

**Celina ISD  
Middle School**

**289  
TEXAS**

**Old Celina LTD**

**Glen  
Crossing  
450 Lots**

**SITE**

**Future  
Walmart**

**26,010 VPD (22)**

**Collin County Outer Loop**

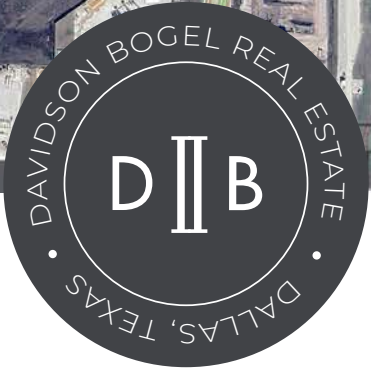
**Future**

**H-E-B**

**COLLIN  
COLLEGE**

**Livano @  
Bluewood  
272 Units**

**DHI  
296 Units**



**NEQ - PRESTON RD. & THE COLLIN COUNTY OUTER LOOP**  
 CELINA, TX ETJ & CELINA, TX | COLLIN COUNTY | CELINA I.S.D. | LAND FOR SALE

**DAVID DAVIDSON, JR.**  
 DDavidson@db2re.com  
 214.526.3626 x 101

**EDWARD BOGEL**  
 EBogel@db2re.com  
 214.526.3626 x 102

**DAVID DAVIDSON, SNR.**  
 David@DavidsonLandNorthTexas.com  
 214.797.5061

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# PROPERTY INFORMATION



SIZE:  
± 112 AC



TRAFFIC COUNTS:  
S.H. 289: 26,010 VPD



HEIGHT:  
Up to 10 Stories



PRIMARY USE:  
Mixed-Use, Including Commercial, Office,  
Entertainment, Corporate Campuses, Medical  
Districts; Significant Parks/Open Space

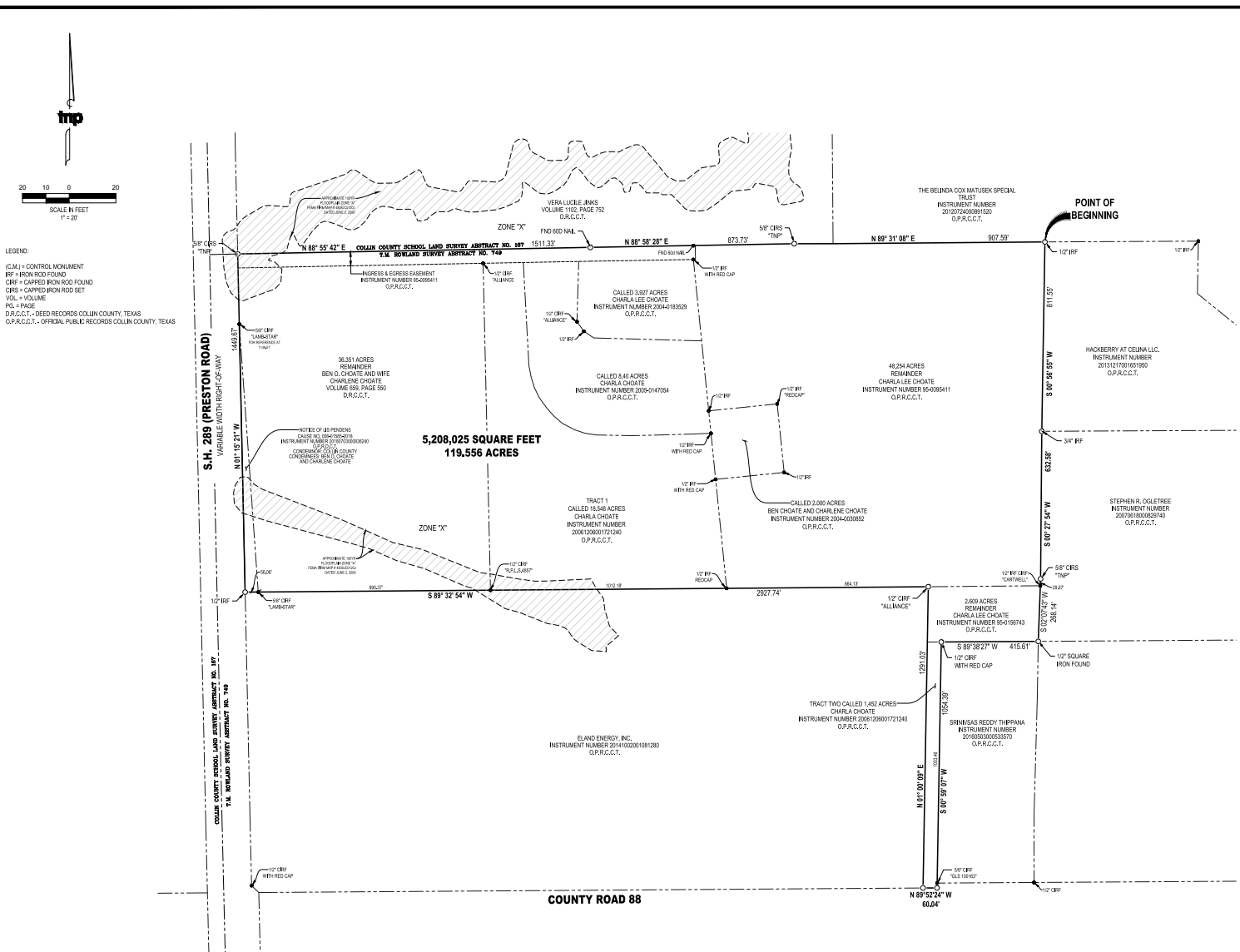


SECONDARY USE:  
Multi-Family Residential; Little-To-No Single Family  
Residential  
Residential 40%, Retail 30%, Employment 30%

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	2,657	35,933	67,318
% Proj Growth 2024-2029	2.32%	8.84%	9.55%
2024 Average HH Income	\$122,786	\$190,474	\$205,495
2024 Median HH Income	\$78,799	\$158,672	\$169,708

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Davidson & Bogel Real Estate, LLC © 2025



**LEGEND:**  
 (C.M.) - CONTROL MONUMENT  
 IRF - IRON ROD FOUND  
 CRF - CAPPED IRON ROD FOUND  
 CRIS - CAPPED IRON ROD SET  
 VOL - VOLLANE  
 P.L. - PLAIN  
 D.R.C.C.T. - DEED RECORDS COLLIN COUNTY, TEXAS  
 O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

**BASIS OF BEARINGS:**  
 Bearings of lines shown herein refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202) Geodetic Bearing Established by GPS Measurements taken on the ground and computed by Online Positioning User Services (OPUS) offered by the National Geodetic Survey. All coordinates and distances shown are surface utilizing a combined scale factor of 1.000149042.

