

# Pad Sites Available

The Grove at Frontier | NWC Preston Rd & Frontier Pkwy



**1 PAD AT LEASE**

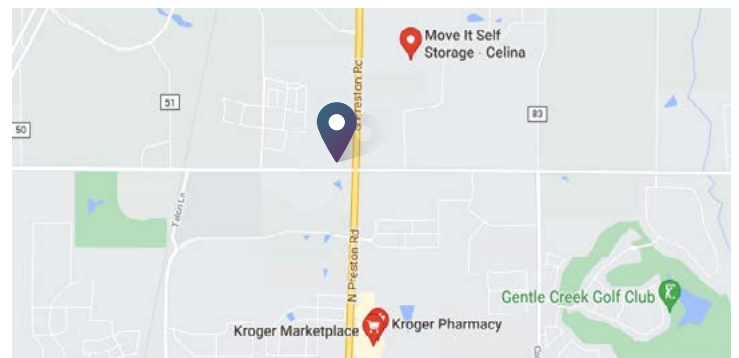
3.54 Acres **Call for Pricing**  
Parcel Size Price

C-2  
Zoning

## DESCRIPTION

- Prime pad sites available with strong access to development proposed on every quadrant of the Preston corridor to serve Prosper and Celina
- 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

## NEARBY RETAILERS



## CONTACT

**Jack Dawson**  
214.560.3269 | jack.dawson@srsre.com

**Daniel Poku**  
214.560.3294 | daniel.poku@srsre.com



**Josh Bryan**  
972.571.2009 | josh@joshbryanrealestate.com

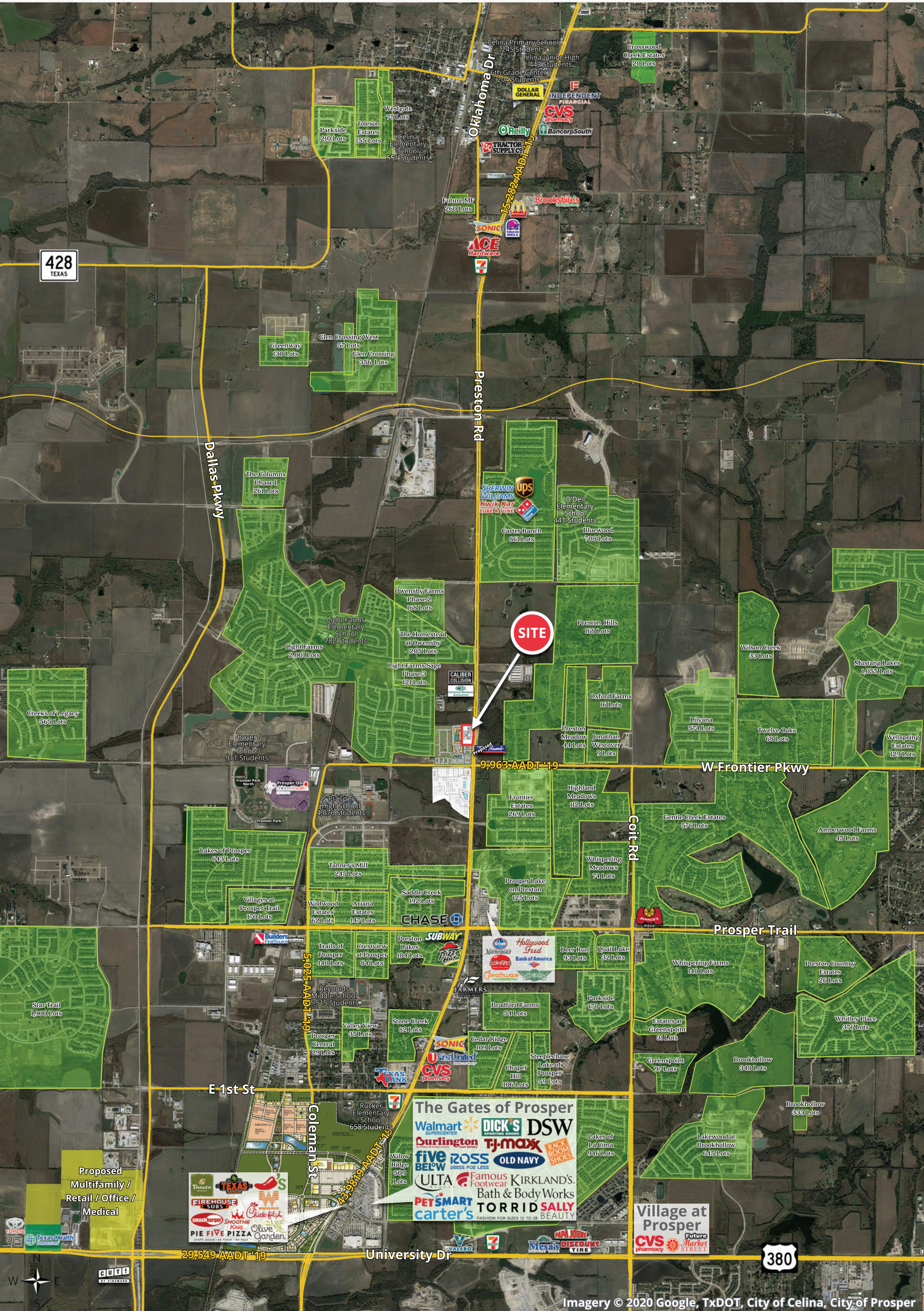
## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,237	33,487	68,677
Average HH Income	\$179,441	\$179,493	\$157,410
Median HH Income	\$148,549	\$148,876	\$126,288
Daytime Population	3,858	29,920	60,030

