



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

± 24 Acre Retail Development

Preston Rd & Sunset Blvd
Celina, TX 75009

CONTACT BROKER FOR MORE INFORMATION:

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Property Details

LOCATION	Preston Rd & Sunset Blvd, Celina, TX 75009		
AVAILABLE	± 24 Acres		
PRICE	Please Call for Pricing		
ZONING	C-1 (Commercial)		
HIGHLIGHTS	<ul style="list-style-type: none"> » Lighted Intersection with future Sunset Blvd bifurcating property » Commercial frontage on Preston Rd in rapid growth corridor » Centrally located in the fastest growing city in the nation 		
AREA RETAIL & TRAFFIC DRIVERS	Brookshires, McDonalds, Taco Bell, Starbucks, Sonic, Papa Johns, CVS, Tractor Supply, O'Reilly, Wing Stop, Ace Hardware, Texas Health Breeze Urgent Care, Celina Fire Department, 7-Eleven, Smitty's Car Wash, Celina Self Storage		
TRAFFIC COUNTS	S Oklahoma Dr 4,831 CPD 2024	S Preston Rd 32,205 CPD 2024	

Demographics

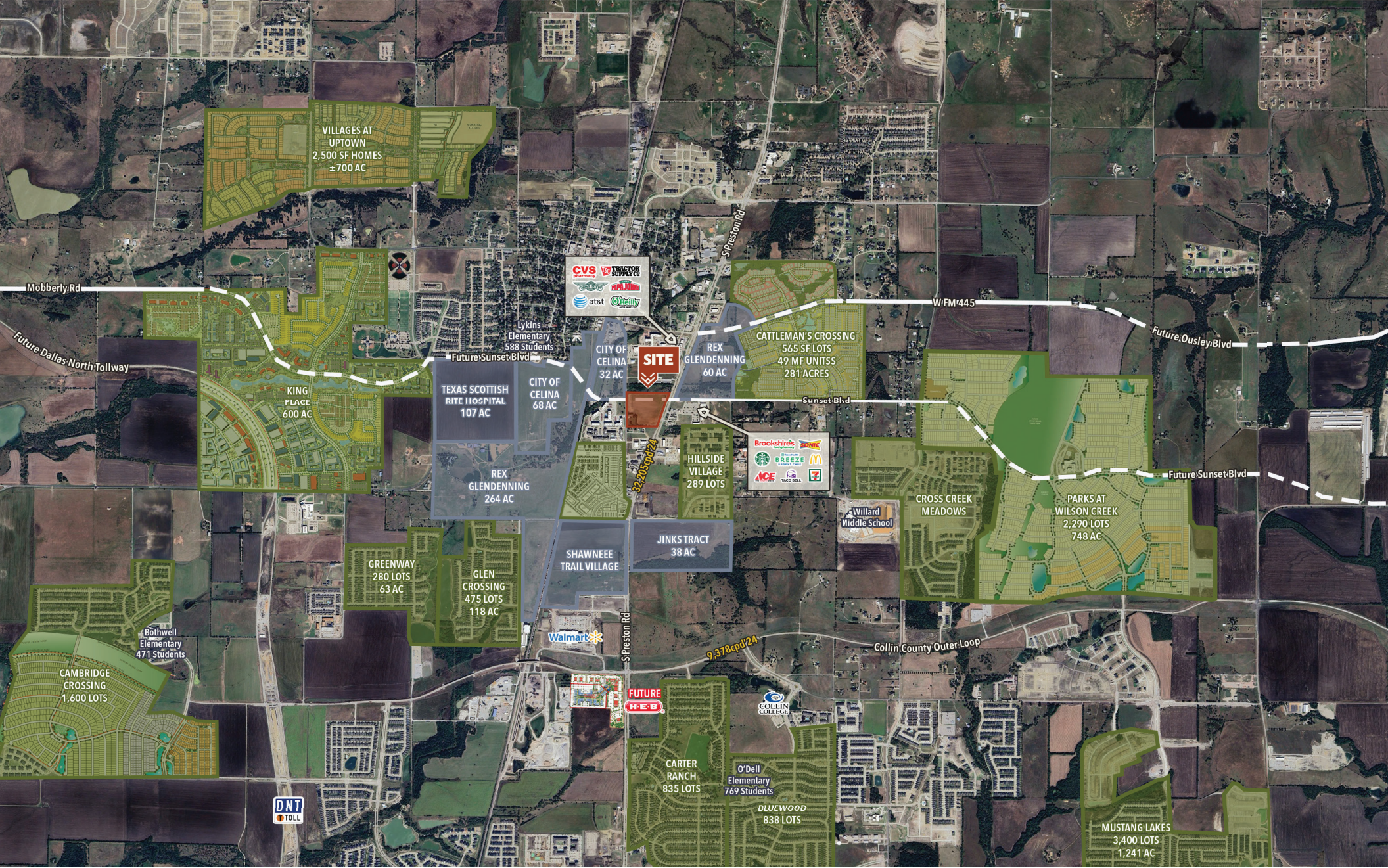
	1 Mile	3 Miles	5 Miles
POPULATION	2,966	26,434	63,044
EST. POP GROWTH 2025-30	9.0%	8.9%	8.1%
MEDIAN AGE	27.6	32.1	34.2
NUMBER OF HOUSEHOLDS	984	8,418	19,955
AVG HOUSEHOLD INCOME	\$161,513	\$200,203	\$228,158
MED HOUSEHOLD INCOME	\$91,816	\$154,221	\$189,420