- GENERAL NOTES:**
- By graphic scale only and per the National Flood Insurance Program Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, Map No. 4930-02010, Effective Date: June 2, 2009, the subject property is shown to be located in Zone "X" and Zone "A". The location of the said flood zones is based on best map and is approximate and is not based on the ground. This statement shall not create liability on the part of the surveyor. Relevant zones are defined as follows:  
 Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.  
 Zone "A" - No Base Flood Determined.
  - The word "survey" or "certification" as shown and used herein means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
  - Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject tract: easements, building setback lines, restrictive covenants, subdivision covenants, zoning or other local laws, regulations, Agreements, Lease Agreements, and ownership title evidence.
  - The survey abstract lines shown herein are approximate and are not located on the ground.
  - This survey was performed without the benefit of a Title Commitment Policy. This survey is based on significant visible monuments found on the subject property and adjacent properties. All measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. Said property is contiguous and mathematically closed.

**DESCRIPTION OF PROPERTY SURVEYED**

BENIG is a 13,189 acre tract of land situated in the John Greg Survey, Abstract Number 111 and being a portion of a tract of a 28,456 acre tract of land to Summer Haven Farms, LLC as recorded in Volume 4893, Page 254 of the Deed Records of Kaufman County, Texas, and being more particularly described as follows:

BENIG is a 558 inch iron rod with cap stamped "R.P.L.S. 5430" found lying on the southwest line of U.S. Highway 80, a called 300 feet wide right-of-way for the north corner of said Summer Haven tract, also for the east corner of a tract of land to The Officers and Directors on their successors in office of The American Legion Post 591 as trustee for Fomey Boy Scout Troop (Troop 338) of Fomey, Texas as recorded in Volume 4879, Page 497 of the Deed Records of Kaufman County, Texas.

THENCE South 48 degrees 57 minutes 19 seconds East along the southwest line of said U.S. Highway 80, same being the northwest line of said 28,456 acre tract, a distance of 345.84 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner;

THENCE South 44 degrees 47 minutes 44 seconds West departing the southwest line of said U.S. Highway 80, same being the northwest line of said 28,456 acre tract, a distance of 104.30 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the east corner of a tract of land to Marta Monsalva as recorded in Volume 4576, page 310, of the Deed Records, Kaufman County, Texas, said point also being an inner all corner of said 28,456 acre tract;

THENCE North 44 degrees 41 minutes 05 seconds West, along a southwest line of said 28,456 acre tract and the northeast line of said Monsalva tract, passing at a distance of 232.71 feet to a 1/2 inch iron rod found for the north corner of said Monsalva tract and the east corner of a tract of land to Linnell Todd Taylor and Anna Taylor as recorded in Volume 5845, Page 427, of the Deed Records, Kaufman County, Texas, and continuing along the common line of said 28,456 acre tract and said Linnell Todd Taylor and Anna Taylor tract, passing at a distance of 54.42 feet to a 1/2 inch iron rod found for the north corner of said Linnell Todd Taylor and Anna Taylor tract and the east corner of a tract of land to David M. Cook recorded in Volume 716, Page 5 of the Deed Records, Kaufman County, Texas, and continuing, a true distance of 733.48 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner lying on the northwest line of said 28,456 acre tract.

THENCE North 44 degrees 17 minutes 11 seconds East along the northwest line of said 28,456 acre tract, a distance of 406.03 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the west corner of said Fomey Boy Scout Troop tract;

THENCE along the common line of said 28,456 acre tract and said Fomey Boy Scout Troop tract the following courses and distances:

South 47 degrees 59 minutes 13 seconds East, a distance of 400.00 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for corner;

North 47 degrees 28 minutes 47 seconds East, a distance of 488.43 feet to the POINT OF BEGINNING containing 5,208,025 square feet, or 119,556 acres of land.

**SURVEYOR'S CERTIFICATE**

To: Ben Choate, Charlene Choate, and Charla Lee Choate

I, Brian J. Madrox, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this map from an actual on the ground survey of the land, and the monuments shown thereon were found under my personal supervision in accordance with the Surveying Rules and Regulations of the State of Texas. This survey substantially conforms to a Category 1A, Condition 1 Land Title Survey.

*Brian J. Madrox*  
 Brian J. Madrox  
 Registered Professional Land Surveyor No. 5430  
 Surveyed on the ground February 15, 2019



