



**DNT & FRONTIER** PADS AVAILABLE

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CELINA / PROSPER, TX

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## LOCATION

**DALLAS NORTH TOLLWAY & FRONTIER  
CELINA, TX**

## SIZE

**SITE 1**

6 PADS | FRONTIER PKWY FR | 0.99-1.29 AC

2 PADS | DNT FRONTAGE | ± 1.00 AC

4 ANCHOR PADS | 1.15-2.91 AC

**SITE 2**

3 PADS | DNT FRONTAGE | SIZE TO FIT

**SITE 3**

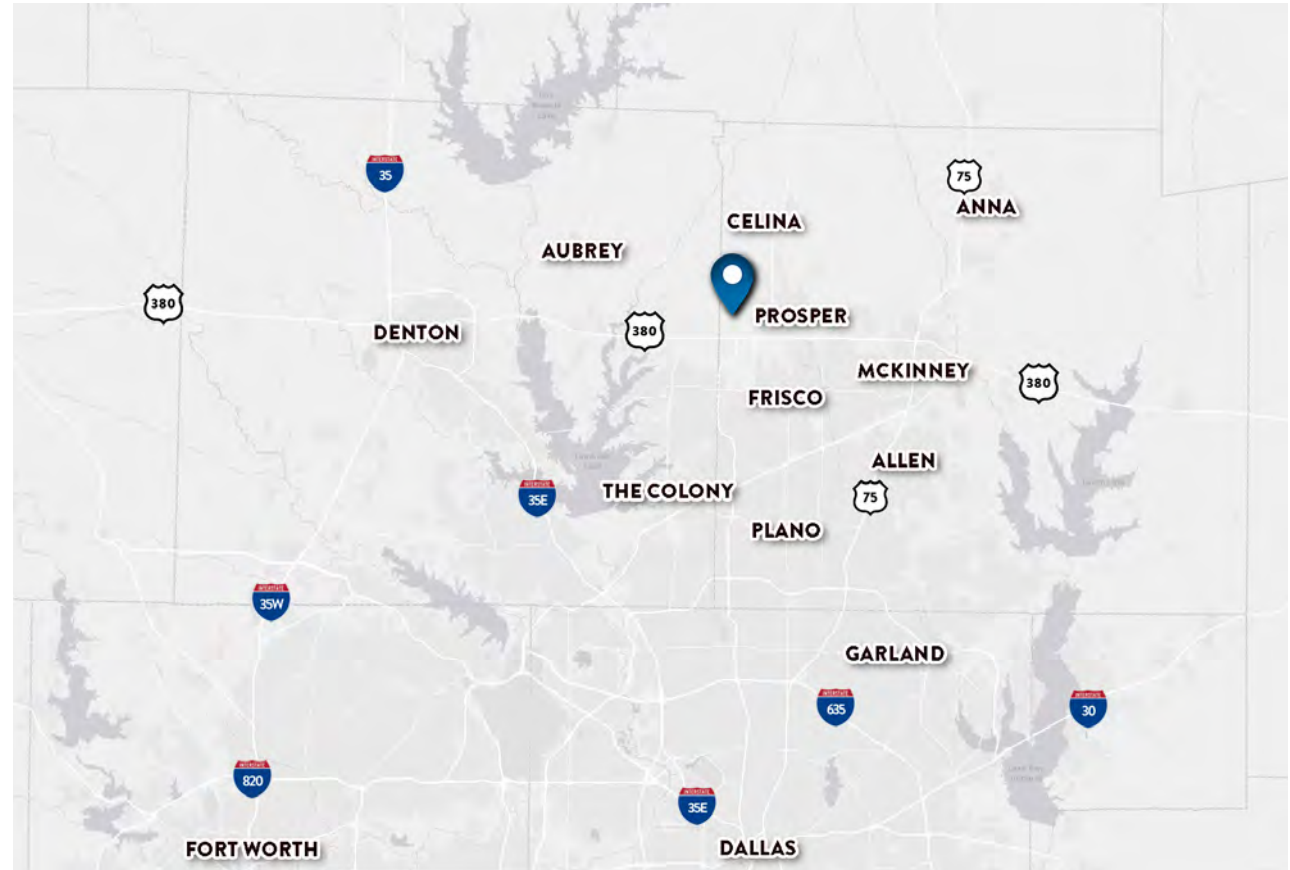
±8 AC AVAILABLE

## TRAFFIC COUNTS

<b>DNT</b>	<b>FRONTIER</b>
35,289 VPD 2024	15,822 VPD 2024

## PROPERTY HIGHLIGHTS

- ★ UTILITIES STUBBED TO PREMISES
- ★ LOCATED ON THE BORDER OF PROSPER & CELINA
- ★ CATTY-CORNER TO OPEN 132,000 SF H-E-B
- ★ ESTIMATED 2029 CELINA SERVICE AREA POPULATION: 110,415 (CELINA EDC) & PROSPER: 50,000 (PROSPER EDC)
- ★ CELINA: FASTEST GROWING CITY IN THE UNITED STATES
- ★ DALLAS NORTH TOLLWAY (DNT) EXPANSION TO 10-LANES SCHEDULED FOR COMPLETION FALL 2027
- ★ FRONTIER PARKWAY EXPANSION TO A 4-LANE DIVIDED THOROUGHFARE BEGINNING Q1 2026 SCHEDULED FOR COMPLETION FALL 2027