Year: 2020 | Source: Esri

# Preston Road (F.M. 289) Corridor

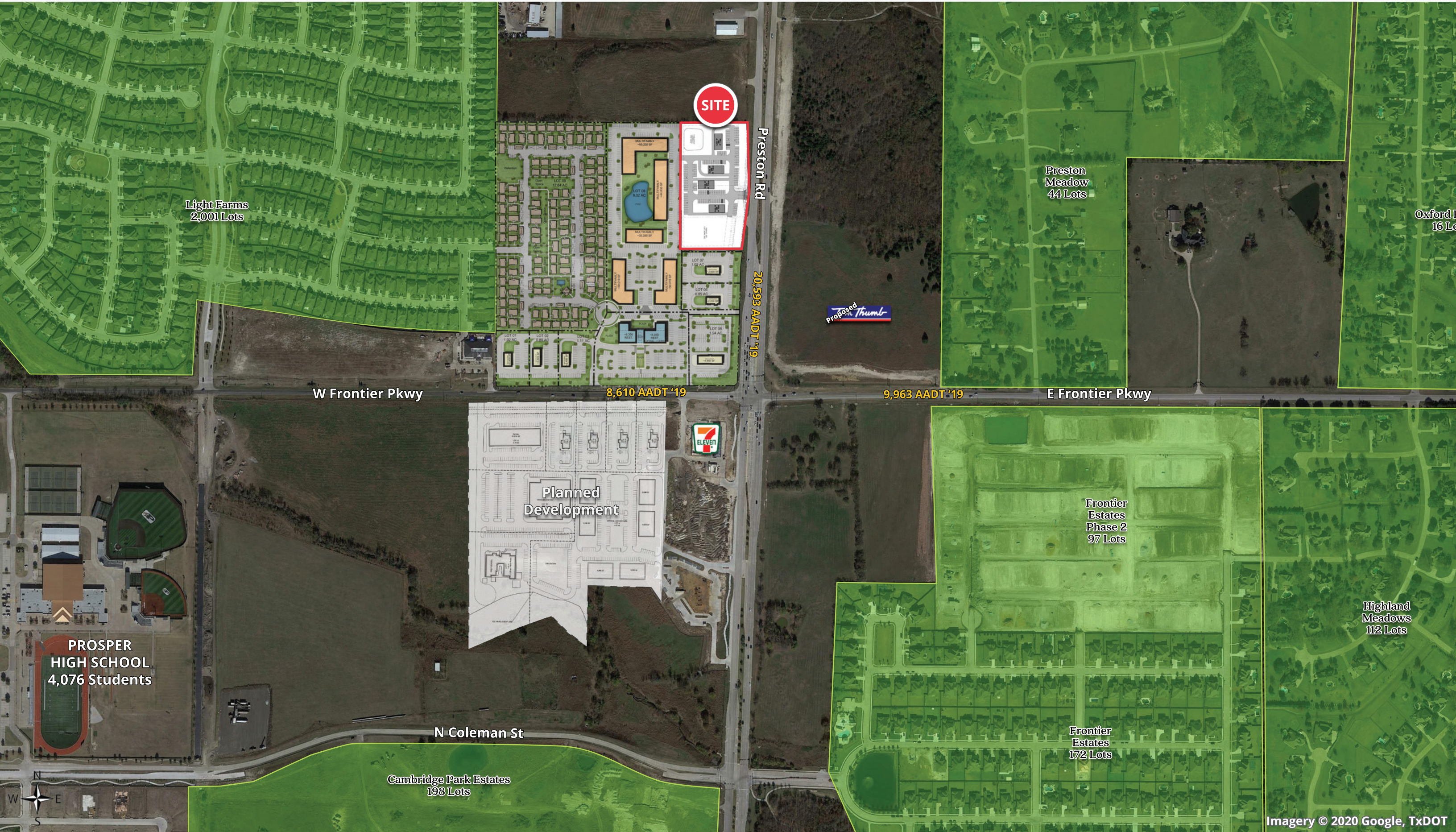
Celina / Prosper, TX



Imagery © 2020 Google, TxDOT, City of Celina, City of Prosper

# Preston Road & Frontier Parkway

Celina / Prosper, TX

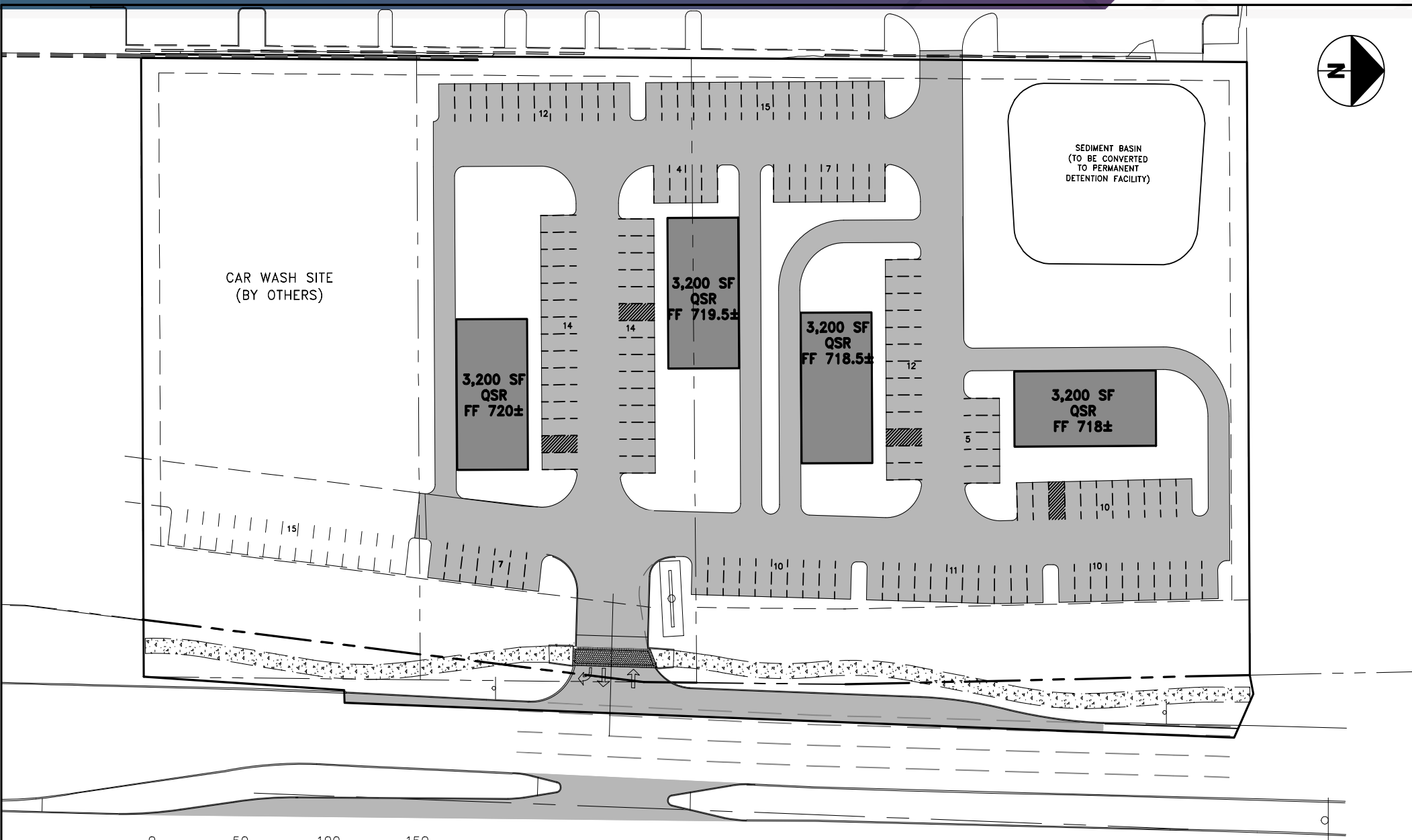


Imagery © 2020 Google, TxDOT



# Site Plan

The Grove at Frontier | NWC Preston Rd & Frontier Pkwy



PRESTON ROAD  
FM 289  
VARIABLE WIDTH R/W

PADS ON PRESTON  
FEBRUARY 19, 2021

# Demographics

The Grove at Frontier | NWC Preston Rd & Frontier Pkwy



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	290	3,188	6,642
2010 Population	880	11,663	20,960
2020 Population	4,237	33,487	68,677
2025 Population	5,512	44,558	86,056
2000-2010 Annual Rate	11.74%	13.85%	12.18%
2010-2020 Annual Rate	16.57%	10.84%	12.28%
2020-2025 Annual Rate	5.40%	5.88%	4.62%
2020 Male Population	50.0%	50.0%	49.0%
2020 Female Population	50.0%	50.0%	51.0%
2020 Median Age	36.8	36.1	34.6
<b>Households</b>			
2000 Households	95	1,031	2,205