**BOUNDARY SURVEY**  
**5,208,025 SQUARE FEET**  
**119,556 ACRES**

A TRACT OF LAND SITUATED IN THE T.M. ROWLAND SURVEY, ABSTRACT NUMBER 749, CITY OF CELINA, COLLIN COUNTY, TEXAS

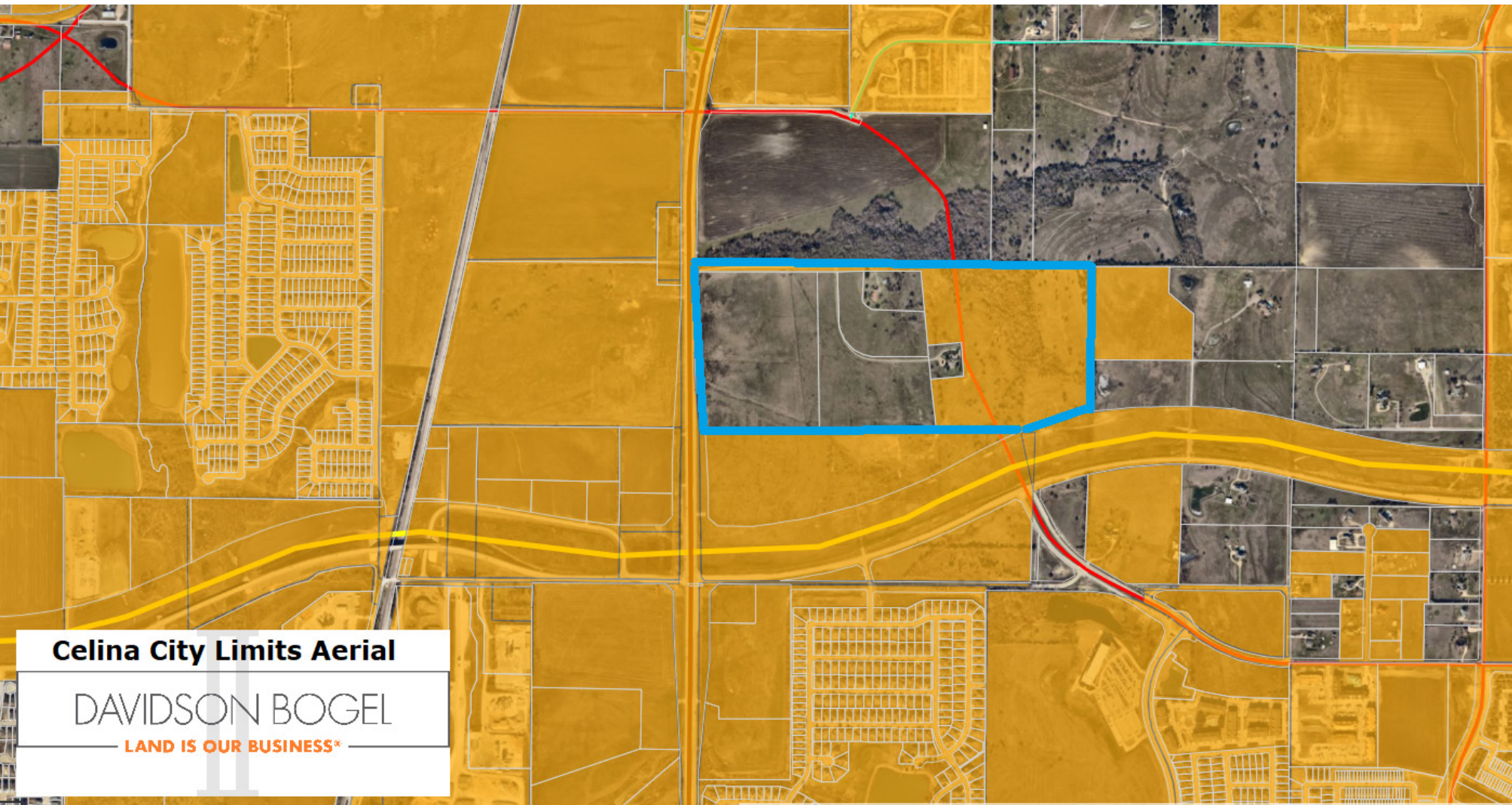
BEING TRACTS OF LAND TO BEN CHOATE, CHARLENE CHOATE, AND CHARLA LEE CHOATE AS RECORDED IN THE DEED RECORDS OF COLLIN COUNTY, TEXAS

**PROJECT INFORMATION**

PROJECT: CH01111001  
 Date: February 25, 2019  
 Drawn by: GSS  
 Scale: 1"=200'  
 Sheet: 1 of 1

**SURVEYOR**

TEAGLE HILL SURVEYING, P.C.  
 823 Waters Creek Boulevard, Suite M300  
 Allen, Texas 75013  
 214.615.0887 or 214.615.4864 fax  
 TPLS Registration No. 10194381  
 www.tnps.com



