

FOR LEASE

New Development Coming Soon

Doe Branch Office Park | SWQ Preston Rd & FM 455 | Celina, TX



8
Proposed # of Bldgs

Q4 2022
Projected Delivery

1,600 SF
Minimum Divisible

4,800 SF
Maximum Contiguous

Contact Broker

Lease Rate

DESCRIPTION

- Celina recently announced 2,000 new homes near its historic downtown and boasts a 17.94% population growth rate
- Since 2016, Prosper has grown by more than 56%
- 1,186 Permits YTD
- 2025 Estimated Population: +50,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,582	11,861	27,073
Total # Households	825	3,471	8,554
Median HH Income	\$81,268	\$110,506	\$133,657
Average HH Income	\$899,022	\$137,930	\$164,452
Daytime Population	2,497	10,247	22,861

Year: 2021 | Source: Esri

NEARBY RETAILERS



CONTACT

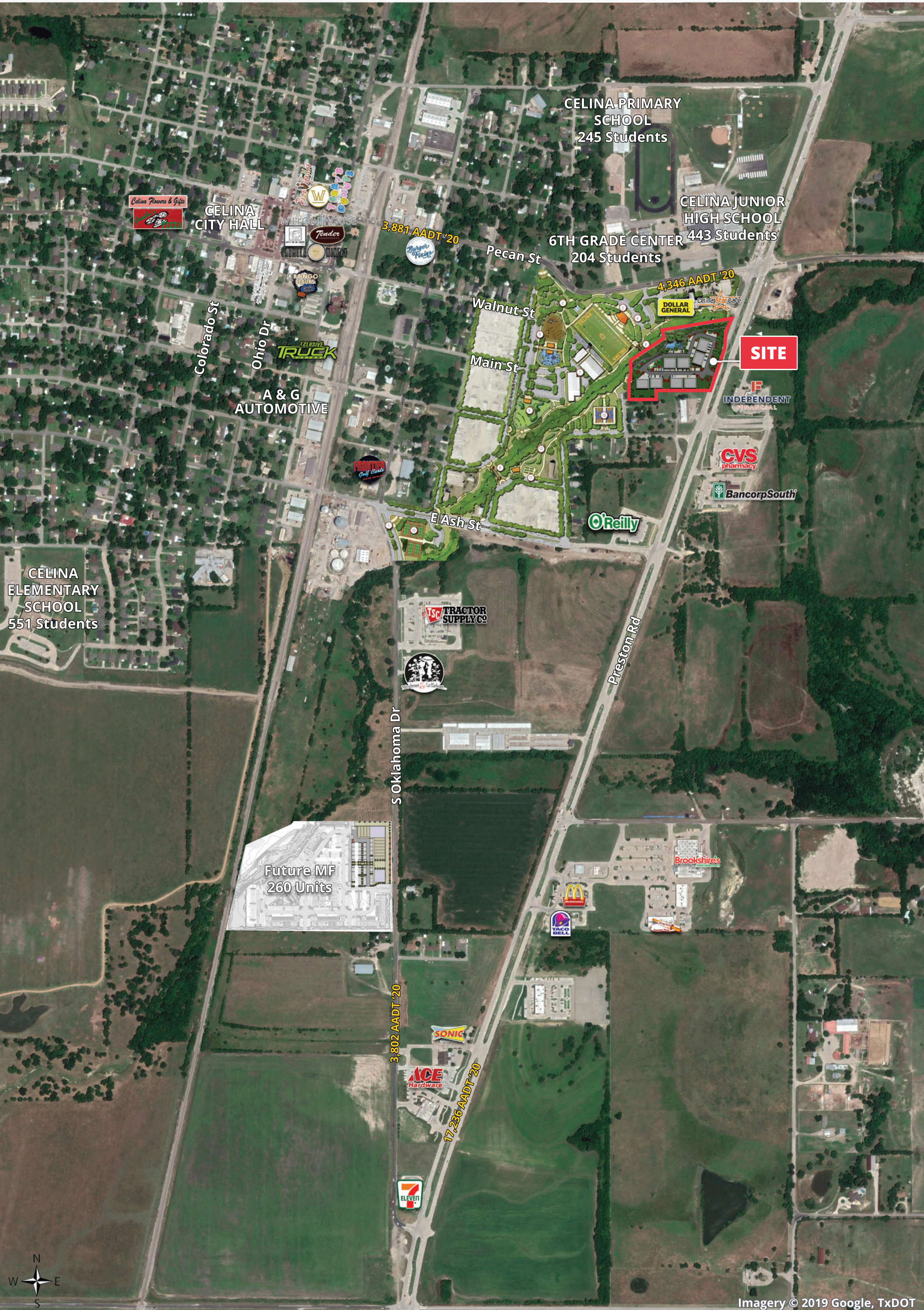
Jack Dawson
214.560.3269 | jack.dawson@srsre.com

