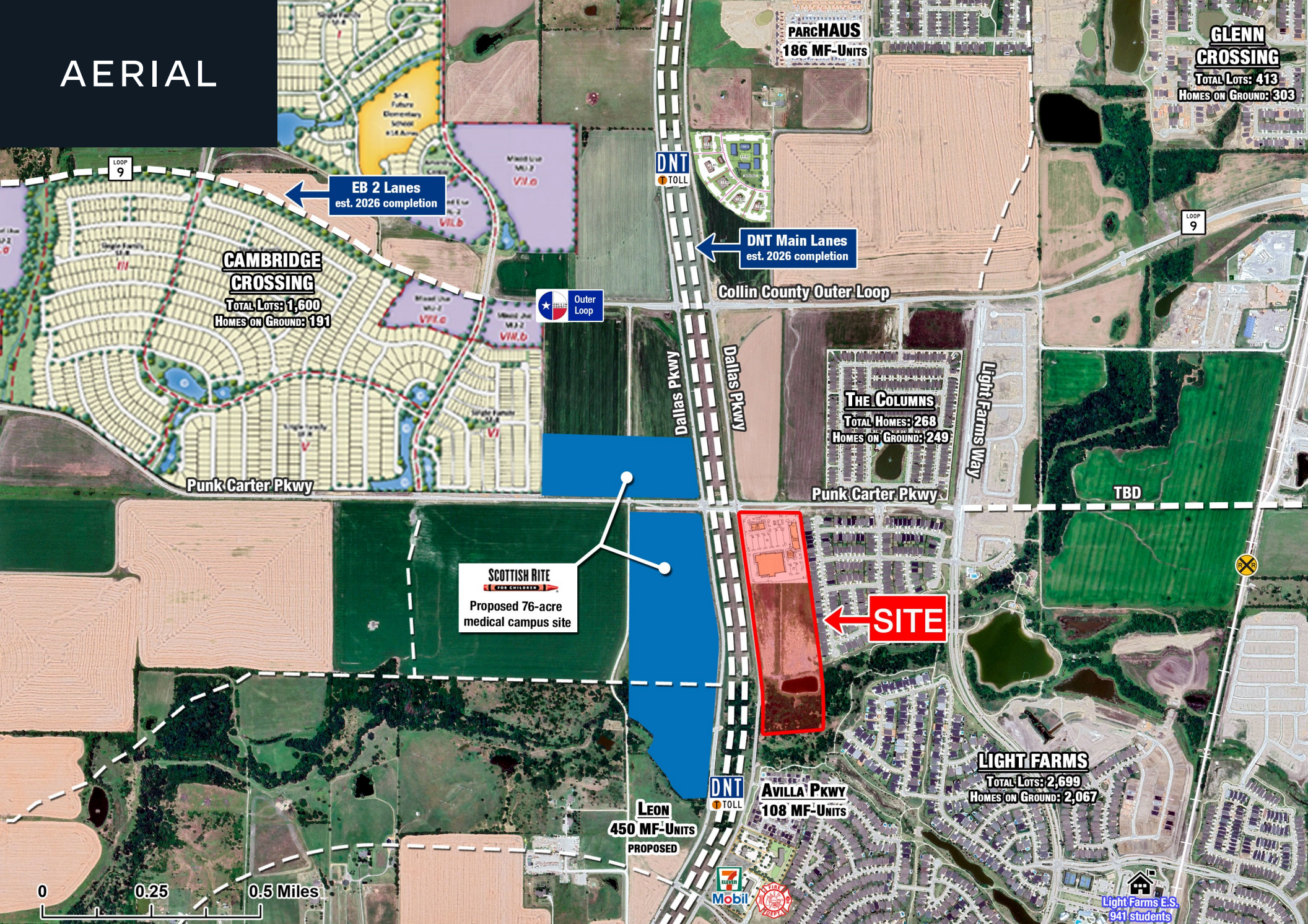
The radius includes 8,040 households, with an affluent average household income of \$180,671.

