

STONE RANCH - 30 ACRES

CELINA, TX



**INVESTMENT
OPPORTUNITY
IN THE
FASTEST
GROWING
CITY IN
TEXAS**



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PROPERTY DETAILS

CELINA, TX

- 30 Acres to be platted & surveyed from existing 40 Acres upon contract acceptance
- Currently Ag Exempt
- Property Address
 - 16122 W FM 455 Road, Celina, Texas 75009
- Appraisal District Property IDs
 - 1974148
 - 2665773
 - 1901847
- Utilities
 - Mustang Water 8" Pipe in use to home
 - Available City of Celina water via 20" Pipe at road
- School District: Celina ISD
- VALUE IS IN THE LAND for commercial location
- Commercial property to the east end of CR-57 already
- Due diligence the responsibility of the buyer
- Home on FM-455 frontage conveys



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PROPERTY OVERVIEW

CELINA, TX



KEY LOCATION DETAILS

- Hard Corner of FM 455 & CR-57 (northeast corner)
- Immediate proximity to J Fred Smith Pkwy that will provide access directly to north side of downtown Celina, TX
- J Fred Smith will also provide east & west access to Dallas North Tollway and SH-289 (Preston Rd)
 - 1.3 MILES to future Dallas North Tollway
 - 2.1 MILES to SH-289 (Preston Rd)

DEVELOPMENTS

- Located directly east across FM-455 from new Legacy Hills development with close to 10,000 homes
- 3,200 acre Dynavest project 1mi north with 7,000 single family lots, 4,100 multi-family, 100 acres commercial, the list goes on... expected to be completed across over 3,000 acres
- Located on FM-455, just north of future Uptown Celina, w/ 700 acres of master planned development where close to 3,000 single family homes and over 1,000 multifamily units are planned
- Close proximity of Mobberly with buildout of 2,000 homes

FUTURE GROWTH CREATES OPPORTUNITY

CELINA, TX




COMMERCIAL PROJECTS

1. Scottish Rite Hospital
2. Methodist Hospital
3. Multiple (3) new HEB anchor locations incl. DNT & CR-9 (CR-57)
4. Costco anchor on Preston Rd
5. Hotel & Conference Center
6. Numerous Residential Developments



**\$237 MILLION
METHODIST HOSPITAL
HAS BROKEN GROUND**

POPULATION GROWTH TREND

- 3 MILE RADIUS - 6,615 ppl in 2022  8,261 ppl in 2027
- 5 MILE RADIUS - 23,982 ppl in 2022  31,735 ppl in 2027
- 7 MILE RADIUS - 50,687 ppl in 2022  71,196 ppl in 2027

Dallas Business Journal
states population of
165,000 by 2035



**PROJECTED CELINA
BUILD OUT
POPULATION = 350,000**

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AERIAL EXPANSION



PROPERTY LISTING SUMMARY

CELINA, TX

Just over a mile from the Dallas North Tollway expansion and you'll find this prime 30 acres situated in the ETJ of the fastest growing city in TX, the community of Celina. This parcel of land on FM 455 offers an exceptional investment opportunity with immediate utility access.

Strategically positioned at the Northeast corner of W FM 455 & CR 57, this versatile property benefits from an existing Agricultural Exemption and is currently utilized for poultry and small-scale ranching.