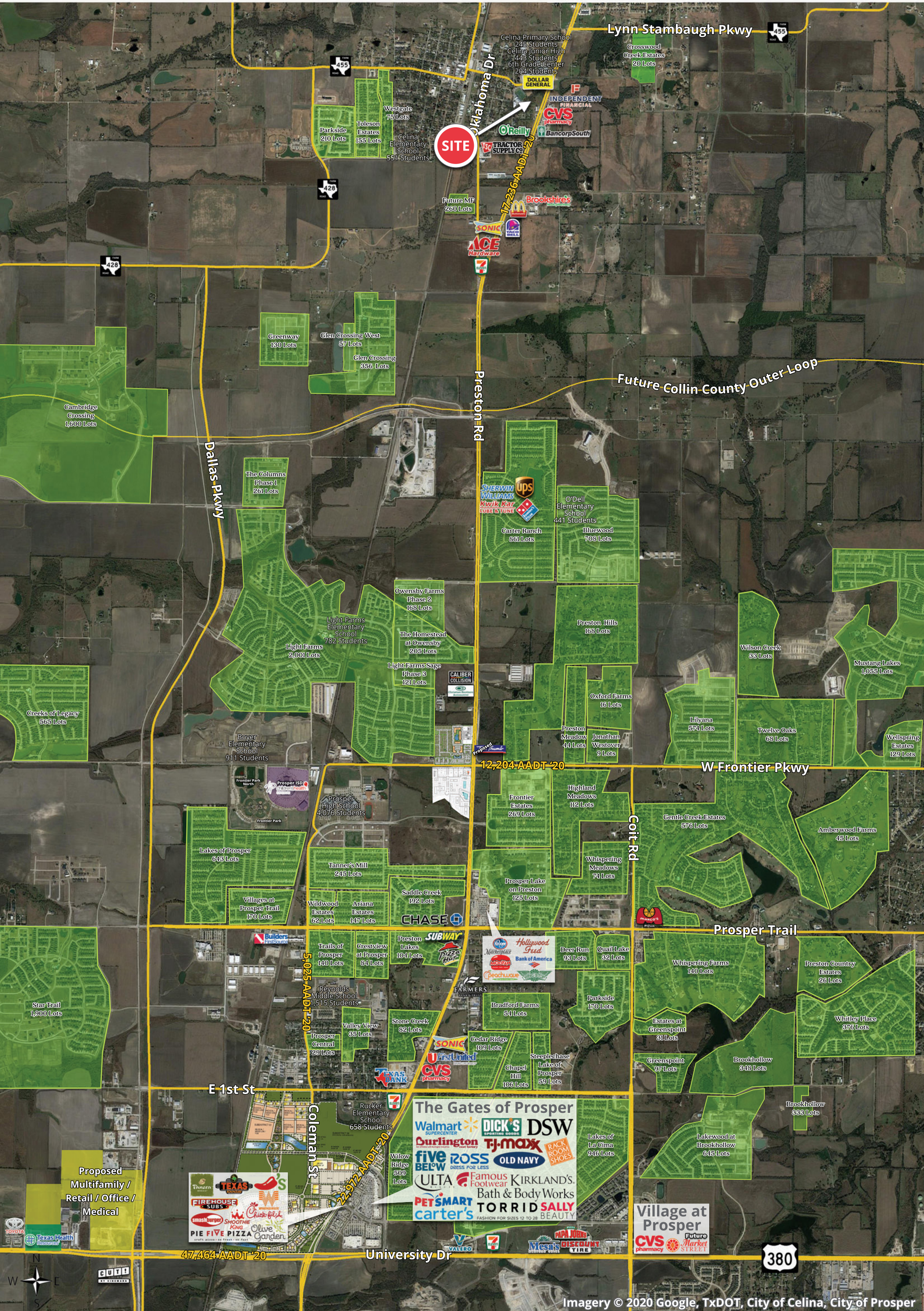
Daniel Poku
214.560.3294 | daniel.poku@srsre.com