Within a five-mile radius of the site, the population totals 63,031, a total that is on track to jump 32.2 percent by 2027.

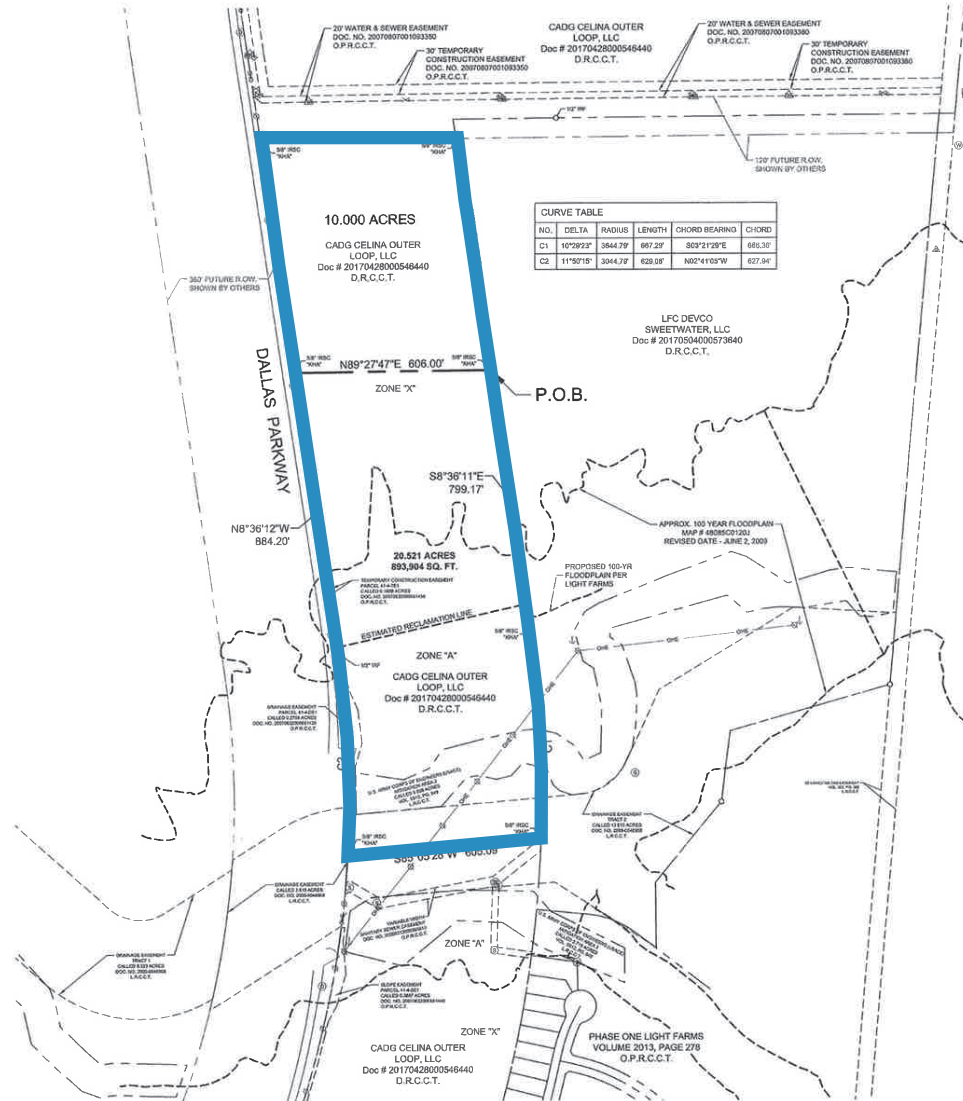
The radius includes 18,723 households, with an affluent average household income of \$179,745.



