



LIGHT FARMS
2,869 LOTS

OWNSBY FARMS
397 LOTS

OWNSBY LUXURY
RENTALS 367 UNITS

THE CROSSING AT MOORE FARMS
MASTER-PLANNED
RETAIL CENTER



AVILLA GROVE
200 UNITS

HIGHFIELD PRESTON
251 UNITS



CAR WASH



FRONTIER PKWY.

PRESTON RD.



PROPOSED



NWC - PRESTON RD. & FRONTIER PKWY. (F.M. 1461)
CELINA, TX | RETAIL PADS AVAILABLE



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CMeier@db2re.com
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2024

PROPERTY INFORMATION



SIZE:

Lot 6: ± 0.85 AC

Lot 7: ± 1.02 AC



ZONING:

PD 67

(Retail, Restaurant, Office, Multi-Family,
Single-Story Multi-Family)
(Refer To PD Insert)



TRAFFIC COUNTS:

Preston Rd.: 31,122 VPD

Frontier Pkwy.: 9,231 VPD



UTILITIES:

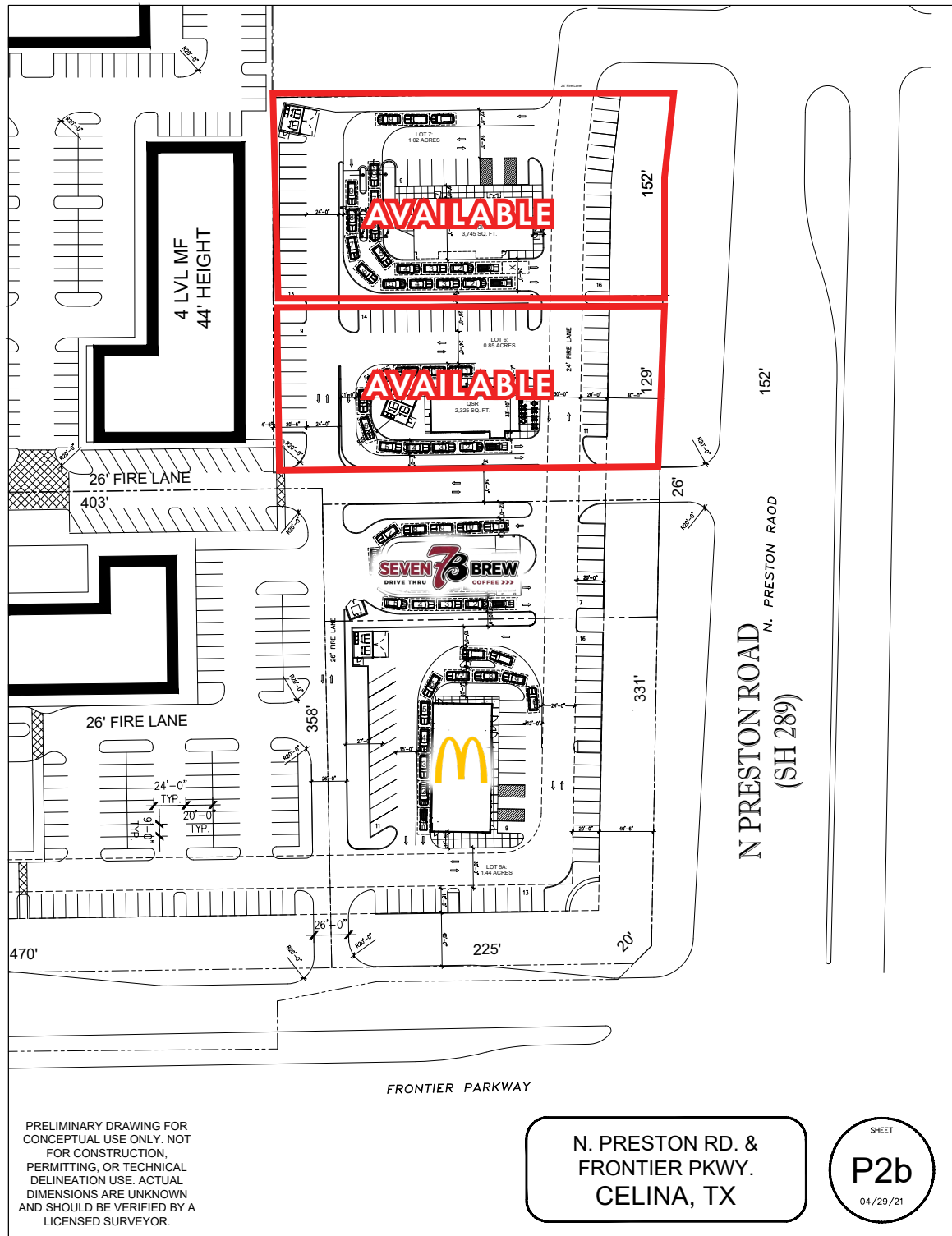
Being Brought To Site



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|-----------|-----------|-----------|
| 2024 Population | 7,290 | 56,122 | 105,738 |
| % Proj Growth 2024-2029 | 6.36% | 7.35% | 7.32% |
| 2024 Average HH Income | \$212,002 | \$217,147 | \$203,120 |
| 2024 Median HH Income | \$171,343 | \$182,007 | \$167,901 |

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NON-RESIDENTIAL TRACT

1. This tract will adhere to the uses, standards, and other requirements of the RO-Retail Office Zoning District as may be amended, except as modified below:

A. Additional Permitted Uses by Right:

1. General commercial, office, and retail
2. Veterinarian Clinic (with indoor kennels)
3. One (1) fuel station, meeting the City's Architectural Standards, as may be amended, is permitted by-right without the requirement to obtain a Specific Use Permit (SUP). The hard corner of Preston Road and Frontier Parkway is not permitted to be developed for this use.
4. All restaurants, including drive-thru service for stand-alone or end cap users

B. Permitted with a Specific Use Permit:

1. Auto Repair, Minor
2. Car Wash