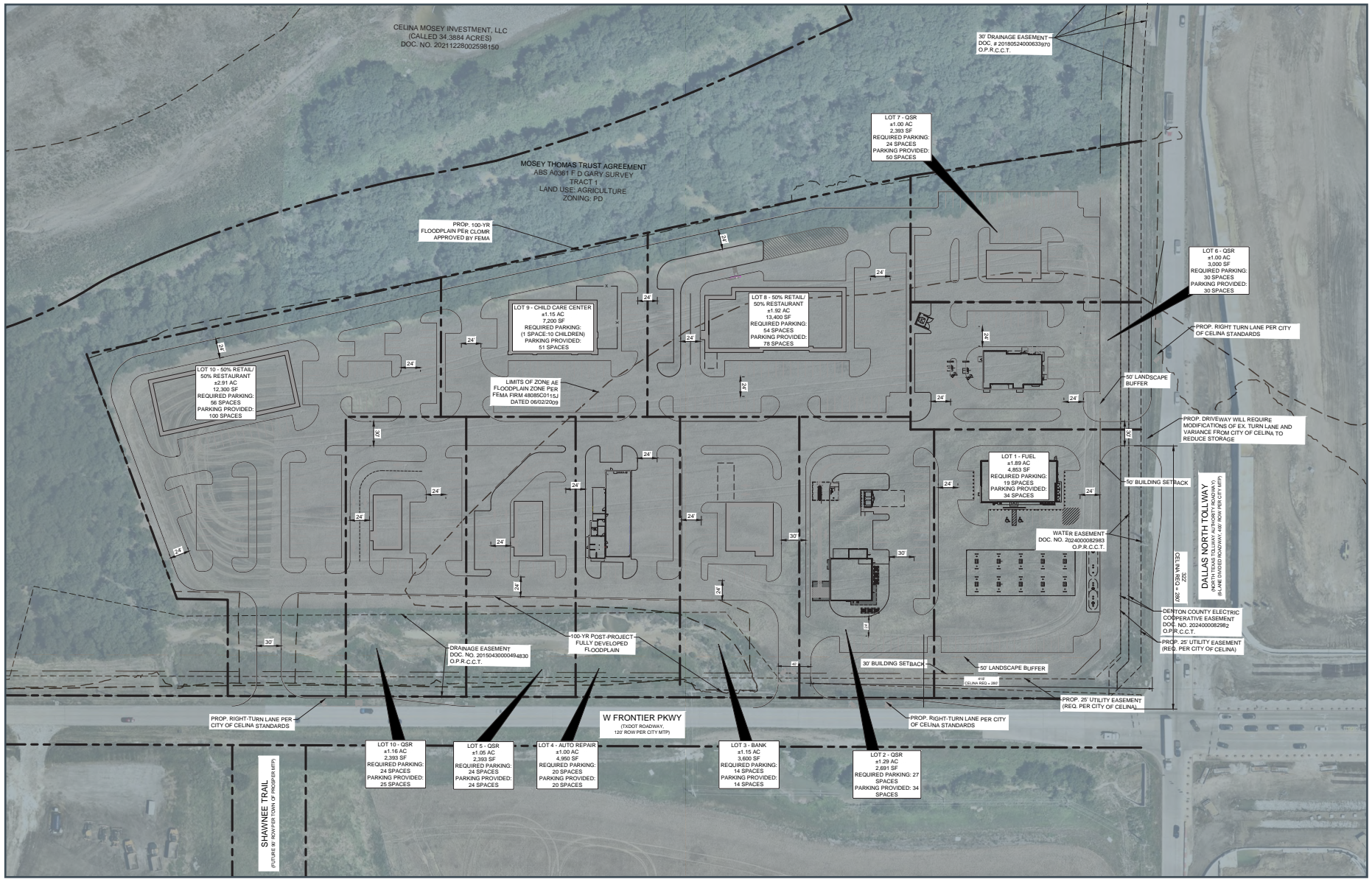
## 2025 DEMOGRAPHIC SUMMARY

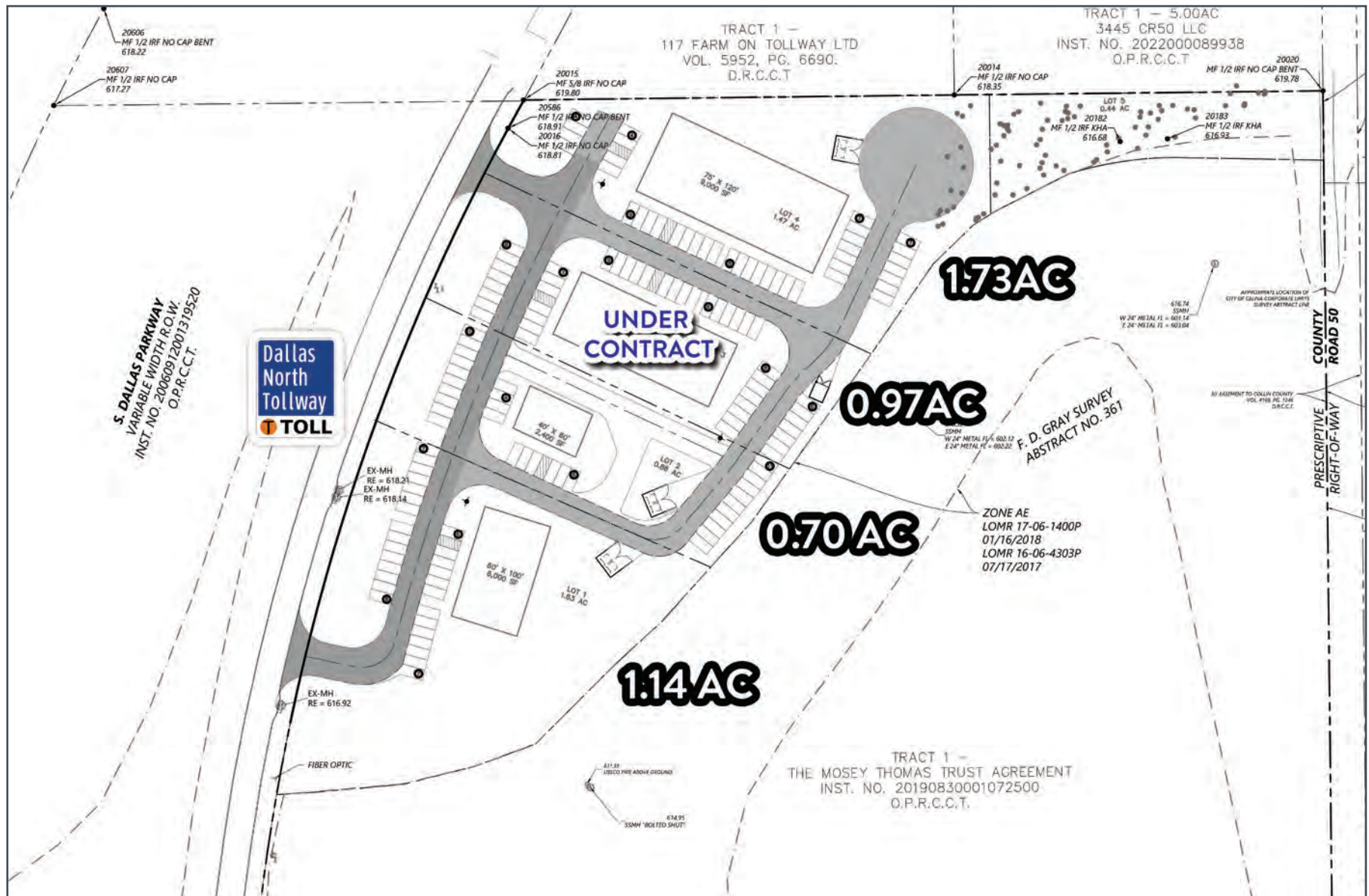
	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,002	57,578	125,850
EST. AVG. HH INCOME	\$245,265	\$225,008	\$220,035