# AERIAL

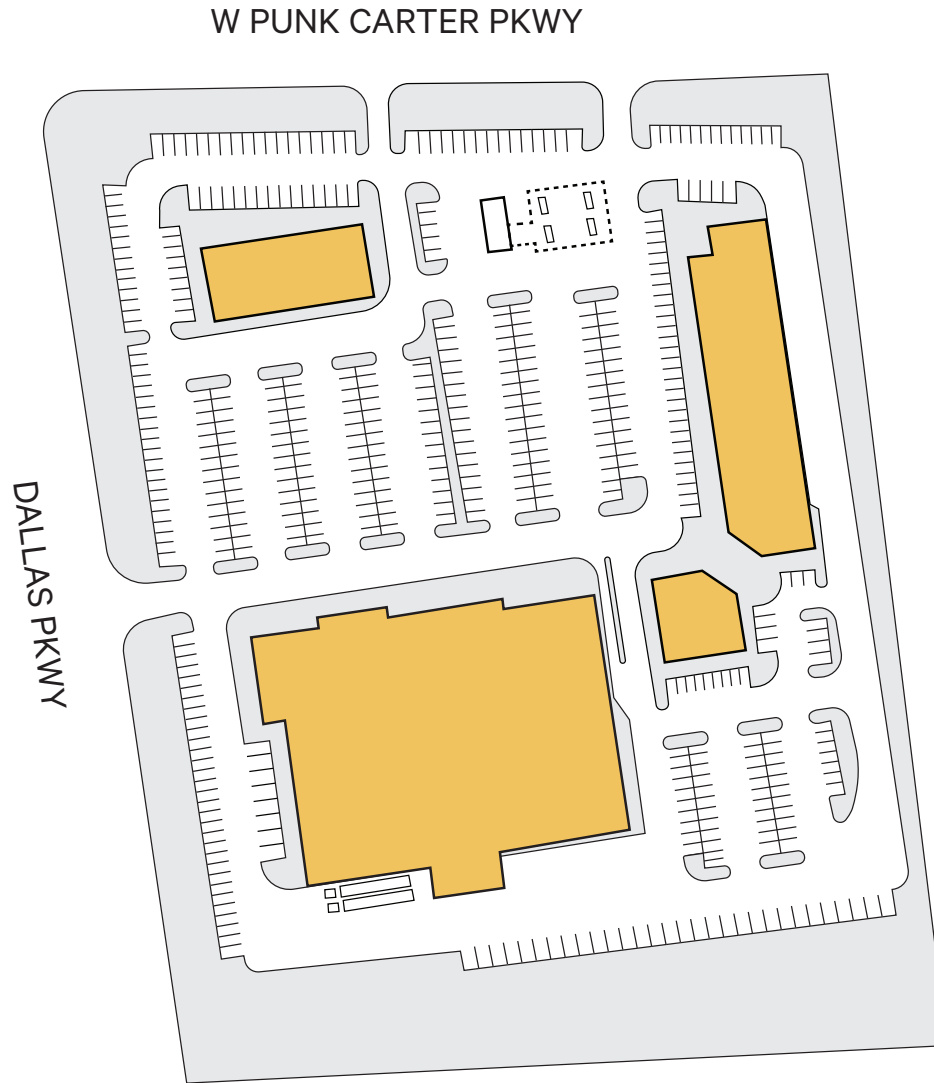


# LAND SURVEY



**LAND AREA BREAKDOWN**  
 30.521 ACRES (GROSS)  
 -13.271 ACRES (FLOOD)  
 17.25 ACRES (NET)  
 +3.775 ACRES (ESTIMATED RECLAMATION)  
 21.025 ACRES (USABLE LAND AREA)