3. Cigar Lounge
4. Country Club
5. Liquor/Wine Shop (as primary sales)
6. Medical Spa with Permanent Cosmetic Tattooing
7. Nursery (with retail outdoor sales)
8. Private Club

C. Prohibited Uses:

1. Alternative financial services (including Check Cashing services)
 2. Auto Sales
 3. Body Art Studio (Tattoo Shop, Body Piercings, etc.)
 4. Cannabidiol Shop (CBD Shop)
 5. Gaming or slot machines (excluding arcades)
 6. Head Shop
 7. Hookah Shop
 8. Motorcycle Sales and Repair
 9. Outdoor storage/display (exempting home improvement centers)
 10. Pawn Shop
 11. Recycling Center or Kiosk
 12. Residential uses
 13. Sexually Oriented Businesses (SOBs)
 14. Smoke Shop/Cigar Shop (where smoke/cigar sales are a primary use)
2. Parking to be at a ratio of 1:250 sf generally for the site and non-required parking on adjacent non-residential tracts may be used as credit towards required parking. Restaurants located on Preston Road and Frontier Parkway frontage pad sites is to be parked at a ratio of 1:100 sf.
3. 40' wide landscape buffers apply along Preston Road and Frontier Parkway.
4. A minimum 2-story mid-rise office building (maximum of 8 stories) shall be included with a minimum of a 10,000 sf footplate within this tract.
- Alternatively, a use comparable to this in terms of scale, scope, ad-valorem impact, and other concerns may be presented to City staff for consideration and approval. Minor modifications may be made at the staff level to accommodate the design of such use.

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.



DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

PGA OF AMERICA HQ TO ANCHOR 600-ACRE MIXED-USE DEVELOPMENT IN FRISCO

DALLAS BUSINESS JOURNAL

It's official: The PGA of America will relocate from its longtime home in Palm Beach Gardens, Fla., to Frisco, after a vote from Frisco City Council today approved a massive real estate and golf development.