## Celina City Limits Aerial

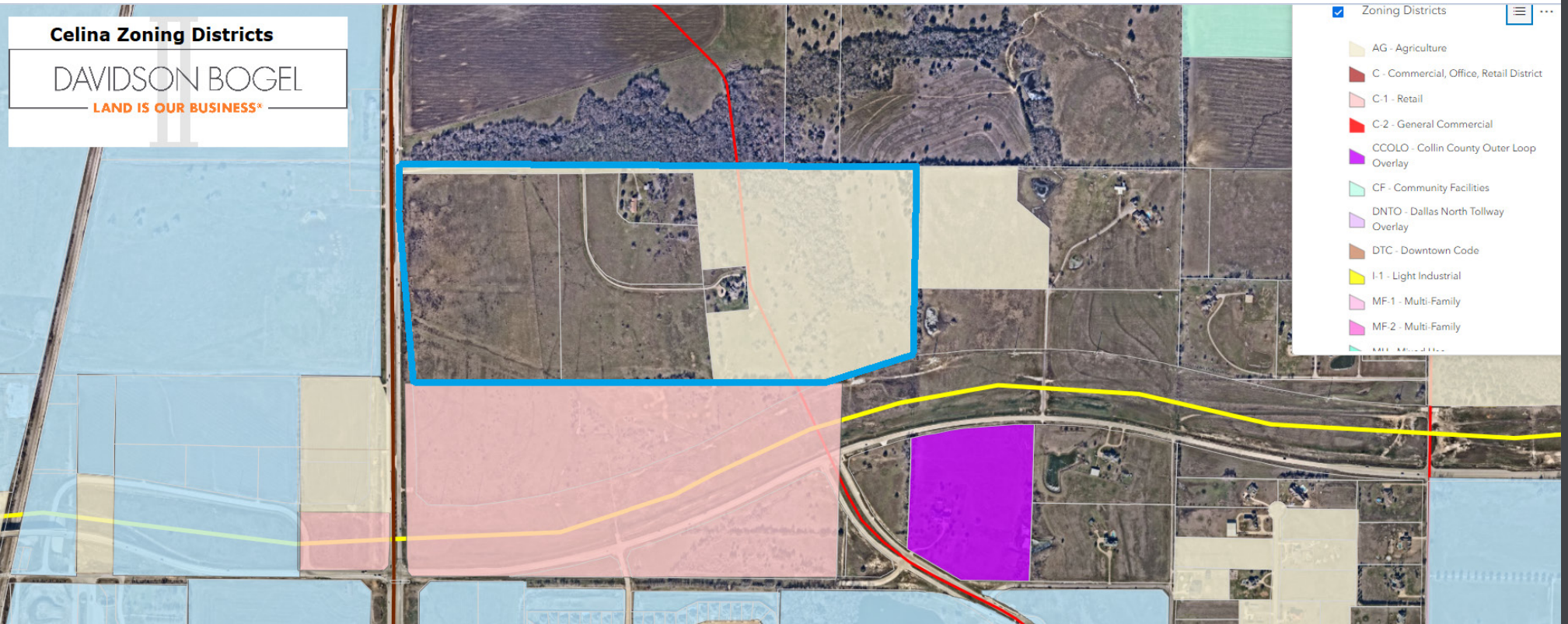
DAVIDSON BOGEL

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## Celina Zoning Districts

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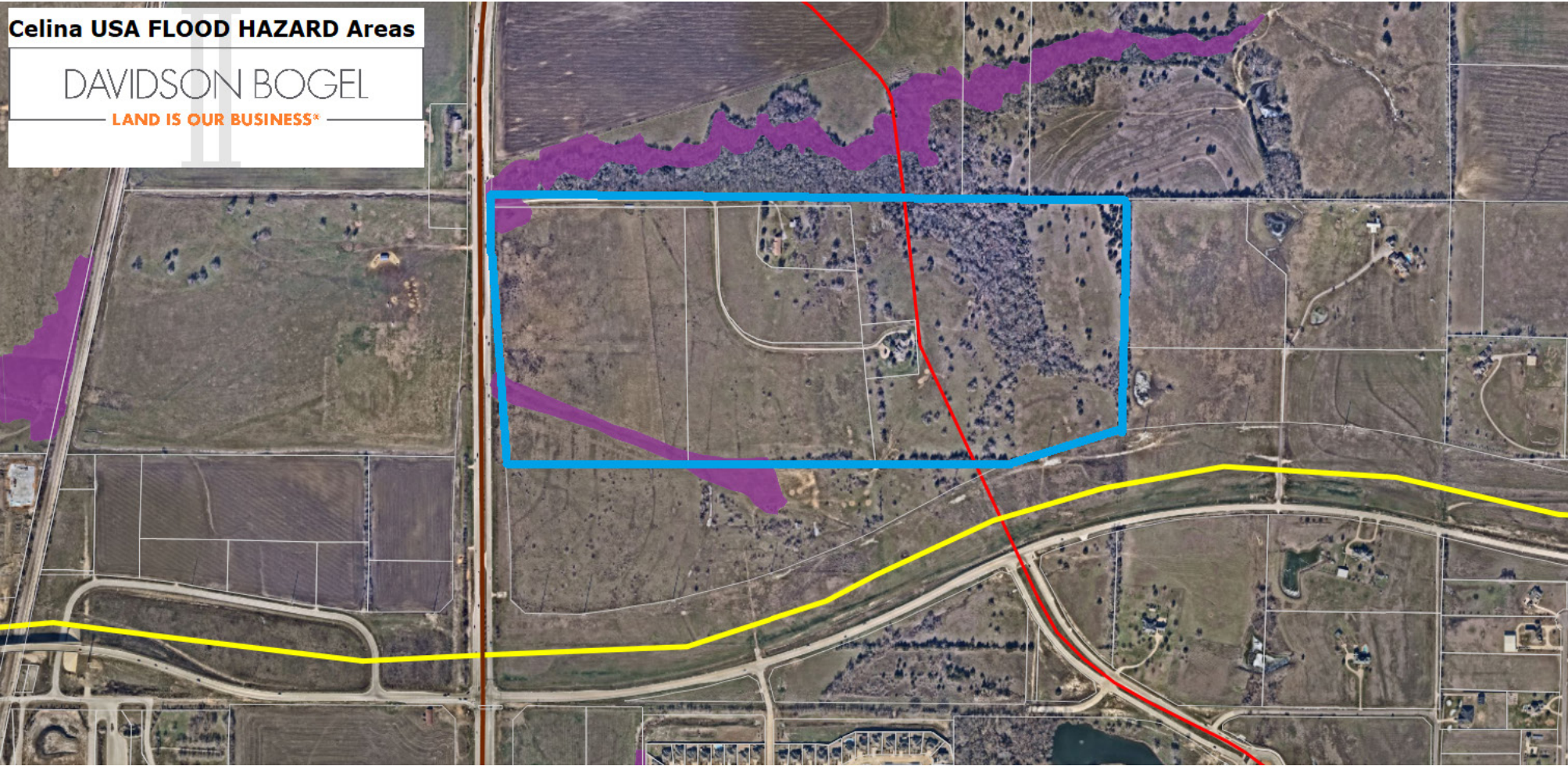


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**Celina USA FLOOD HAZARD Areas**

