

±1.59
ACRES

For Sale
SEC Oklahoma Drive
& Main Street
Celina, Texas 75009

VENTURE

LAWRENCE WILSON
LWILSON@VENTUREDFW.COM

IAN PETERMAN
IPETERMAN@VENTUREDFW.COM

Metrics

SEC Oklahoma Drive & Main Street
Celina, Texas 75009

Location

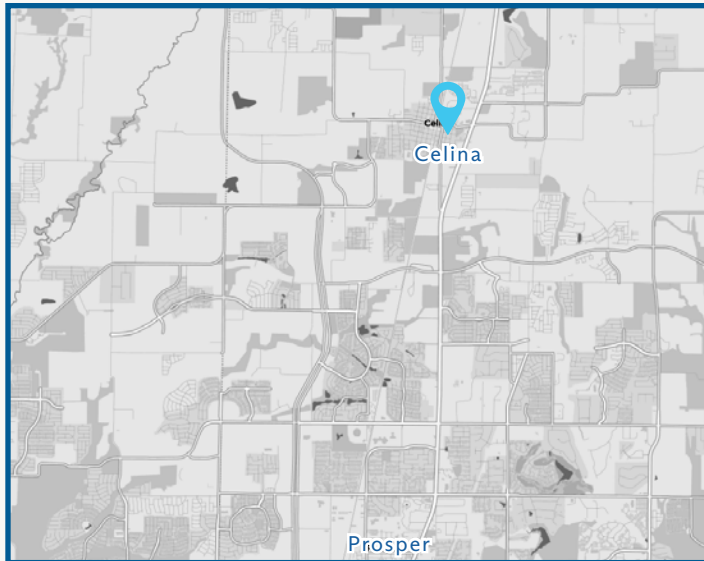
SEC Oklahoma Drive
& Main Street

Size

Land
± 1.59 Acres

Traffic Counts

Preston Road
24,340 VPD



Property Highlights

1. Celina is the fastest growing city in the country, according to the U.S. Census Bureau
2. Excellent average household incomes in excess of \$191,000 within a three-mile radius
3. Centrally located within downtown Celina with frontage along Oklahoma Drive & Main Street
4. Zoned Commercial

2025 Demographic Summary

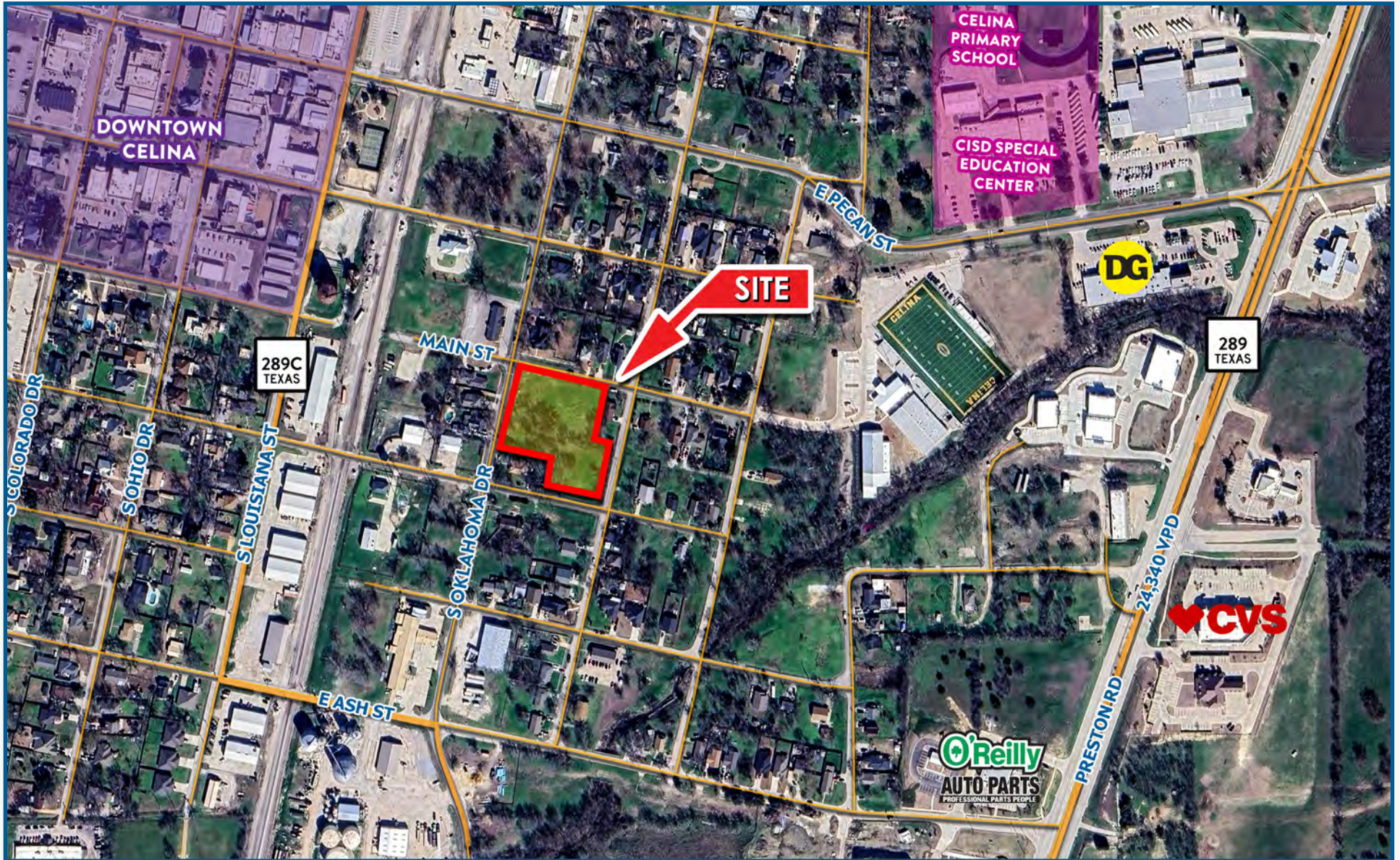
	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,266	22,308	57,759
EST. DAYTIME POPULATION	1,599	2,392	5,281
EST. AVG. HH INCOME	\$163,558	\$191,227	\$226,078

Area Attractions



Close Aerial

SEC Oklahoma Drive & Main Street
Celina, Texas 75009



Far Aerial

SEC Oklahoma Drive & Main Street
Celina, Texas 75009



SEC Oklahoma Drive
& Main Street
Celina, Texas 75009

Lawrence Wilson
Senior Vice President
lwilson@venturedfw.com

Ian Peterman
Broker Relations Director
ipeterman@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