The golf professionals organization has agreed to move its headquarters as part of a public-private partnership with the City of Frisco, according to a release from the PGA of America. As part of the move, the organization will anchor a 600-acre mixed-used development among 2,500 acres being master-planned by Hunt Realty Investments.

The agreement means that championship-level golf will be heading to the region.

Frisco will host two PGA Championships, two KPMG Women's PGA Championships and possibly a Ryder Cup. North Texans can go ahead and mark their calendars for the KitchenAid Senior PGA Championship in 2023.

The public-private investment is estimated at \$520 million with the PGA of America agreeing to invest \$30 million in the development of a 100,000 square-foot global headquarters and education facility. The PGA of America also said that it would employ at least 100 as part of its agreement with Frisco.

A joint venture between Omni Hotels & Resorts, Stillwater Capital and Woods Capital, called Omni Stillwater Woods (OSW), will invest \$455 million to purchase land; construct a 500-room Omni resort and conference center; a "technologically advanced" retail space; parking facilities; and two golf courses, a short course, practice areas and a clubhouse.

The development will be situated about a third of a mile south of U.S. 380 at Rockhill Drive and Legacy Parkway.

The City of Frisco, in addition to Frisco Independent School District, Frisco Economic Development Corp., and Frisco Community Development Corp., will contribute no more than \$35 million.

CHILDREN'S HEALTH BUYS 72 ACRES NEXT TO NEW PGA HEADQUARTERS

DALLAS BUSINESS JOURNAL

Pediatric health care giant Children's Health has purchased a large parcel of Prosper land for a new mixed-use medical campus.

The 72-acre site, which is located at the the northwest intersection of the Dallas North Tollway and Highway 380 across from the PGA's future Frisco home, was bought from Matthews Southwest, according to officials with Children's Health.

"We recently announced a 10-year partnership with Prosper ISD to be their official pediatric health care partner, and this is kind of the next step in that relationship," said Jeremiah Radandt, executive vice president of the northern market for Children's Health.

"We're really focused on making life better for children, and part of that is providing high-quality health care closer to home," he added. "That's a growing area and we have future plans to develop it into a mixed-use development with a thriving community medical campus."

The square footage and offerings of the campus are still in the initial planning stage, but Radandt said the anchor of the site will be pediatric health care services accompanied by various corporate, retail and hospitality businesses.