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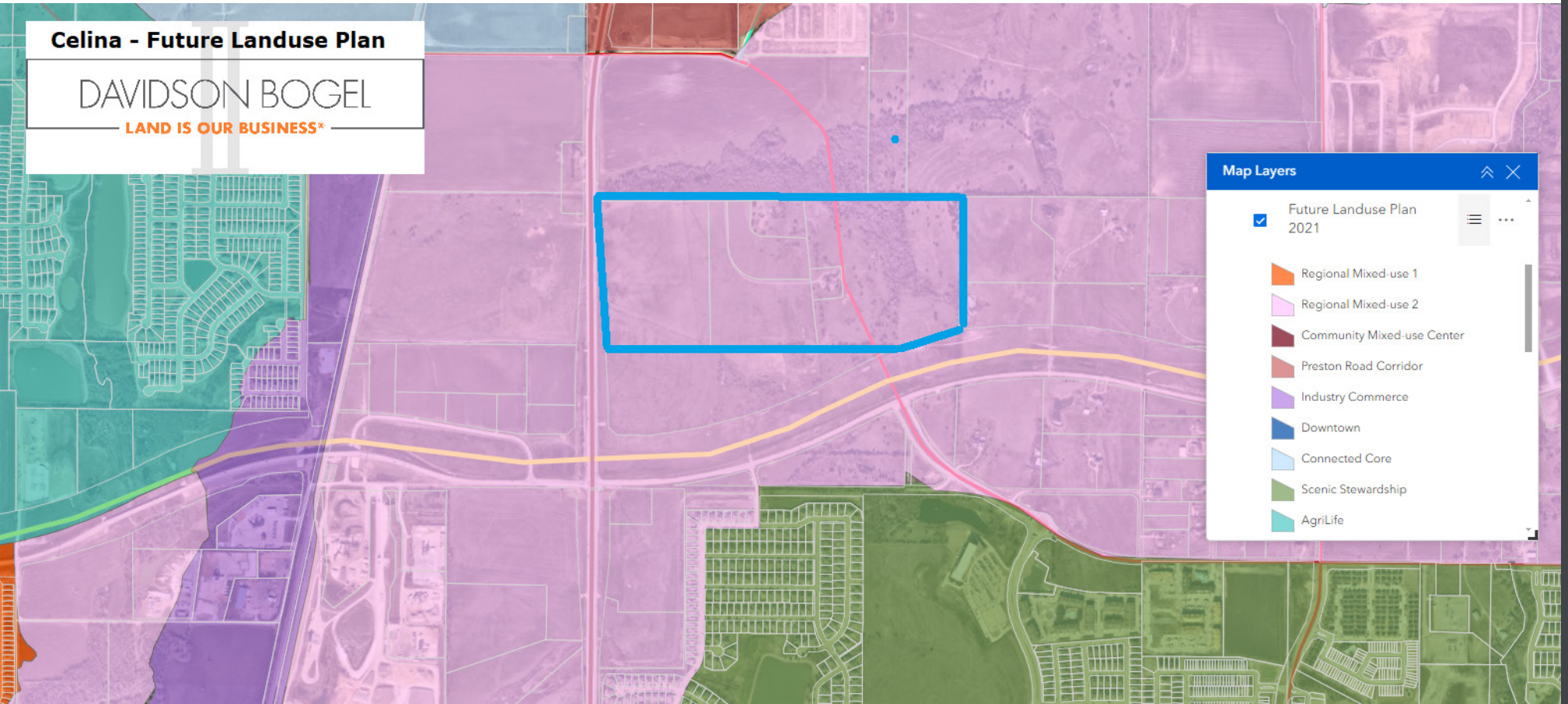


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# Celina - Future Landuse Plan

## DAVIDSON BOGEL

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**Map Layers**

- Future Landuse Plan 2021
- Regional Mixed-use 1
- Regional Mixed-use 2
- Community Mixed-use Center
- Preston Road Corridor
- Industry Commerce
- Downtown
- Connected Core
- Scenic Stewardship
- AgriLife

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*Character District*

## REGIONAL MIXED-USE 2 (RMU2)

Regional Mixed-use 2 serves as a continuation of Regional Mixed-use 1 (RMU1) and offers a functional buffer between higher intensity and lower intensity areas. Development is anticipated to be similar to RMU1 with walkable multi-story development and significant open spaces.

### Anticipated Uses

#### Primary

Mixed-Use, including commercial, office, entertainment, corporate campuses, medical districts; Significant parks/open space

#### Secondary

Multi-family Residential; little-to-no single family residential

Residential **40%**  
Retail **30%**  
Employment **30%**



### Anticipated Form

Height	Floor-Area Ratio	Mobility	Amenities
Up to 10 stories	1-2	Streets should be designed as “complete streets” to encourage multimodal travel and walkability. Streets should provide pedestrian oriented design, and should include continuous shade and extensive landscaping	Developments should encompass plentiful amenities and incorporate a significant amount of open spaces and plazas.

CHARACTER  
FRAMEWORK





# CELINA'S FIRST WALMART TO BE PART OF BIGGER VISION FOR FAST-GROWING CITY

*The Dallas Morning News*



**Walmart will be the centerpiece of a new development in one of Dallas-Fort Worth's fastest-growing communities.**

G-Man Development has teamed up with Walmart Real Estate, the City of Celina and its economic development corporation on a mixed-use development slated to be anchored by the retailer's first store in the city.

Located on the northwest quadrant of Preston Road and Collin County Outer Loop, the forthcoming Shawnee Trail Development will feature urban residential, along with an approximately 200,000-square-foot Walmart, among other retailers and dining options.

"It is exciting to know that Celina will be the first community to welcome this newest Walmart concept that has been in the planning stages for several years now," said Rex Real Estate's Matthew Kiran.

Special attention has been paid to incorporating green space, open space, trails and water features throughout the 190-acre mixed-use project located in Collin County.

In its village-like layout, Shawnee Trail is slated to incorporate materials and architecture that will reflect its historic past as a means to drive longhorn cattle to Missouri. Preston Road now follows the path of the Shawnee Trail.

G-Man Development is working with Nelson Partners Architects and Planners, along with KFM Engineering and Design, on the project.

The Stainback Organization's Kent and Luke Stainback represented Walmart.

Thomas Glendenning of Shop Companies will oversee leasing at the development.

Shawnee Trail marks the first project being developed under the Glendenning 1887 brand in the Collin County city. The firm expects to announce another major master-planned development in Celina soon.

A draw for the firm name, Rex Glendenning of Rex Real Estate's great-grandfather moved to Celina in 1887 to farm.

The new Walmart is part of the retailer's push to open 150 new stores across the U.S. in the next five years, with four new stores slated for Texas. Walmart projects the Celina outpost will break ground in August.

Celina has seen an uptick in retailers heading to the area. San Antonio's H-E-B recently revealed it has added a second site in the city for potential future use within Centurion American Development Group's sprawling Legacy Hills master-planned development. Brookshire's, based in Tyler, also recently unveiled a freshly renovated store in Celina.

# H-E-B TO START CONSTRUCTION ON PROSPER STORE

DALLAS  
BUSINESS JOURNAL



H-E-B LP is set to move forward with its planned store in Prosper, its latest bite at the edge of the Metroplex.

The San Antonio-based grocery chain plans to break ground April 2 in Prosper, at the corner of Frontier Parkway and the Dallas North Tollway, WFAA reported.

Meanwhile, H-E-B expects to open its first store in Fort Worth/Tarrant County, at 3451 Heritage Trace Pkwy. near Alliance Town Center, on April 10.

Since debuting in Frisco in September 2022, H-E-B has been proliferating across the suburbs of the Dallas-Fort Worth metro. It currently has three stores in the four core counties of DFW. It has

additional locations under construction in Mansfield and Melissa, about 15 miles from Prosper, as well as a future store planned in Forney.

H-E-B is also building two locations of value chain Joe V's Smart Shop, which has lower prices and smaller stores, in Dallas — it just broke ground on the second earlier this month.