TRAFFIC COUNTS

Preston Road	17,236 VPD
W. Frontier Parkway	12,204 VPD
University Dr	47,464 VPD

Year: 2020 | Source: TxDOT





SITE

Cambridge Crossing
1,600 Lots

Greenway
130 Lots

Glen Crossing West
57 Lots

Glen Crossing
656 Lots

The Columns
Phase 1
261 Lots

Light Farms
2,001 Lots

Light Farms Elementary School
732 Students

Light Farms Sage
Phase 3
121 Lots

The Homestead
at Owensby
205 Lots

Owensby Farms
Phase 2
168 Lots

Center Ranch
861 Lots

O'Dell Elementary School
441 Students

Bluewood
708 Lots

Preston Hills
168 Lots

Preston Meadow
44 Lots

Jonathan Westover
9 Lots

Wilson Creek
88 Lots

Mustang Lakes
1,055 Lots

Wellspring Estates
129 Lots

Creeks of Legacy
565 Lots

Lakes of Prosper
648 Lots

Star Trail
1,900 Lots

Villages at Prosper Trail
170 Lots

Wildwood Estates
62 Lots

Ariana Estates
147 Lots

Tanner's Mill
245 Lots

Saddle Creek
192 Lots

Trails of Prosper
140 Lots

Crestview
84 Lots

Reynolds Middle School
1,515 Students

Valley View
35 Lots

Prosper Central
29 Lots

Stone Creek
82 Lots

Preston Lakes
104 Lots

Bradford Farms
54 Lots

Cedar Ridge
109 Lots

Chapel Hill
106 Lots

Steeplechase
Lake of Prosper
59 Lots

Dear Run
98 Lots

Quail Lake
82 Lots

Parkside
170 Lots

Whispering Meadows
74 Lots

Whispering Farms
140 Lots

Estates at Greenspoint
31 Lots

Preston Country Estates
26 Lots

Whitley Place
376 Lots

Whispering Meadows
112 Lots

Highland Meadows
112 Lots

Frontier Estates
269 Lots

Prosper Lake on Preston
125 Lots

Prosper High School
4,076 Students

Prosper ISD

Frontier Park North

Boyer Elementary School
911 Students

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Proposed
Multifamily /
Retail / Office /
Medical