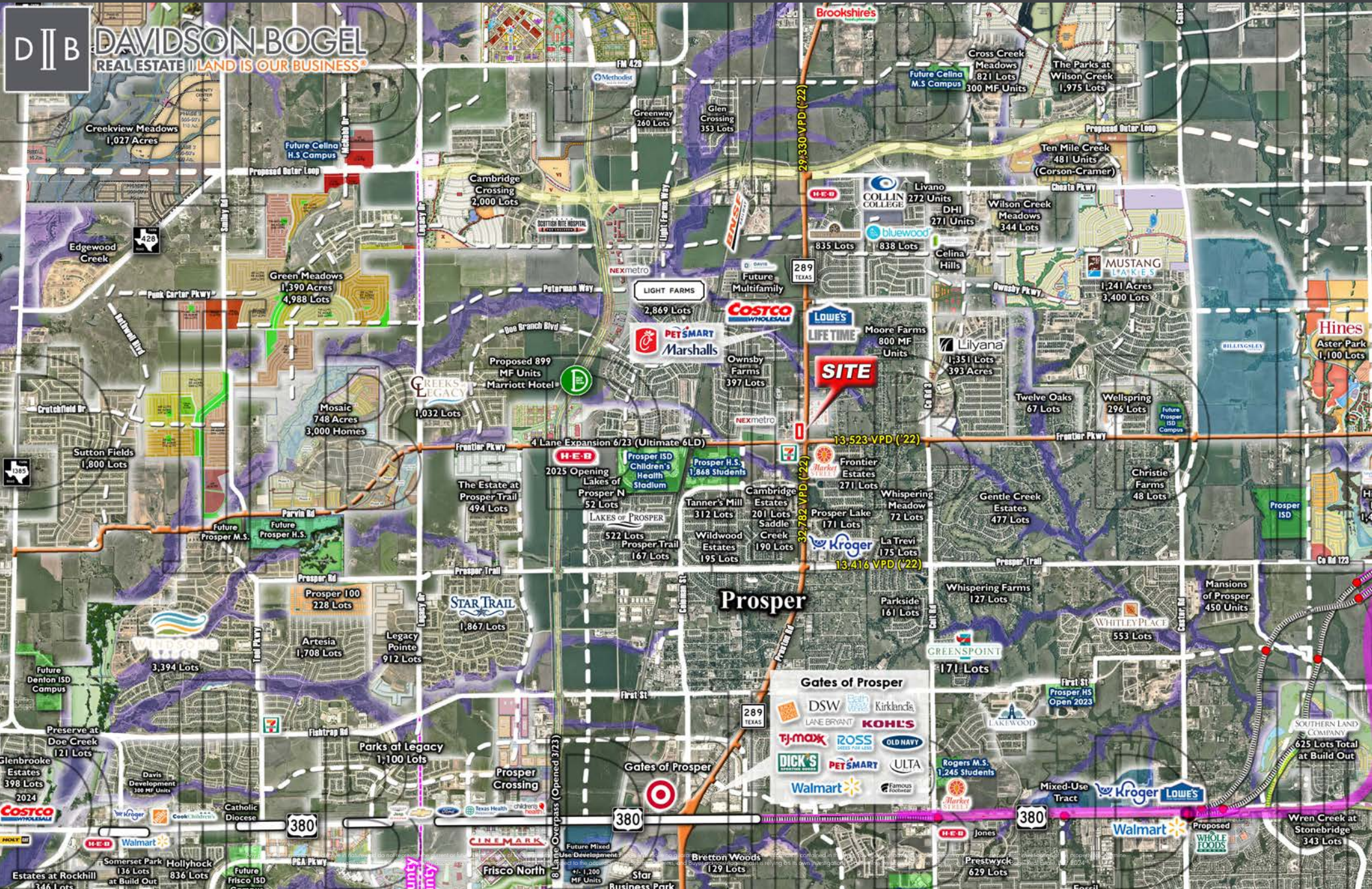
As for job creation, he said he doesn't know how many jobs the new campus will bring to the area, but that the quantity "will be meaningful."

Over a decade ago, Children's Health opened Children's Health Plano as an extension of its now 100-year-old Dallas location, Children's Medical Center. The newest addition is intended to be a continuation of the care offered in Dallas and Prosper but for the growing population in far North Texas.

"We're in close partnership with the City of Prosper and they identified this area as a key intersection for their economic growth," Radandt said. "And in health care, easy access is important, and this is a great site for that."

PRESTON RD. & FRONTIER PKWY. (F.M. 1461)

WIDE AERIAL



PRESTON RD. & FRONTIER PKWY. (F.M. 1461)

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.

DAVIDSON BOGEL REAL ESTATE, LLC
LICENSED BROKER / BROKER FIRM NAME
MICHAEL EDWARD BOGEL II
DESIGNATED BROKER OF FIRM
CHRISTOPHER RYAN TURNER
SALES AGENT/ASSOCIATE'S NAME
COLLINS MEIER
SALES AGENT/ASSOCIATE'S NAME
ELLIOTT NEWSOM
SALES AGENT/ASSOCIATE'S NAME

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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.

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:

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- 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 |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Christopher Ryan Turner | 672133 | rturner@db2re.com | 214-526-3626 |
| 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



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| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Collins Meier | 714822 | cmeier@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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- 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. | | Phone |
| N/A | N/A | N/A | N/A |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Elliott Newsom | 790752 | enewsom@db2re.com | 214-526-3626 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date