The Prosper H-E-B has been in the works for a while — the company bought the roughly 20 acres for the store in 2022.

But H-E-B deciding to move forward is always big news. It's a retail bellwether, so many other businesses typically follow in its wake, and it's known for its thorough site selection process.

Its influence as an employer is also growing rapidly. Earlier this year, it had about 3,000 workers in the DFW.



# HILLWOOD MAKES HUGE LAND BUY IN CELINA FOR COMMUNITY WITH 4,000 HOMES

*The Dallas Morning News*



## The real estate developer bought the 1,380-acre Eland Ranch on Preston Road.

A huge new residential community on the way in Celina will include 4,000 new homes.

Developer Hillwood Communities purchased the 1,380-acre Eland Ranch on Preston Road, 2 miles north of downtown Celina, for a community it's calling Ramble. The planned development will open in 2025.

"Celina is hot," said Fred Balda, CEO of Hillwood Communities. "To be able to control 4,000 lots in this market gives us a nice runway to do the things we like to do with these big master planned communities. We have been working on this now for probably a year or so. There are not many big deals happening right now — nothing is easy."

Hillwood is already developing three communities in the Celina area — Bluewood, Lilyana and Glen Crossing.

Balda said the first 700-lot phase of Ramble is already sold to five builders — American Legend Homes, Coventry Homes, Drees Custom Homes, Highland Homes and Perry Homes. He said the community will include everything from townhomes to houses on half acre lots.

Ramble is planned to include water features, a 4-mile greenbelt of parks, open spaces and lakes. The developers are also setting aside 18 acres for apartments and 64 acres for commercial and retail buildings.

"We should break ground later this year," Balda said. He estimates single-family homes in the community will start in the \$400,000 to \$500,000 range.

Hillwood bought the property from investors who had assembled the land over more than a decade.

"It was important for us to collaborate with a respected local developer to realize our vision," Van D. Nichols, the seller's representative, said in a statement.

David Davidson Sr. of Davidson Real Estate brokered the land sale.

The Ramble property is the latest of several big tracts of land that have sold in Celina for new home communities in the last few years. The largest is the 3,200-acre Legacy Hills community being built along the extension of the Dallas North Tollway.

"Celina is one of the fastest growing cities in North Texas," Ted Wilson, principal of Dallas-based housing consultant Residential Strategies Inc., said in a statement. "Its current delivery of 2,500 new homes annually is projected to double in the next few years and that submarket has been particularly attractive to relocation buyers moving to the region."

Ramble is just one of several new residential communities Hillwood is starting this year. The largest is the 3,200-acre Hunter Ranch development on Interstate 35W southwest of Denton.

"We are still wrapping up some entitlements there," Balda said. "I hope we are breaking ground either this summer or early fall of this year."

"We just broke ground last year on Treeline in Justin," a 2,500-home community on FM 407, he said. "That's three big projects that Hillwood is bringing on."

Balda said the developer also started a large residential community near Houston in League City.

"We have our eyes on several other projects," he said. "We could use another three or four of this type of properties and we are on the hunt. We've been very active the last several years with this incredible robust market fueled by great relocation activity."

Hillwood, a Perot family company, has developed more than 48,000 single-family lots in master-planned communities in 13 states and in Costa Rica.

Dallas-Fort Worth is one of the country's fastest growing housing markets with huge demand for new homes. D-FW builders started 50,244 houses last year — the second best year on record for single-family home starts.

# GREEN BRICK PARTNERS, INC. AND HERSH FAMILY INVESTMENTS ANNOUNCE RAINWATER CROSSING, A NEW JOINT VENTURE COMMUNITY IN CELINA, TEXAS



PLANO, Texas, Feb. 22, 2024 (GLOBE NEWSWIRE) -- Green Brick Partners, Inc. ("Green Brick"), the third largest homebuilder in Dallas-Fort Worth, and Hersh Family Investments ("HFI") are excited to announce Rainwater Crossing, a new residential project in Celina, Texas, one of the fastest growing areas of the Dallas-Fort Worth metroplex. This will be the sixth community in Celina in which Green Brick has been involved.

Spanning over 550 acres, the development will feature more than 1,900 homesites and an impressive array of amenities designed to enhance the quality of life for residents. The primary amenity center will boast a resort-style clubhouse, a swimming pool, playground, and sport courts.

The development will be located just east of Preston Road, near County Road 134. Plans incorporate around 42 acres of open space, including approximately 13 acres dedicated to the city of Celina as public parkland, private amenity sites, miles of pedestrian trails, linear parks, and pocket parks that encourage community connectivity and outdoor activities.

"We're enthusiastic about joining forces with the Green Brick family of builders. Their brands have a reputation for quality," said Ken Hersh, chairman of HFI. "They deliver exceptional homes and truly care about creating desirable, vibrant communities."

The new community will feature homes built by four Green Brick subsidiary builders — CB JENI Homes, Normandy Homes, Southgate Homes, and Centre Living Homes.

"HFI is one of the smartest investors and a leading philanthropic organization in Dallas. We are privileged to partner with their team," said Jim Brickman, co-founder and CEO of Green Brick. "Through this collaboration, we can bring desirable, needed housing to the Celina area through our builders who will offer a diverse array of products to potential homebuyers, ranging from townhomes to luxury homes."

**About Green Brick Partners, Inc.** | Green Brick Partners, Inc (NYSE: GRBK), the third largest homebuilder in Dallas-Fort Worth, is a diversified homebuilding and land development company that operates in Texas, Georgia, and Florida. Green Brick is listed as one of Fortune Magazine's fastest-growing companies in 2022 and its fastest-growing public homebuilder. Green Brick owns five subsidiary homebuilders in Texas (CB JENI Homes, Normandy Homes, Southgate Homes, Trophy Signature Homes, and a 90% interest in Centre Living Homes), as well as a controlling interest in a homebuilder in Atlanta, Georgia (The Providence Group) and an 80% interest in a homebuilder in Port St. Lucie, Florida (GHO Homes). Green Brick also retains interests in related financial services platforms, including Green Brick Title and BHome Mortgage. The Company is engaged in all aspects of the homebuilding process, including land acquisition and development, entitlements, design, construction, marketing, and sales for its residential neighborhoods and master-planned communities. For more information about Green Brick Partners Inc.'s subsidiary homebuilders, please visit <https://greenbrickpartners.com/brands-services/>.