# PROPOSED DEVELOPMENT

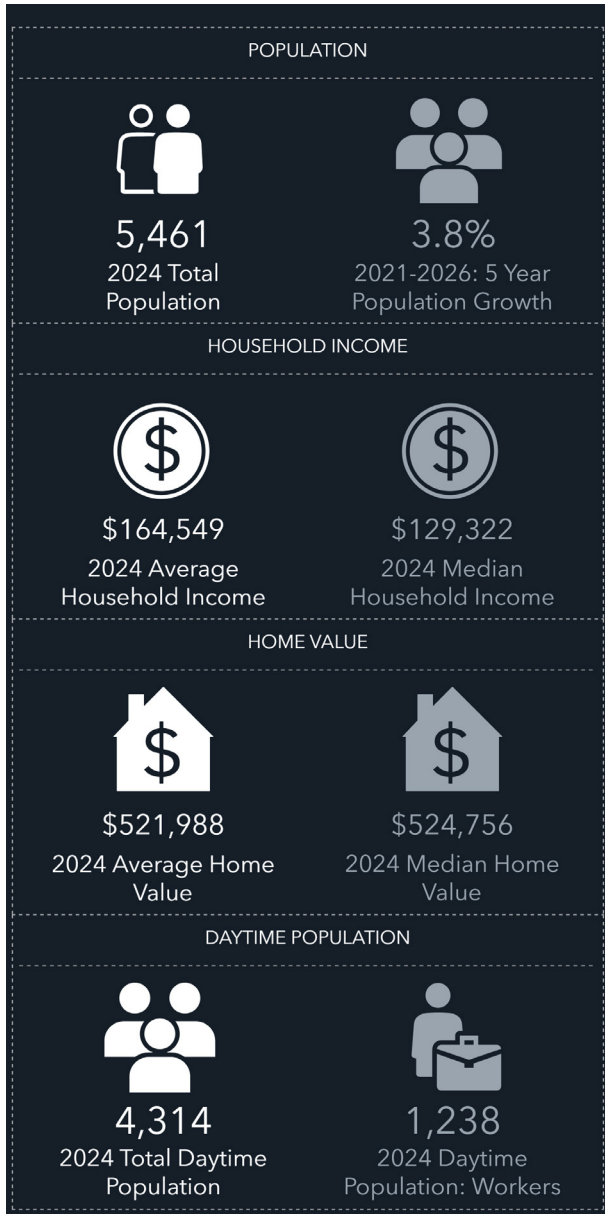


# PHOTOS

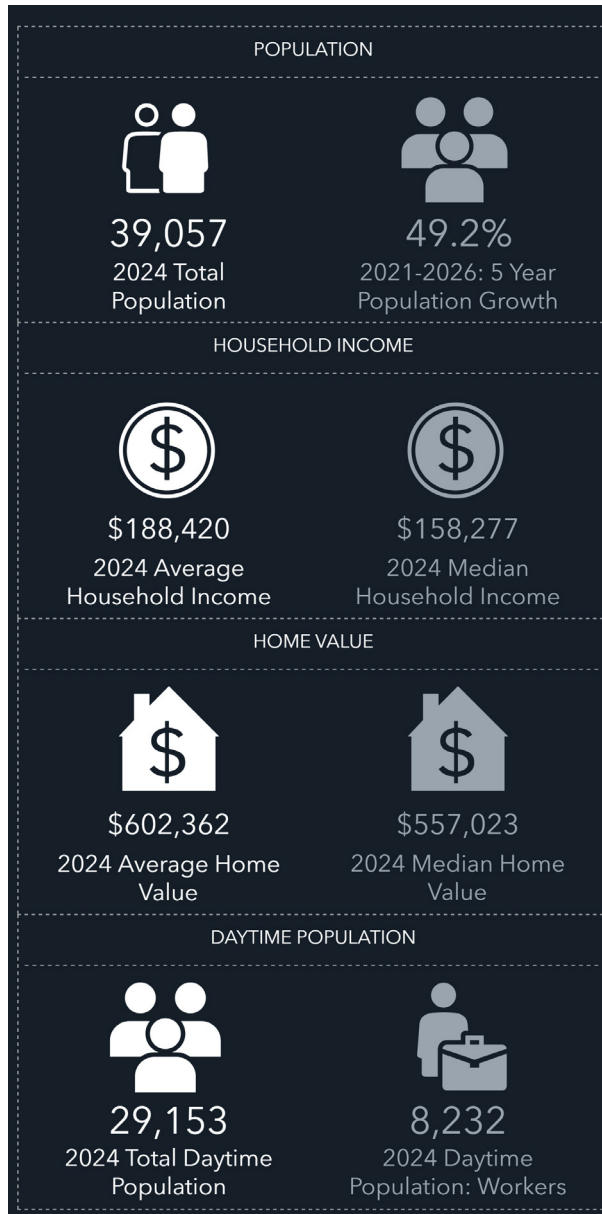


# DEMOGRAPHICS

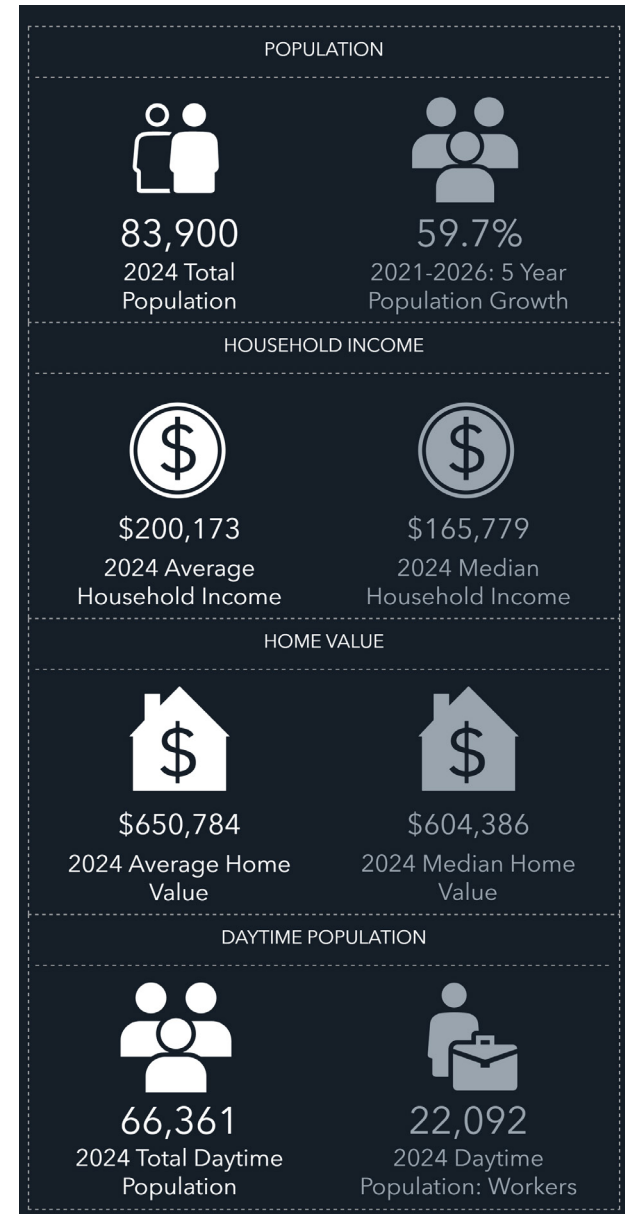
## 1 MILE



## 3 MILE



## 5 MILE





# MARKET SUBDIVISION DATA

Town of Prosper		
Subdivision Name	Occupied Homes	Total Lots at Buildout
Glenbrook Estates	399	399
Preserve at Doe Creek	121	121
Windsong Ranch	1,667	3,300
Artesia	1,600	1,600
Legacy Pointe	-	912
Villages at Legacy	539	876
Star Trails	814	1,870
Legacy Gardens	47	650
Lakes of Prosper	633	633
Village at Prosper Trail	166	166
Tanners Mill	277	315
Wildwood Estates	200	200
Saddle Creek	184	188
Preston Lakes	100	100
Crestview	77	77
Trails of Prosper	137	137
Cambridge	-	201
Frontier Estates	168	267
Falls of Prosper	133	148
Highland Meadows	112	112
Gentle Creek Estates	557	557
Deer Run	89	89
Quail Lake	29	29
Parkside	160	160
Cedar Ridge Estates	109	109
Chappel Hill	107	107
Willow Ridge	508	508
Lakes of La Cima	938	938
Whitley Place	553	553
Brook Hollow	392	2,500
City of Aubrey ETJ		
Subdivision Name	Occupied Homes	Total Lots at Buildout