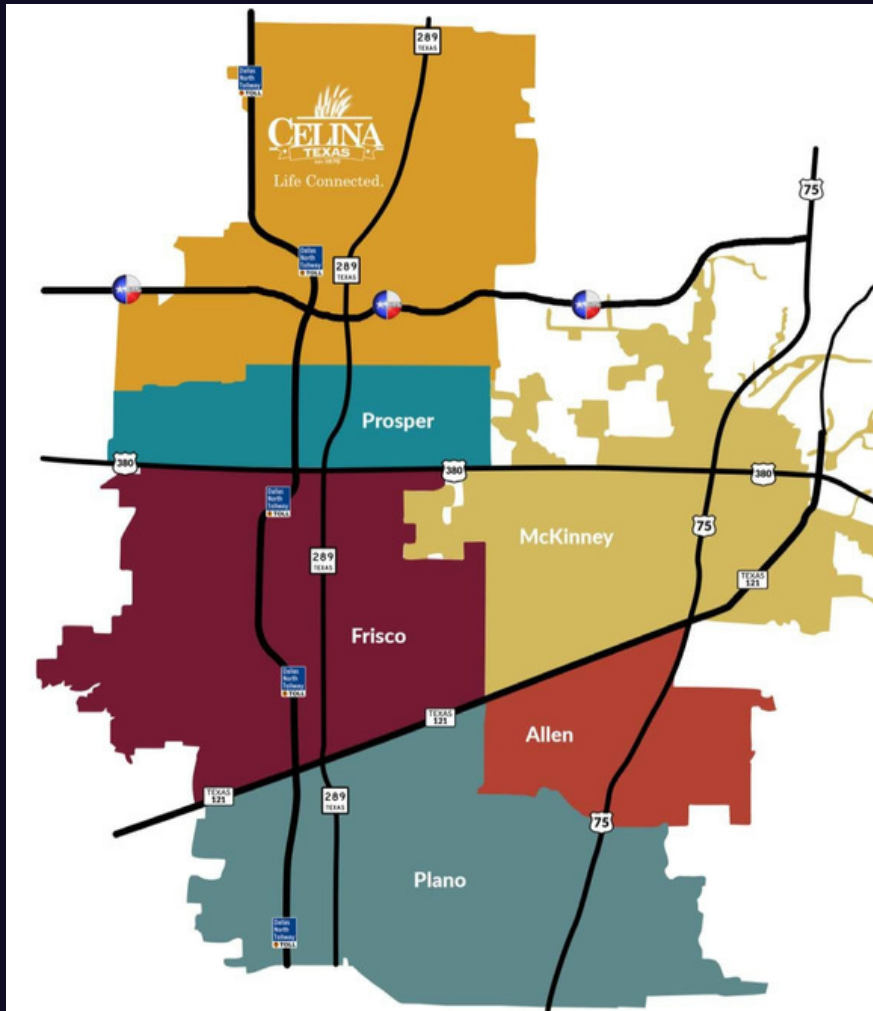
VALUE IS IN THE LAND.

Boasting an impressive 922 feet of frontage on FM-455, complemented by an additional 285 feet on the adjoining CR-57 it has superior location and ample frontage resulting in a remarkable opportunity for forward-thinking investors. The front portion lends itself to high-visibility commercial development, while the rear segment could be ideally suited for multifamily residences.

This strategic combination allows for a diverse range of profitable investment possibilities, making this property a unique and lucrative venture in the thriving Celina market.

POISED FOR THE FUTURE

CELINA, TX



- Celina is strategically located in the DFW Metroplex, about 40 miles from Dallas and 14 miles from Frisco
- With Dallas's urban spread and the Dallas North Tollway's expansion, Celina has seen notable growth, expected to persist into the next decade
- Key employers in North Texas are Texas Health Resources, Bank of America, University of North Texas, General Motors, and Lockheed Martin
- The region's leading sectors are education, finance, tech, and manufacturing
- Nearby educational institutions comprise Celina ISD, Collin College, University of North Texas in Denton, and University of Texas at Dallas
- Major hospitals are Baylor Scott & White and Medical City Frisco, with Methodist Medical Center and Scottish Rite Hospital in Celina slated for completion by 2025



CITIZEN WELL-BEING

- Celina aspires to excel in offering an unparalleled quality of life
- It beautifully blends the charm of a small town and rural setting with the dynamism of an urban metropolis
- With a deep-rooted history and culture, Celina is on the brink of a promising future

COMPETITIVE EDGE

- Celina is proactively setting the stage for major employers through strategic planning & zoning
- The city envisions itself as a prime destination to live and work, boasting a lively downtown, pedestrian-friendly urban spaces, and an exceptional quality of life



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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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Date

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