**About HFI** | Hersh Family Investments (HFI) is dedicated to advancing the financial, civic, and philanthropic endeavors of the Kenneth A. Hersh family and has been an active investor in Celina, Texas real estate for more than a decade.

## **Green Brick Partners Contact:**

Benting Hu  
Vice President of Finance  
IR@greenbrickpartners.com

## **Hersh Family Investments Contact:**

Phillip Thompson  
Managing Director, Real Estate  
pthompson@hershfi.com

# CELINA SET FOR MORE MULTI-FAMILY HOUSING

*The Dallas Morning News*



## Construction will be adjacent to Uptown Celina, adding to the growing downtown area.

Construction for a \$35 million apartment community is slated to begin this year in Celina, adding to a mix of development projects north of downtown.

According to records filed with the state on Dec. 19, the multi-family project led by a Denton-based developer is adjacent to Uptown Celina, formerly known as Northside at Rollertown Phase I. Construction could begin in September and take about two years.

Uptown Celina, a Rockhill Capital & Investments development located north of downtown Celina between the Dallas North Tollway and Preston Road, will have four single-family communities located on more than 675 acres – The Ranch at Uptown Celina, The Heights at Uptown Celina, La Terra at Uptown Celina and North Square at Uptown Celina. Site work for The Ranch at Uptown Celina kicked off last year.

Utility work for The Heights at Uptown Celina has started, and paving new roads will begin within the next few months, according to city planners.

The Heights of Uptown Celina will have about 400 single-family and paired homes, according to Ryan Griffin, managing partner of Rockhill Capital & Investments.

"Infrastructure construction is slated throughout 2024, and new home construction is tentatively expected to begin in 2025," Griffin said.

Celina Mayor Ryan Tubbs said the development will expand growth of the historic downtown area.

"The Heights at Uptown Celina will give more families access to our incredible downtown arts and entertainment areas and provide amplified support for our local downtown businesses," Tubbs said.

According to an Uptown Celina website, amenities will include a pool, athletic fields, playground, park and dog park, trails, walking paths and open spaces.

Jonathan Pollard, senior planner for the city of Celina, said one of the tracts of land northwest of downtown is 564 acres, with 20% of that going to open space.

"We're looking at around 100 to 120 acres of open space. That's a fantastic amount," said Pollard. "They're going to provide trails all throughout, connecting residents to our downtown, giving them an actual 12-foot-wide trail to either walk or ride golf carts on."

Pollard said the development will use about 17 acres for multi-family housing.

"We're still going through plan revisions, but what they're anticipating getting is roughly 500 units," Pollard said.

Dusty McAfee, Celina's executive director of development services, said Uptown Celina is an urban neighborhood that will serve as a northern extension of downtown.

"It offers a mix of housing options, expands the master trail system, and extends Oklahoma Drive throughout the community back over to Preston Road," McAfee said. "This is a unique addition to downtown located across the street from the Entertainment District."



# COLLIN COUNTY'S POPULATION EXPLOSION, CELINA LEADS THE WAY IN TEXAS GROWTH SPURT



Collin County in Texas is predicted to see a doubling of its population by 2060, with cities like Celina experiencing rapid growth. The increase in inhabitants reflects a larger trend in Texas, with more and more people moving to urban areas according to The Dallas Morning News.

Adults aged 25 to 44 are moving to Collin County, with the proximity to work environments and high quality of life as two primary factors attracting new residents. Future growth in McKinney and Collin County is expected as cited in the Demographic and Economic Profile.

The City of Celina exhibits an exceptional case, with a 97% population increase since 2020. "From its small-town charm, two A-rated school districts, and supportive business environment, it's no surprise that so many people have chosen to make Celina their home," commented Mayor Ryan Tubbs according to

The Dallas Morning News.

The primary driving force behind the growth in Celina is connectivity with major roads running through the city and good access to tollways. Celina, with its strategic location, is approximately 15 minutes from Frisco and about 45 minutes from downtown Dallas.

Aside from its accessible location, the city's open land and appealing sunsets contribute to its attractiveness, according to Mayor Tubbs. As the city's population is projected to increase from 45,000 to around 350,000, infrastructural challenges are anticipated. These include upkeep of road infrastructure, ensuring sustainable water supply, and development of parks.

In response to the population increase, Collin County voters approved a \$683 million bond package on November 7 for upgrades to roadways, medical examiner's office, animal shelters, justice facilities, and parks. Collin County Commissioner Susan Fletcher highlighted the importance of future planning, stating "It is crucial that we look far into the future to address projected growth in every area of county government", per The Dallas Morning News.

Mayor Tubbs emphasized the need to carefully plan and invest in infrastructural development while preserving the city's quality of life amidst population increase. He stated, "The city must carefully plan and invest in these areas to accommodate the increasing population while maintaining a high quality of life," as cited in The Dallas Morning News.

# CELINA TO ADD ANOTHER MAJOR RETAILER

DALLAS  
BUSINESS JOURNAL



## HOME DEPOT SECURES INCENTIVES FOR NEW STORE; COSTCO, LOWE'S ALSO COMING

Home Depot Inc. is planting its flag in America's fastest-growing city, adding to the economic momentum in a once-rural part of North Texas.

The big-box retailer will build a 105,000-square-foot location at the northwest corner of Ownsby Parkway and Preston Road, next to a planned Costco and across from a future Lowe's.

The Celina City Council approved a Chapter 380 agreement with Home Depot on Dec. 19, providing a \$1.39 million sales tax grant for 10 years. The grant will be shared between the city and the Celina Economic Development Copr., with the city expecting a return on investment in five years, according to Community Impact. Under the agreement, Home Depot (NYSE: HD) will be required to open by July 2026 and employ at least 48 local residents by March 2027, according to a presentation from a Jan. 14 council meeting.

The city expects the new store to generate enough revenue to support infrastructure and public service needs, according to a Jan. 15 announcement. The \$20 million investment comes as Celina's population ballooned by an estimated 26.6% from July 2022 to July 2023, according to U.S Census Bureau data — more percentage growth than any other city of at least 20,000 in the country.

"This development represents more than the arrival of a major retailer — it brings new opportunities for economic growth, strengthens our local tax base, and enhances convenience for our residents," Clint Bissett, president of Celina EDC, in a statement.