Sandbrook Ranch	939	2,500
Winn Ridge	1,357	1,746
Arrow Brooke	1,274	1,718
City of Pilot Point ETJ		
Subdivision Name	Occupied Homes	Total Lots at Buildout
Mobberly Farms	-	1,900
Bryson Ranch	-	4,200

City of Celina		
Subdivision Name	Occupied Homes	Total Lots at Buildout
Sutton Fields	1,234	2,743
Highland Trails	-	578
Edgewood Creek	-	850
Green Meadows	107	4,500
Mosaic	-	2,400
Creeks of Legacy	854	1,030
Cambridge Crossing	228	1,600
Legacy Hills	-	7,000
Razor Ranch	-	3,800
North Preston Lake Estates	97	97
North Sky	-	783
Hubbard	-	766
La Terra	-	400
Villages at Uptown	-	1,700
The Heights at Uptown	-	518
Town of Celina	700	700
Parkside	200	200
Greenway	192	316
Glenn Crossing	303	413
The Columns	249	268
Light Farms	2,067	2,699
Toll Brothers at Light Farms	-	242
Homestead at Ownsby Farms	261	373
Serenade	-	1,100
Wildwood	95	95
Launa Ranch	-	1,700
Chalk Hill	118	440
Buffalo Ridge	164	240
DC Ranch	130	130
Morgan Lake Estates	60	60
Heritage	336	336
Hillside Village	-	289
Cross Creek Meadows	-	821
Parks at Wilson Creek	-	2,000
Carter Ranch	838	838
Celina Hills	-	279
