

10.25 Acre Commercial Development

870 N Preston, Celina Tx



KW 1st TEAM
Keller Williams North Country
WAYNE MYERS DANIEL TRIGO
(469) 403-3163



870 N Preston, Celina TX



Key Property Highlights

- Prime North Texas 10.25 Acre Site
- Exceptional Location - The Fastest Growing City in the Country!
- Strategic Development Options
- Income Generating
- Seller Financing Available
- Utilities On-Site
- Premier Development Opportunity

Wayne Myers | 469 403 3163

4 Parcels

10.25 Acres

2519632

992091

21373686

992206

10.25 Acres Total

4.42 acre parcel (992091)

4.82 acre parcel (2519632)

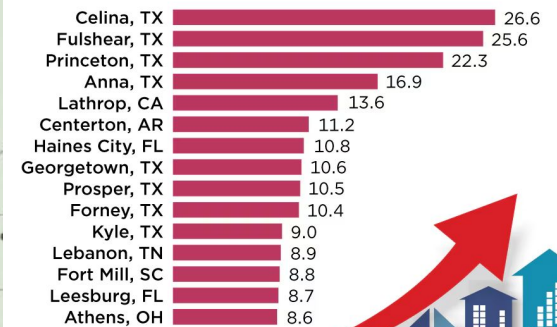
.89 acre parcel (2137368)

.12 acre parcel (992206)

870 N Preston, Celina TX



Top 15 Fastest-Growing Cities by Percent Change Between July 1, 2022, and July 1, 2023



Note: Cities and towns with a population of at least 20,000.

Celina is the Fastest Growing Cities in the Country

Wayne Myers | 469 403 3163

US Census Bureau

Preston Road Frontage

An aerial photograph showing a large green field on the left and a road on the right. A blue star is marked on the green field. A white callout box with a pointer indicates a specific area. On the road, there is a highway marker for 289 TEXAS and two yellow arrows indicating northbound and southbound turn access.

176' of Frontage onto Texas State Highway 289
Northbound and Southbound Turn Access

Outside City Limits Development Options



City of Celina City Limits Map

5.83 Acres Outside City Limits

4.82 acre (2519632)

0.89 acre (2137368)