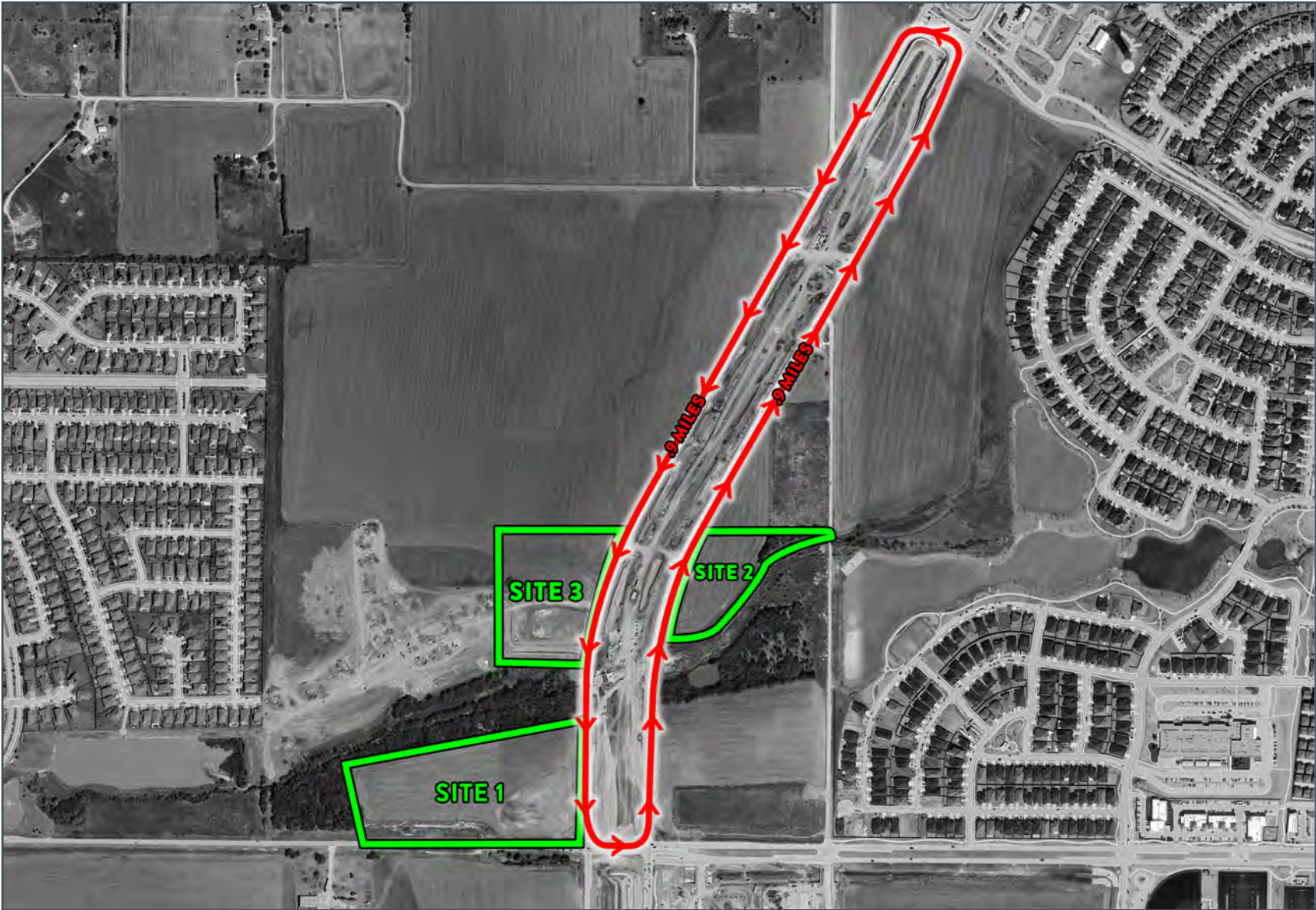
## AREA ATTRACTIONS

















## 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



## 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)

## Demographics

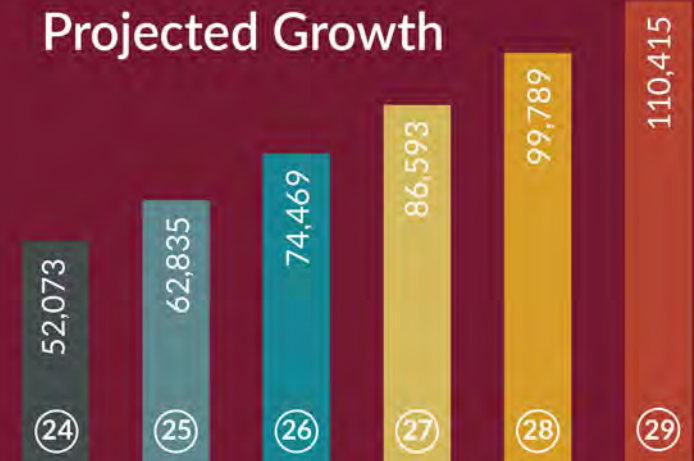
Median Age: 37

### Education

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

Median Household Income: \$ 218,451  
Average Home Value: \$ 681,268

## Projected Growth

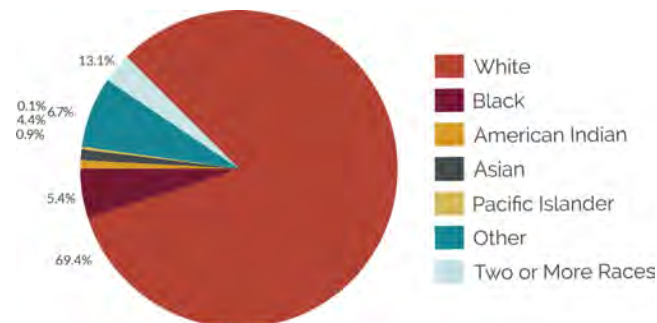