Bluewood	625	900
Lilyana	561	1,350
Wilson Creek Meadows	-	350
Mustang Lakes	849	3,400
Wellspring Estates	94	210
Market Total		
	24,748	Occupied Homes
	78,400	Total Lots at Buildout

# CELINA SUBDIVISIONS UNDER DEVELOPMENT

Neighborhood	Design Lots	Construction Lots	Inventory Lots
Bluewood	-	-	-
Buffalo Ridge	-	-	46
Cambridge Crossing	-	242	242
Celina Hills	-	-	227
Chalk Hill	-	284	9
Creek Pointe Estates	-	23	-
Creeks of Legacy	-	-	96
Crosswood Creek Estates	-	-	7
Cross Creek Meadows	553	-	-
Edgewood Creek	-	301	-
Glen Crossing	-	-	7
Green Meadows	-	458	57
Greenway	-	107	5
Hillside Village	256	-	-
La Terra	142	-	-
Legacy Hills	1,989	310	-
Light Farms	-	171	448
Lilyana	152	100	328
Mosaic	207	228	-
Mustang Lakes	323	259	323
North Sky	-	323	-
Parks at Wilson Creek	-	358	-
Sutton Fields	246	732	120
Ten Mile	305	-	-
The Cottages	-	196	-
The Estates at Bonito Lakes	55	-	-
The Heights at Uptown	237	-	-
The Ranch at Uptown	240	-	-
North Square at Uptown	78	-	-
Wellspring Estates	85	-	84
Wilson Creek Meadows	216	207	120
<b>Totals</b>	<b>5,084</b>	<b>4,299</b>	<b>2,119</b>