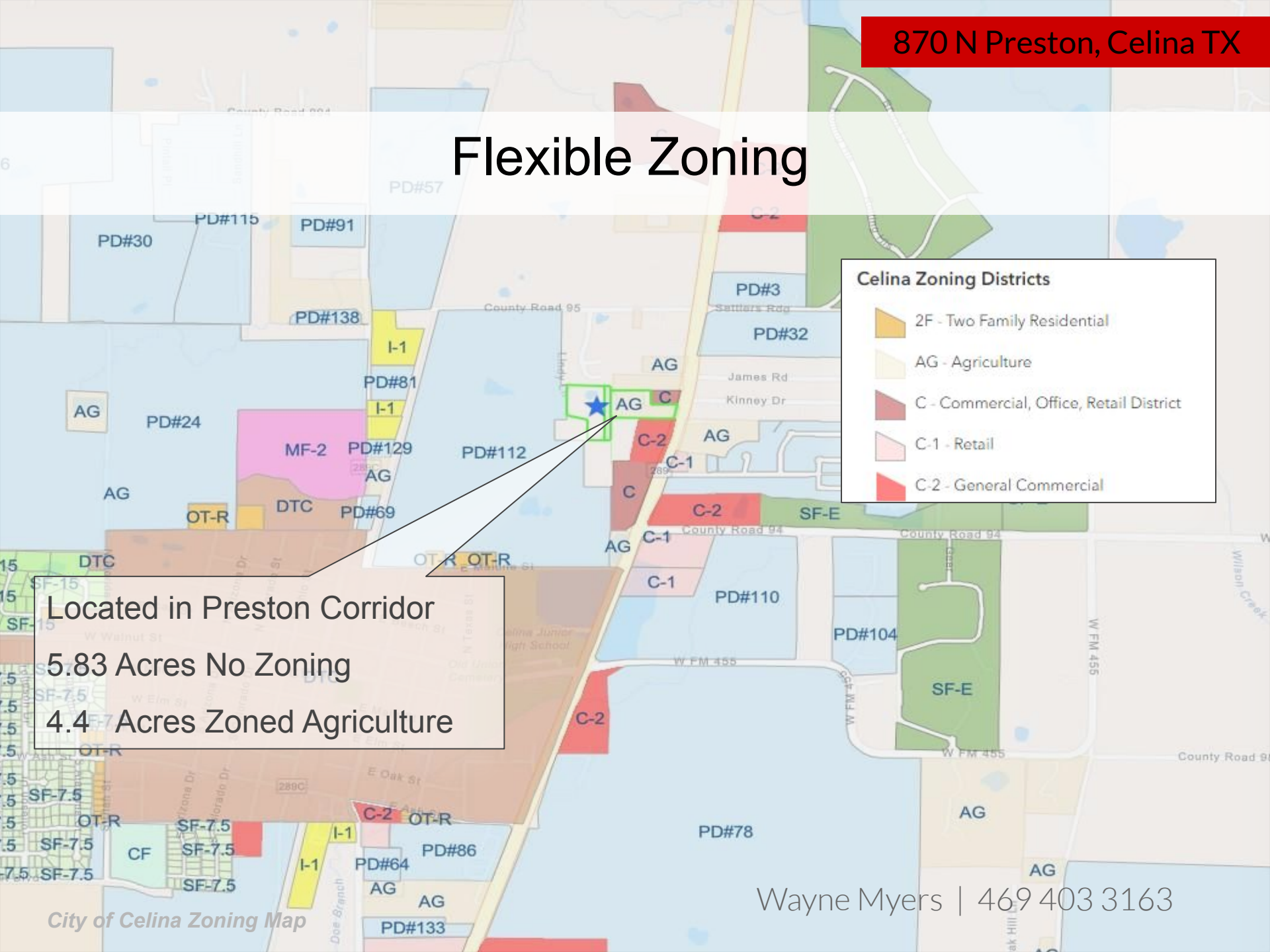
0.12 acre (992206)

Celina City Limits

Annexation Type

Annexation

Flexible Zoning



Located in Preston Corridor

5.83 Acres No Zoning

4.4 Acres Zoned Agriculture

Celina Zoning Districts

-  2F - Two Family Residential
-  AG - Agriculture
-  C - Commercial, Office, Retail District
-  C-1 - Retail
-  C-2 - General Commercial