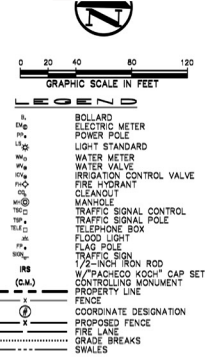
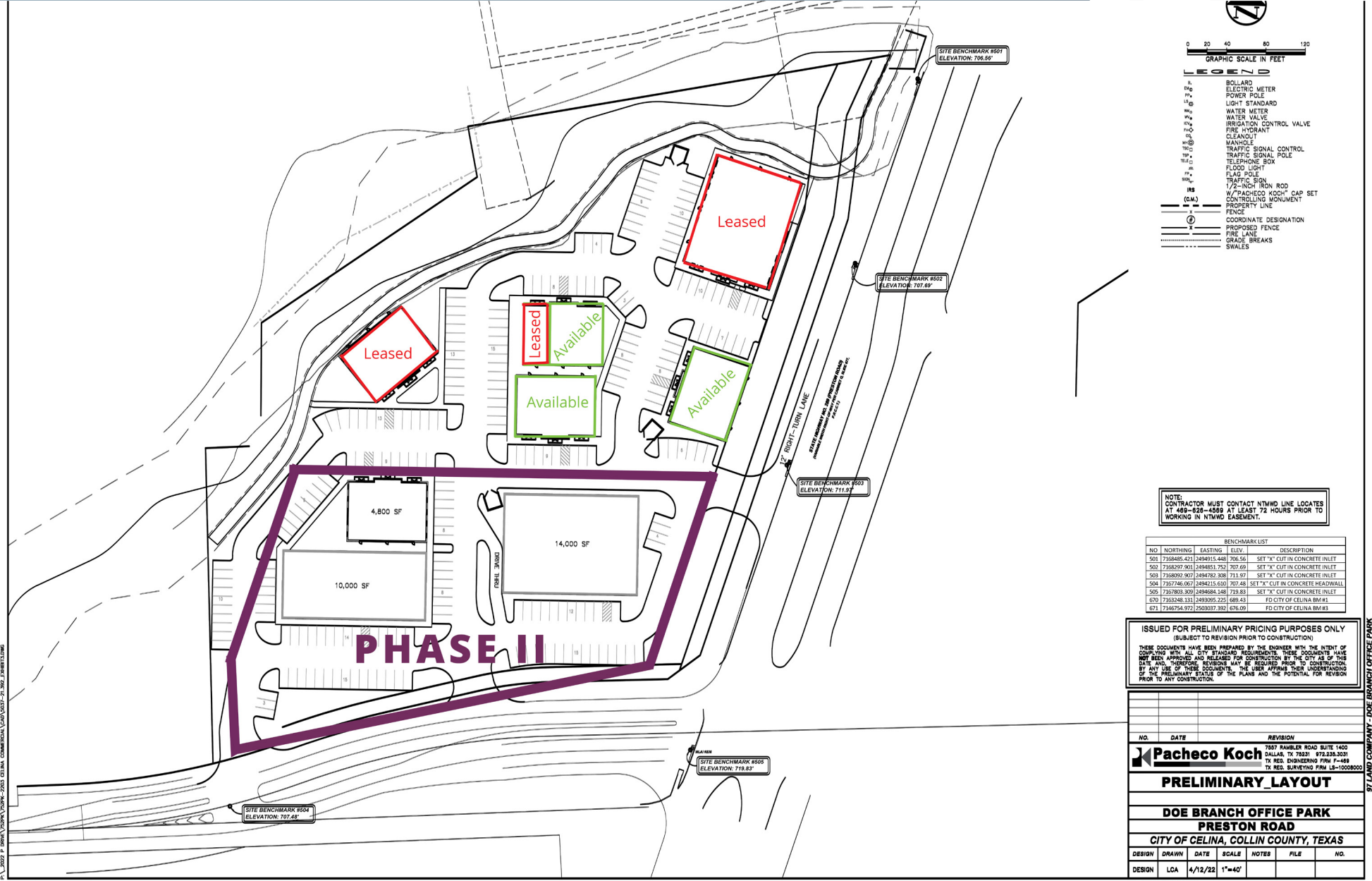
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NOTE: CONTRACTOR MUST CONTACT NTWD LINE LOCATES AT 480-428-4858 AT LEAST 72 HOURS PRIOR TO WORKING IN NTWD EASEMENT.

