



**EXPANSION**



**Frontier Estates**  
271 Homes

**Tanner's Mill**  
Gated Community

**Avilla Grove**  
200 Units

**FRONTIER RD - 13,523 VPD**

Future  
**SPROUTS**  
FARMERS MARKET



**Taco Bueno**

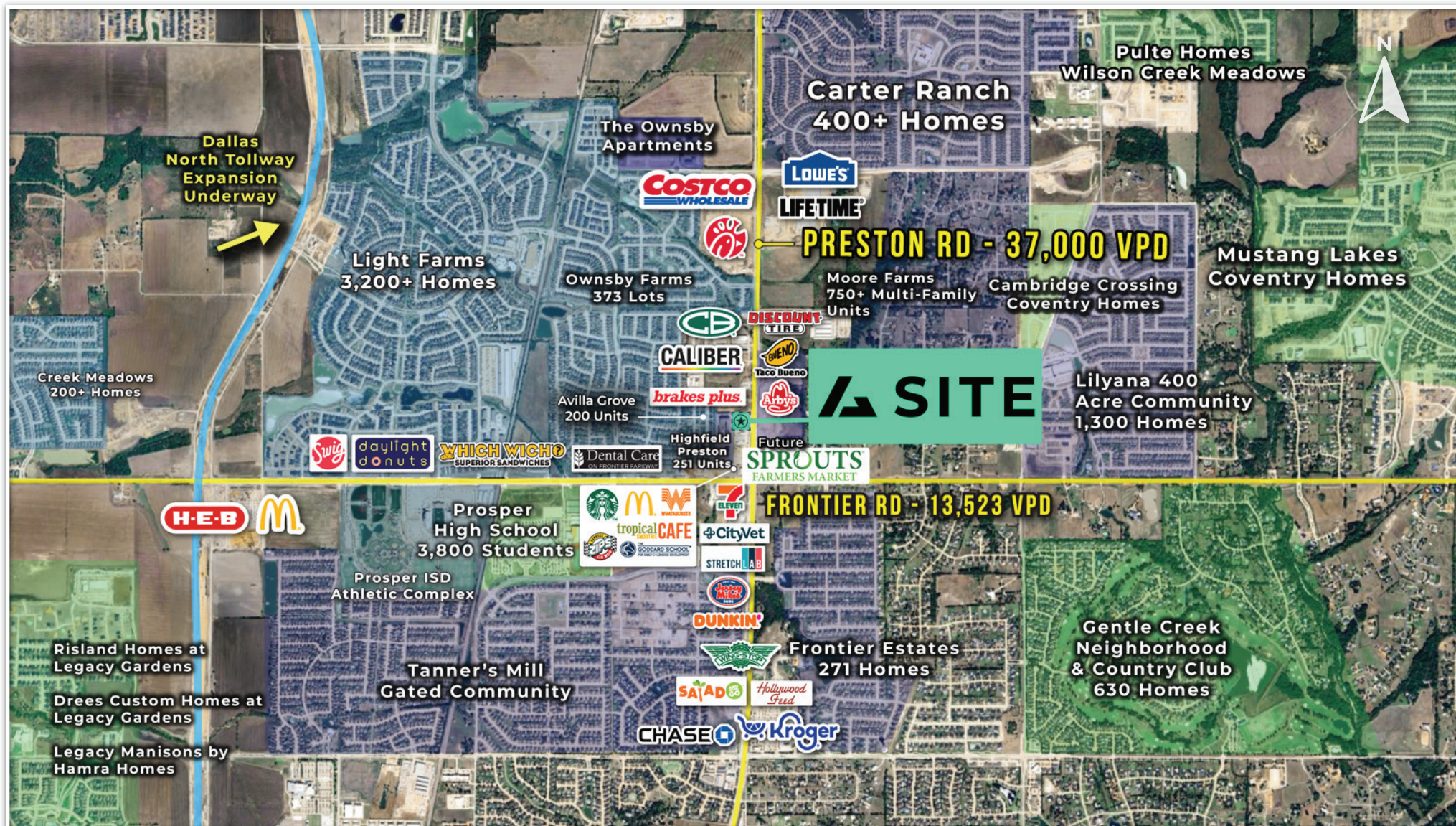


**PRESTON RD - 37,000 VPD**



# Macro Aerial

Preston & Frontier Rd | Celina, TX 75009



# Summary

- Lease Rate: Call for Pricing
- Building Size: 8,034 SF
- Available For Lease: ±1,500-4,500 SF
- Co-Tenants: Dumont Cafe, FedEx Office

## Property Overview

- Prime positioned retail center on Preston Rd (37,000 VPD)
- Red hot suburb showing double-digit growth in 1m radius
- AHHI exceeding 175k in all radii
- Rated America's fastest growing area by CoStar in June 24

## Demographics

2025 Population		
8,397 1 Mile	32,120 3 Mile	95,753 5 Mile
2029 Projected Growth ('25-'29)		
13.20% 1 Mile	7.60% 3 Mile	6.60% 5 Mile
Avg. Household Income		
\$187,909 1 Mile	\$188,975 3 Mile	\$176,884 5 Mile



# Site Plan

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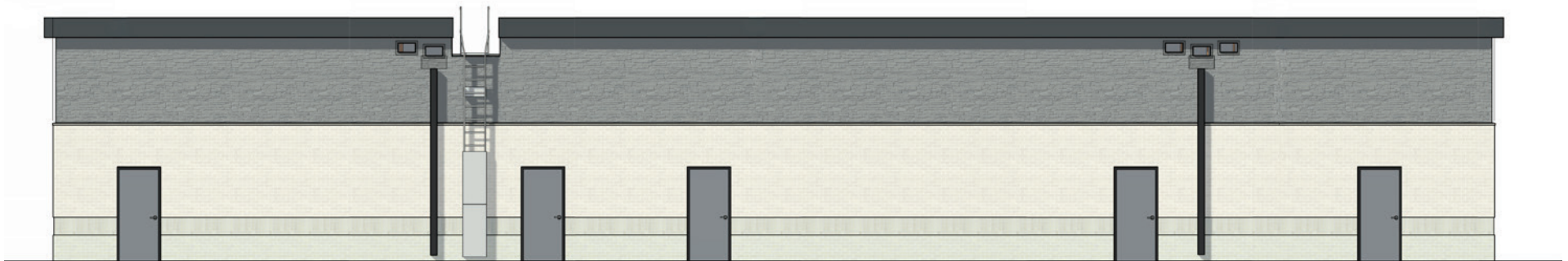
# Floor Plan

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# Renderings

Preston & Frontier Rd | Celina, TX 75009





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