Wayne Myers | 469 403 3163

870 N Preston, Celina TX

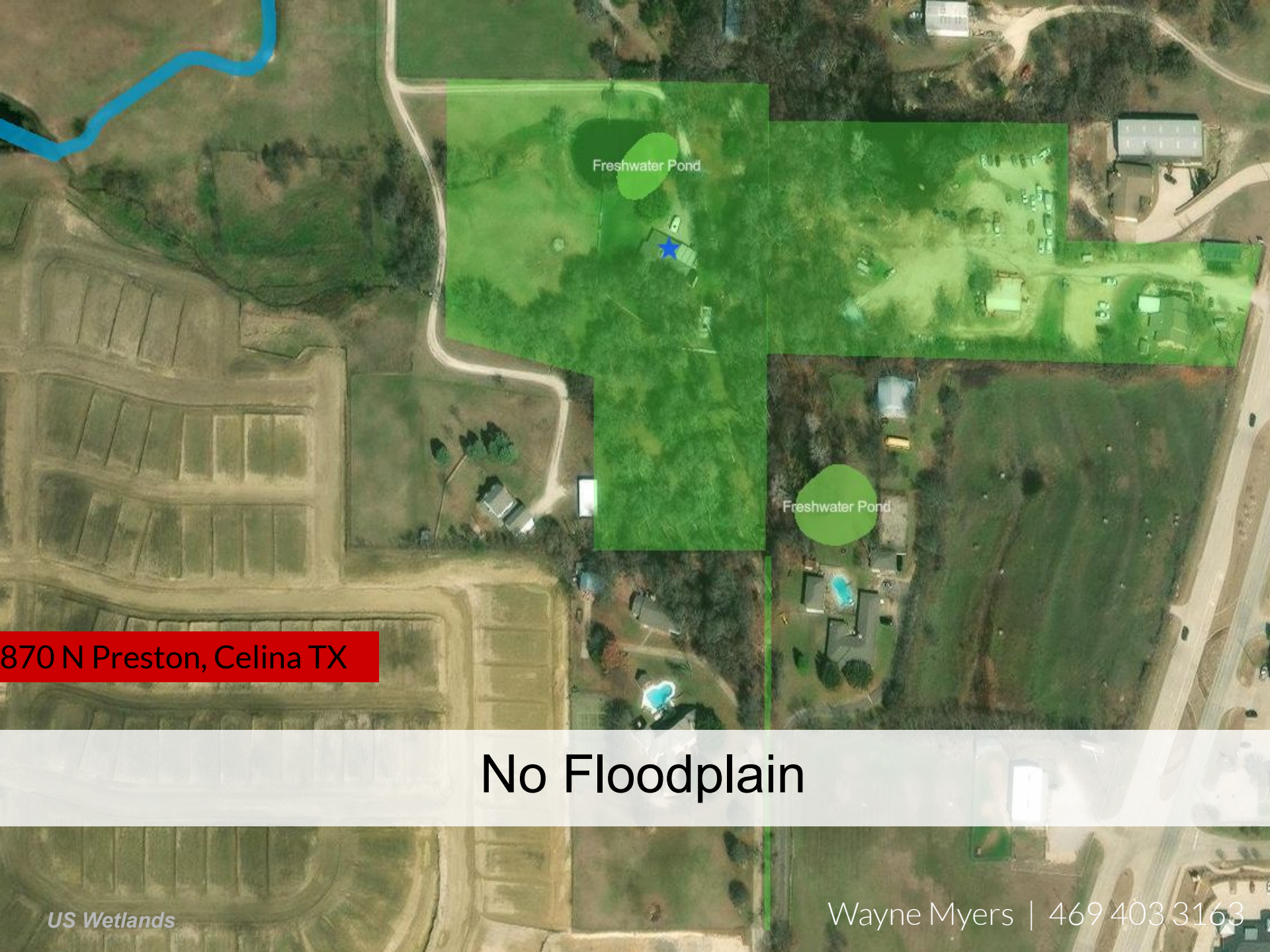
Subject

Celina Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 140' ROW*
- 6LD 120' ROW*

Average Annual Daily Traffic Count 17,049

Located between three 6 Lane Thoroughfares in
City Thoroughfares Plan



870 N Preston, Celina TX

No Floodplain



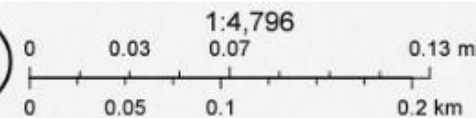
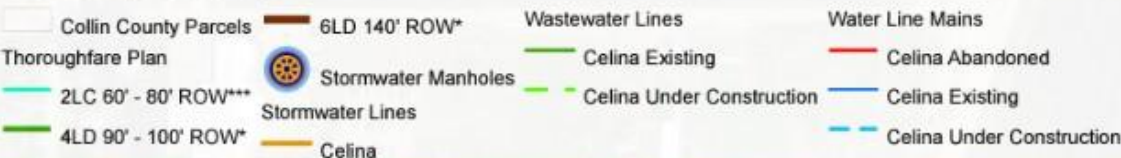
176' Wastewater and Drainage
within Close Proximity (~350')