BENCHMARK LIST				
NO	NORTHING	EASTING	ELEV.	DESCRIPTION
501	716845.421	2494915.448	706.56	SET "X" CUT IN CONCRETE INLET
502	7168297.901	2494851.751	707.69	SET "X" CUT IN CONCRETE INLET
503	7168292.907	2494782.308	711.97	SET "X" CUT IN CONCRETE INLET
504	7167746.007	2494215.610	707.48	SET "X" CUT IN CONCRETE HEADWALL
505	7167983.309	2494684.148	718.83	SET "X" CUT IN CONCRETE INLET
670	7165248.131	2493925.221	686.43	FD CITY OF CELINA BM #1
671	7146754.972	2503037.352	676.09	FD CITY OF CELINA BM #3

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY (SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
 THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION				
<p>Pacheco Koch 7527 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.2031 TX REG. ENGINEERING FIRM #-488 TX REG. SURVEYING FIRM LB-1002800</p>						
PRELIMINARY LAYOUT						
DOE BRANCH OFFICE PARK						
PRESTON ROAD						
CITY OF CELINA, COLLIN COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
DESIGN	LCA	4/12/22	1"=40'			

PK FILE: 5037-21.392 PK-5037-21.392_EXHIBITS.DWG

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Population			
2021 Population	2,582	11,861	27,073
2000 Population	1,471	3,204	4,566
2010 Population	2,162	5,733	8,931
2026 Population	2,952	15,387	36,099
2000-2010 Annual Rate	3.93%	5.99%	6.94%
2010-2020 Population: Annual Growth Rate	1.59%	6.68%	10.36%
2021-2026 Population: Annual Growth Rate	2.71%	5.34%	5.92%
2021 Median Age	35.2	36.4	38.1
Households			
2000 Households	509	1,073	1,531
2010 Households	703	1,769	2,784
2021 Total Households	825	3,471	8,554
2026 Total Households	941	4,464	11,390
2000-2010 Annual Rate	3.28%	5.13%	6.16%
2010-2020 Households: Annual Growth Rate	1.43%	6.17%	10.49%
2021-2026 Households: Annual Growth Rate	2.67%	5.16%	5.89%
2021 Average Household Size	3.10	3.39	3.15
Housing Units			
2021 Total Housing Units	868	3,618	8,921
2021 Owner Occupied Housing Units	617	3,050	7,970
2021 Renter Occupied Housing Units	208	421	584
2021 Vacant Housing Units	43	147	367
Race and Ethnicity			
2021 White Alone	79.4%	84.7%	84.9%
2021 Black Alone	5.4%	5.0%	5.0%
2021 American Indian/Alaska Native Alone	1.2%	0.8%	0.7%
2021 Asian Alone	0.7%	1.4%	1.8%
2021 Pacific Islander Alone	0.1%	0.1%	0.0%
2021 Hispanic Origin (Any Race)	33.1%	19.5%	17.4%
Income			
2021 Median Household Income	\$81,268	\$110,506	\$133,657
2021 Average Household Income	\$99,022	\$137,930	\$164,452
2021 Per Capita Income	\$30,504	\$43,108	\$52,161
2021 Population 25+ by Educational Attainment			
Total	1,655	7,570	17,721
High School Graduate	17.9%	15.4%	13.9%
GED/Alternative Credential	2.1%	2.0%	1.8%
Some College, No Degree	30.5%	25.0%	21.5%
Associate Degree	5.1%	7.3%	7.7%
Bachelor's Degree	26.3%	32.4%	34.0%
Graduate/Professional Degree	15.1%	12.4%	15.6%
Data for all businesses in area			
Total Businesses:	149	295	541
Total Employees:	1,063	2,004	3,491
Total Residential Population:	2,582	11,861	27,073
Employee/Residential Population Ratio:	0:1	0:1	0:1
2021 Total Daytime Population	2,497	10,247	22,861
Workers	1,173	4,060	8,751
Residents	1,324	6,187	14,110

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders 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 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.

SRS Real Estate Partners-Southwest, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jack Dawson	633336	jack.dawson@srsre.com	214.560.3269
Sales Agent/Associate's Name	License No.	Email	Phone