**\$583,446**

AVERAGE NEW HOME VALUE

**3,936**

AVERAGE SQUARE FEET

**2,516**

NEW HOMES PERMITTED IN 2021

**37,765**

POPULATION

# CELINA MULTIFAMILY COUNTS

## MULTIFAMILY UNDER DEVELOPMENT

Project	Units	Status	Project	Units	Status
Avilla DNT (NexMetro	108	Complete	Royallton at Celina	540	Design
Avilla Grove	200	Complete	Legacy Frontier Apartments	294	Design
Alliance MF - Prose Frontier 15	324	Construction	Amavi Wilson Creek	155	Design
BB Living Phase 1	77	Construction	Westgate	345	Design
BB Living Phase 2	104	Construction	Celina 15	267	Design
Owensby (Davis) Phase 1	367	Construction	Bee Hive (Senior Living)	150	Design
LIV Bluewood	272	Construction	CTC & Cross Timbers	256	Design
One Preston Station (J Street)	240	Construction	Mustang Park Apartments	391	Design
Parc Haus	186	Construction	Sundance Celina	261	Design
The District at Celina	107	Construction	Praire Trail	264	Design
Highfield Preston	250	Construction	<b>Multifamily Total</b>	<b>5,534</b>	
Owensby (Davis) Phase 2	376	Design			

# DFW BY THE NUMBERS

# 1

## IN TEXAS FOR JOB GROWTH

294,700 NET NEW JOBS  
MAY 2021-MAY 2022  
#3 IN THE NATION

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE U.S. FOR 3-YEAR JOB GROWTH

U.S. BUREAU OF LABOR STATISTICS

# 1

## IN THE NATION FOR POPULATION GROWTH

DFW ADDED 97,290 RESIDENTS  
JULY 2020-JULY 2021

U.S. CENSUS

# 1

## IN THE NATION FOR SINGLE-FAMILY DEVELOPMENT

OVER THE PAST DECADE, SINGLE-FAMILY BUILDING PERMITS IN DFW TOTALED 323,000

STORAGECAFE

# 1

## IN THE NATION FOR MULTI-FAMILY DEVELOPMENT

OVER THE PAST DECADE, DFW HAS REPORTED 233,00 NEW MULTI-FAMILY UNITS

STORAGECAFE

# TEXAS BY THE NUMBERS

# **1**

## IN JOB GROWTH

**82,500 JOBS** IN JUNE 2022 – #1  
**779,000 JOBS** YEAR TO DATE – #1

U.S. BUREAU OF LABOR STATISTICS

# **1**

## IN POPULATION GROWTH

**310,200** BETWEEN 2020 AND 2021  
**4 MILLION** BETWEEN 2010 AND 2020

U.S. CENSUS

# **5**

## BEST STATES FOR BUSINESS

CNBC

# **1**

## FOR FORTUNE 500 COMPANIES

TEXAS IS HOME TO **53** FORTUNE 500 COMPANY HEADQUARTERS, MORE THAN ANY OTHER STATE

FORTUNE

# **9**

## WORLD ECONOMY

TEXAS IS THE WORLD'S 9<sup>TH</sup> LARGEST ECONOMY WITH **\$1.985 TRILLION** IN

GDP

TEDC

# **1**

## FOR ECONOMIC GROWTH

TEXAS RANKS 1<sup>ST</sup> IN THE NATION IN FORECASTS FOR STRONG EMPLOYMENT AND INCOME GROWTH FOR THE NEXT 5 YEARS.

FORBES



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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 **SALARY 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 or to sell or property management agreement. As 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 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 acting 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.

Weitzman

\_\_\_\_\_  
Licensed Broker /Broker Firm Name or Primary Associated Business Name

Robert E. Young, Jr.

\_\_\_\_\_  
Designated Broker of Firm

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

Matthew Erik Rosenfeld

\_\_\_\_\_  
Sales Agent/Associate's Name

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