Celina symbolizes the rapid transformation of the Dallas-Fort Worth Metroplex. New highways are connecting the city to other parts of Collin County, while high-quality schools, more affordable homes, and new amenities draw in more and more residents.

Retail always follows rooftops, and there are massive housing developments underway such as Legacy Hills, a 7,000-home project by Centurion American Development Group, and Ramble by Hillwood, which will have around 4,000 homes. Celina Mayor Ryan Tubbs told Dallas Business Journal on Jan. 7 that the city issued 2,930 single-family residential permits in 2024, a single-year record and a 17% increase from 2023.

There are currently about 15 Home Depot locations across Collin County. The region as a whole has added more than 200,000 residents since 2020, bringing the total population to 1.2 million, according to a 2024 credit analysis by Moody's, a New York-based financial services company.

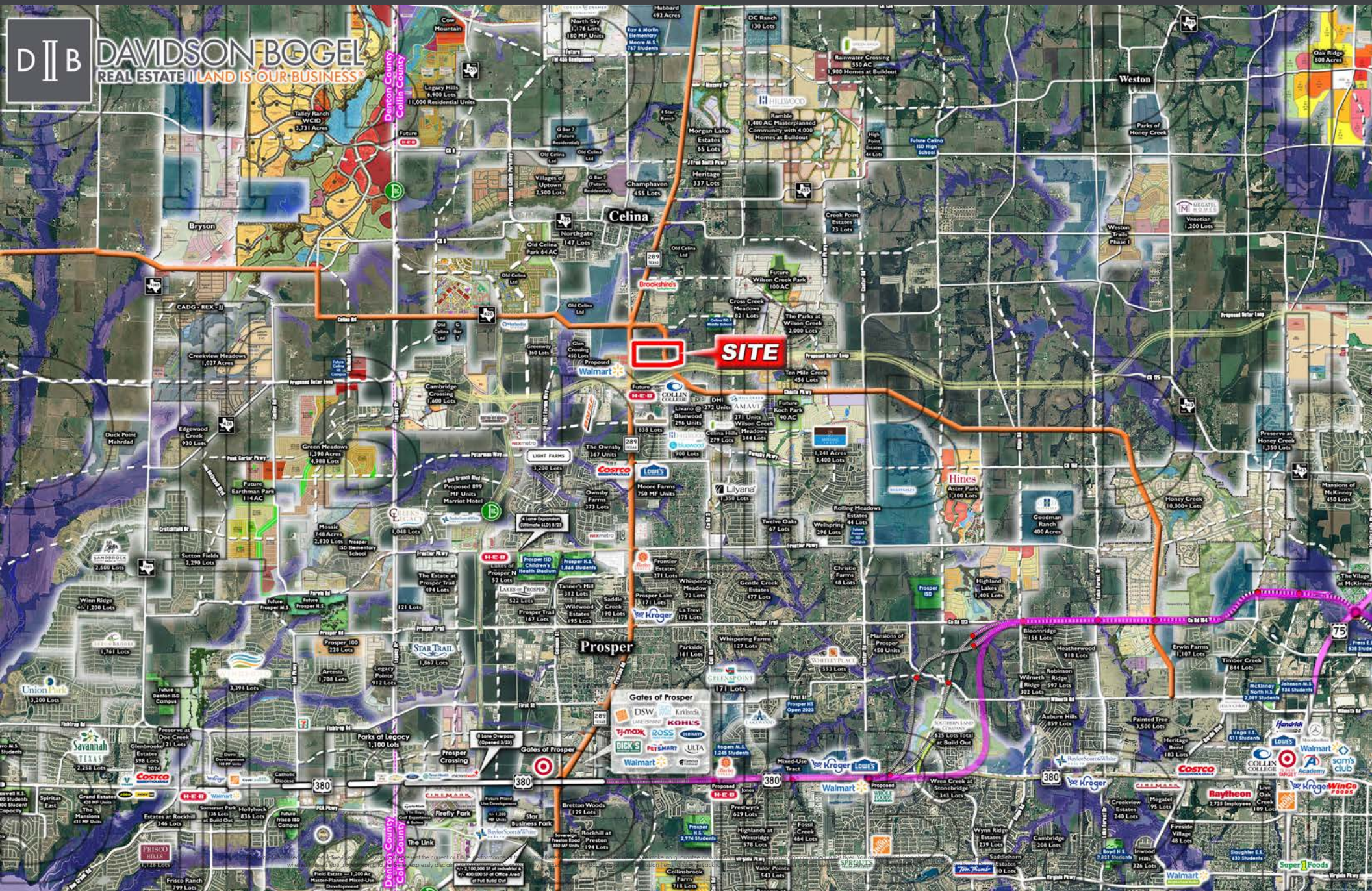
"Home Depot's investment reflects the confidence businesses have in Celina as a vibrant, thriving city, and we look forward to the positive impact this partnership will have on our community for years to come," Tubbs said in a statement.





# NEQ - PRESTON RD. & THE COLLIN COUNTY OUTER LOOP

## EXTRA WIDE AERIAL



# NEQ - PRESTON RD. & THE COLLIN COUNTY OUTER LOOP

## DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

### INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

<b>DAVIDSON BOGEL REAL ESTATE, LLC</b>	<b>9004427</b>	<b>INFO@DB2RE.COM</b>	<b>214-526-3626</b>
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
<b>MICHAEL EDWARD BOGEL II</b>	<b>598526</b>	<b>EBOGEL@DB2RE.COM</b>	<b>214-526-3626</b>
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
<b>DAVID DAVIDSON, JR.</b>	<b>593731</b>	<b>DDAVIDSON@DB2RE.COM</b>	<b>214-526-3626</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE

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<b>DAVID DAVIDSON, SNR.</b>	<b>173202</b>	<b>DAVID@DAVIDSONLANDNORTHTEXAS.COM</b>	<b>214-797-5061</b>
SALES AGENT/ASSOCIATE	LICENSE NO.	EMAIL	PHONE



## 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
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](http://www.trec.texas.gov)

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David A. Davidson, Sr.	173202	david@ davidsonlandnorthtexas.com	214-797-5061
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

03/01/20

Buyer/Tenant/Seller/Landlord Initials

Date

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