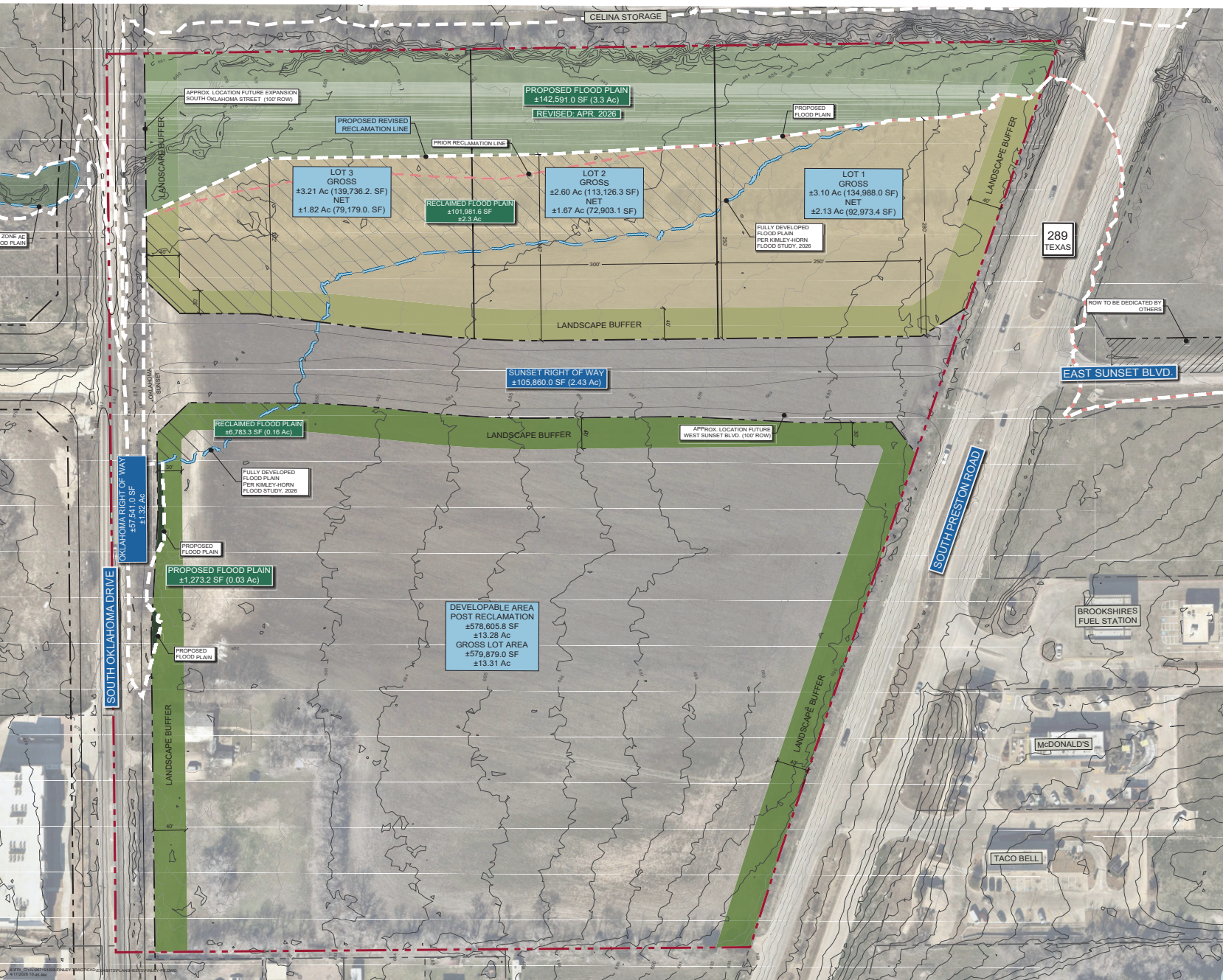
Zoom Aerial



Wide Aerial



Survey



- NOTE:
- 1) The Flood Study information will need to be updated to the current City of Celina design criteria prior to development.
 - 2) The alignment for Sunset Boulevard is preliminary and will need to be finalized based on a field survey and City of Celina input.
 - 3) Acreages are preliminary and subject to change based on a field survey and final construction plans.

NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
2. AERIAL IMAGE BY NEARMAP, COPYRIGHT 2026

PROPERTY EXHIBIT
The Finley Tract
Celina, Texas

Kimley»Horn

5160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

April 2026





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

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.

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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.

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.

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Designated broker of Firm	License No	E-mail	Phone
_____	License No	E-mail	Phone
Licensed Supervisor of Sales Agent/Associate	_____	_____	_____
_____	License No	E-mail	Phone
Sales Agent/Associate's Name	_____	_____	_____
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Information available at www.trec.com.