## Education

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

Prosper ISD (Celina): 5 elementary schools

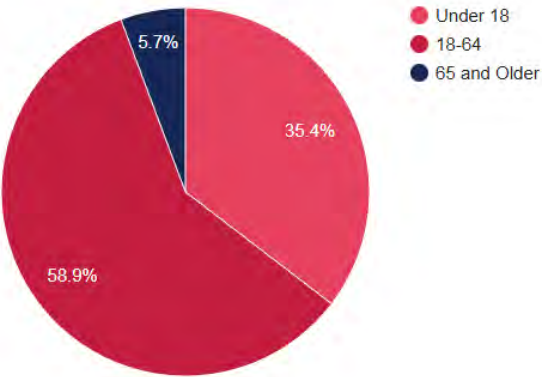
Collin College: Celina Campus



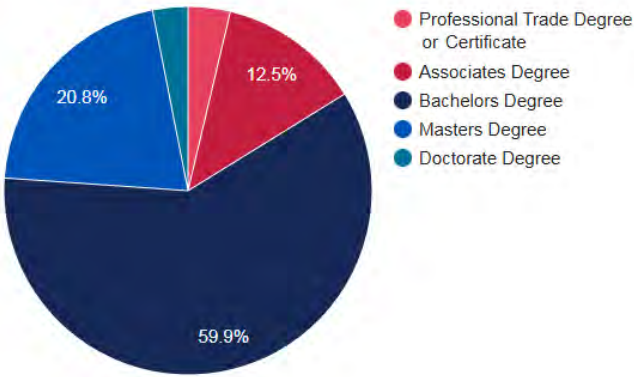
ECONOMIC DEVELOPMENT  
CORPORATION



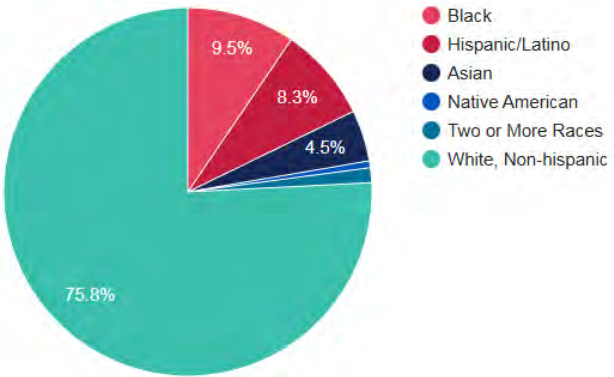
Age Breakdown



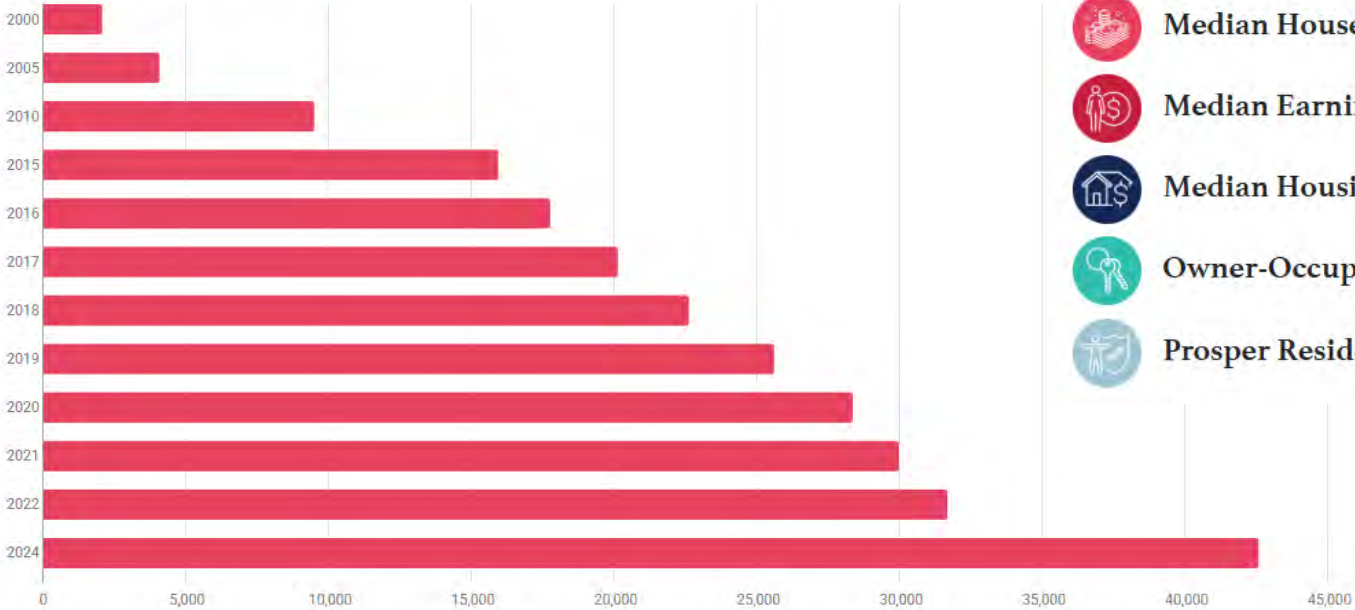
Prosper Higher Education Attainment



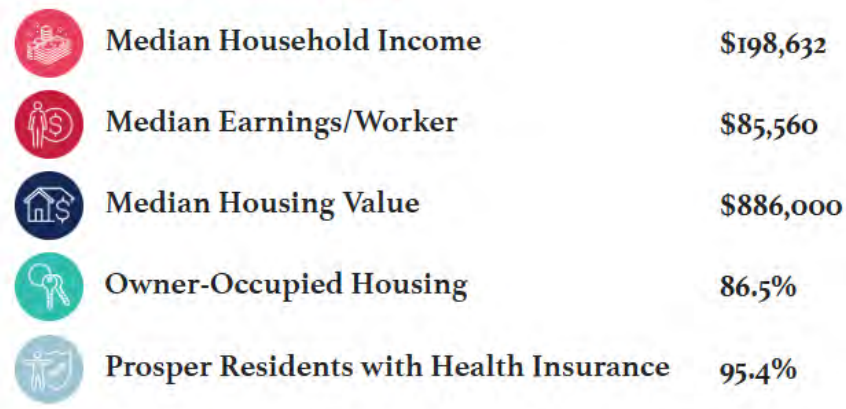
Race Breakdown



Population Growth



Economic Indicators





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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.

2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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 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.

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Date



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