870 N Preston, Celina TX

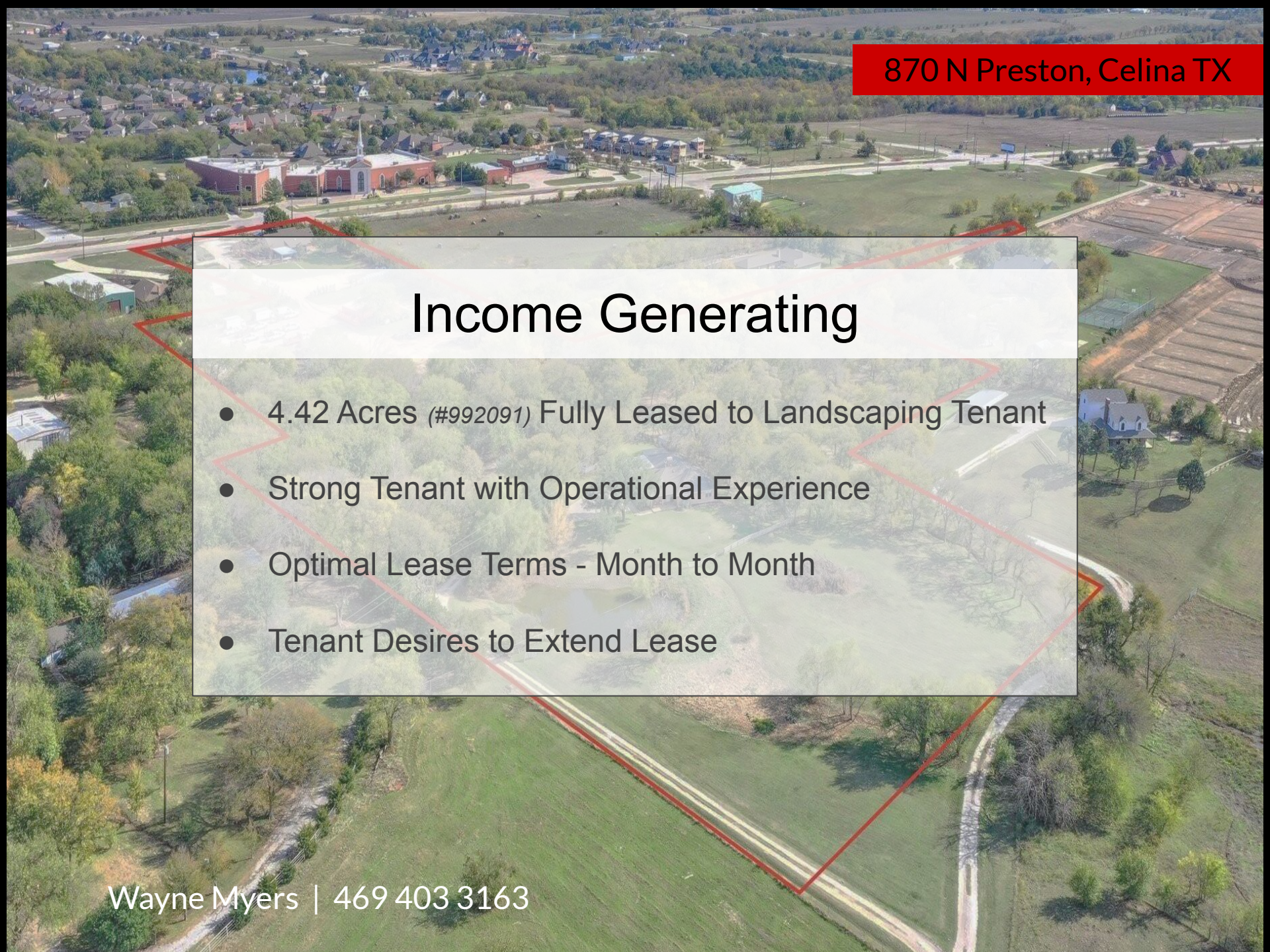
Wastewater and Drainage

1/31/2024, 3:57:54 PM

City of Celina Utilities Map



Esri Community Maps Contributors, Texas Parks & Wildlife, OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph



870 N Preston, Celina TX

Income Generating

- 4.42 Acres (#992091) Fully Leased to Landscaping Tenant
- Strong Tenant with Operational Experience
- Optimal Lease Terms - Month to Month
- Tenant Desires to Extend Lease

Wayne Myers | 469 403 3163



WAYNE MYERS
(469)403-3163

DANIEL TRIGO
(303)867-8431



Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
 - 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 coincidental 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.

Keller Williams North Country	0578968	klrw768@kw.com	(972)382-8882
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Keller Williams Prosper Celina	0578968	klrw768@kw.com	(972)382-8882
Designated Broker of Firm	License No.	Email	Phone
Georgina Hennen	0375485	georginahennen@kw.com	(972)382-8882
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Daniel Trigo	0717822	daniel.trigo@kw.com	(303)887-8431
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0