2010 Households	277	3,639	6,728
2020 Total Households	1,555	10,330	21,903
2025 Total Households	2,017	13,634	27,237
2000-2010 Annual Rate	11.29%	13.44%	11.80%
2010-2020 Annual Rate	18.33%	10.72%	12.20%
2020-2025 Annual Rate	5.34%	5.71%	4.46%
2020 Average Household Size	2.72	3.24	3.13
<b>Housing Units</b>			
2020 Total Housing Units	1,626	11,027	23,208
2020 Owner Occupied Housing Units	1,504	9,394	19,577
2020 Renter Occupied Housing Units	51	936	2,326
2020 Vacant Housing Units	71	697	1,305
<b>Race and Ethnicity</b>			
2020 White Alone	83.0%	84.0%	76.0%
2020 Black Alone	5.0%	6.0%	10.0%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2020 Asian Alone	3.0%	3.0%	6.0%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Hispanic Origin (Any Race)	20.0%	14.0%	16.0%
<b>Income</b>			
2020 Median Household Income	\$148,549	\$148,876	\$126,288
2020 Average Household Income	\$179,441	\$179,493	\$157,410
2020 Per Capita Income	\$57,129	\$55,660	\$50,280
<b>2020 Population 25+ by Educational Attainment</b>			
Total	2,728	21,003	42,317
High School Graduate	12.2%	10.8%	12.1%
GED/Alternative Credential	1.8%	1.9%	1.9%
Some College, No Degree	17.1%	17.4%	18.3%
Associate Degree	6.6%	6.9%	7.4%
Bachelor's Degree	36.8%	40.1%	37.6%
Graduate/Professional Degree	20.2%	18.4%	18.4%
<b>Daytime Population</b>			
2020 Total Daytime Population	3,858	29,920	60,030
Workers	1,493	11,391	22,275
Residents	2,365	18,529	37,755

# 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, LLC	600324	mark.reeder@srsre.com	214.560.3200
<b>Licensed Broker/Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3250
<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3250
<b>Licensed Supervisor of Sales Agent/Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Jack Dawson	633336	jack.dawson@srsre.com	000.000.000
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer Initials                      Tenant Initials                      Seller Initials                      Landlord Initials                      Date