



16.68
ACRES

For sale:
NEQ Preston Rd & CR 95
Celina, Texas
75009

Metrics

NEQ Preston Rd & CR 95
Celina, Texas 75009

Location

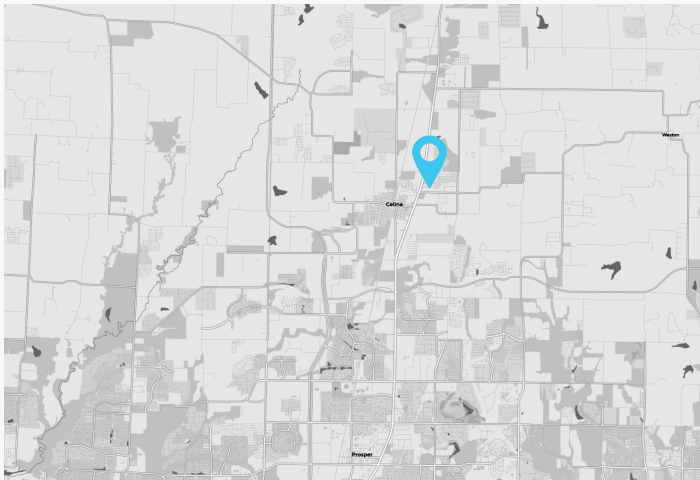
1595 N Preston Rd

Size

Land
16.68 AC

Traffic Counts

Preston Rd
24,340 VPD



Property Highlights

1. 0.17 miles of frontage on Preston Rd with access
2. Surrounded by existing single family and single family developments currently under construction
3. Utilities are in close proximity

2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,053	9,825	34,943
EST. DAYTIME POPULATION	409	2,099	3,703
EST. AVG. HH INCOME	\$140,414	\$167,971	\$212,382

Area Attractions



MARTIN
ELEMENTARY
SCHOOL

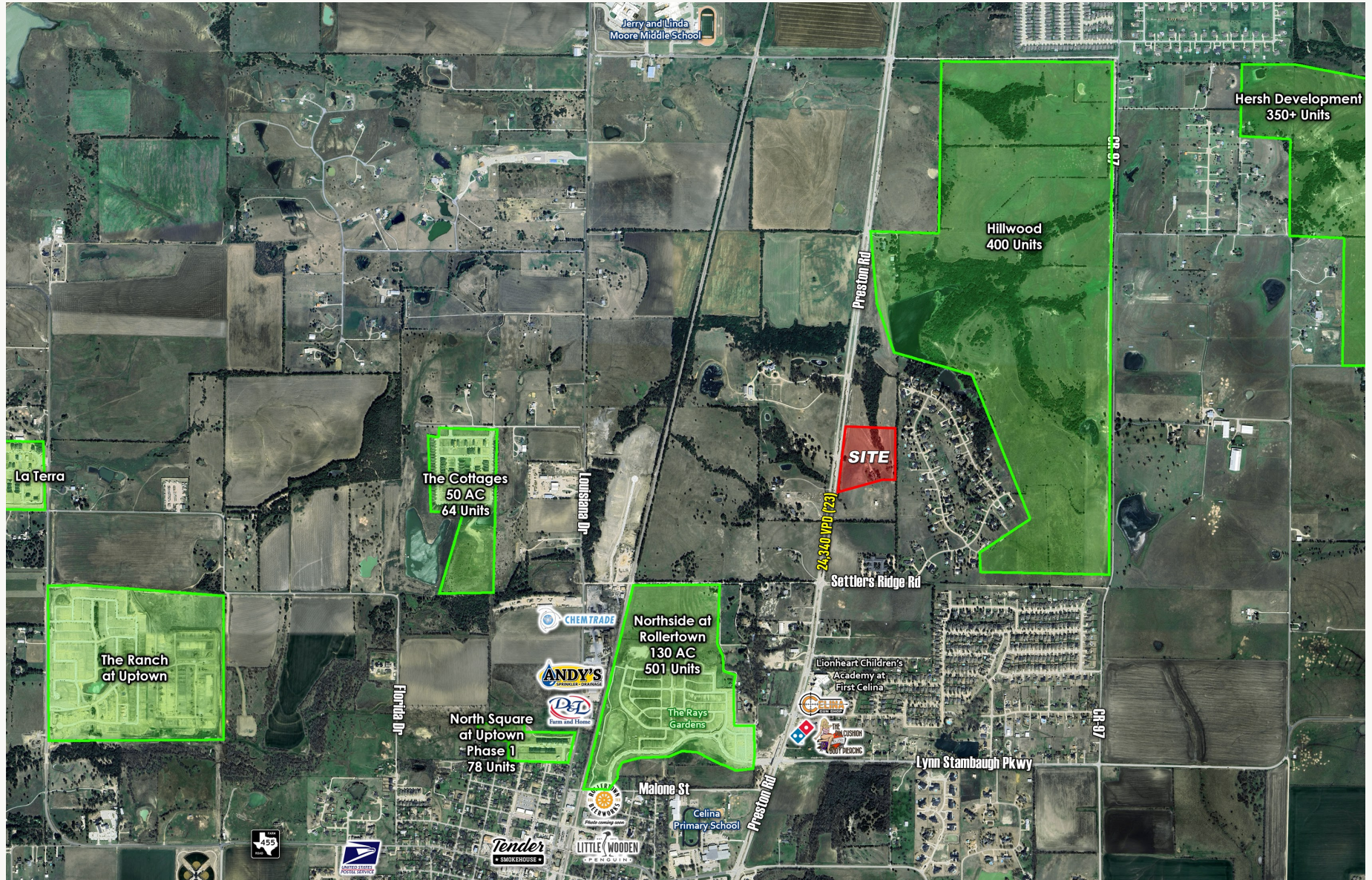
MOORE MIDDLE
SCHOOL

CELINA JR
HIGH SCHOOL

CELINA HIGH
SCHOOL

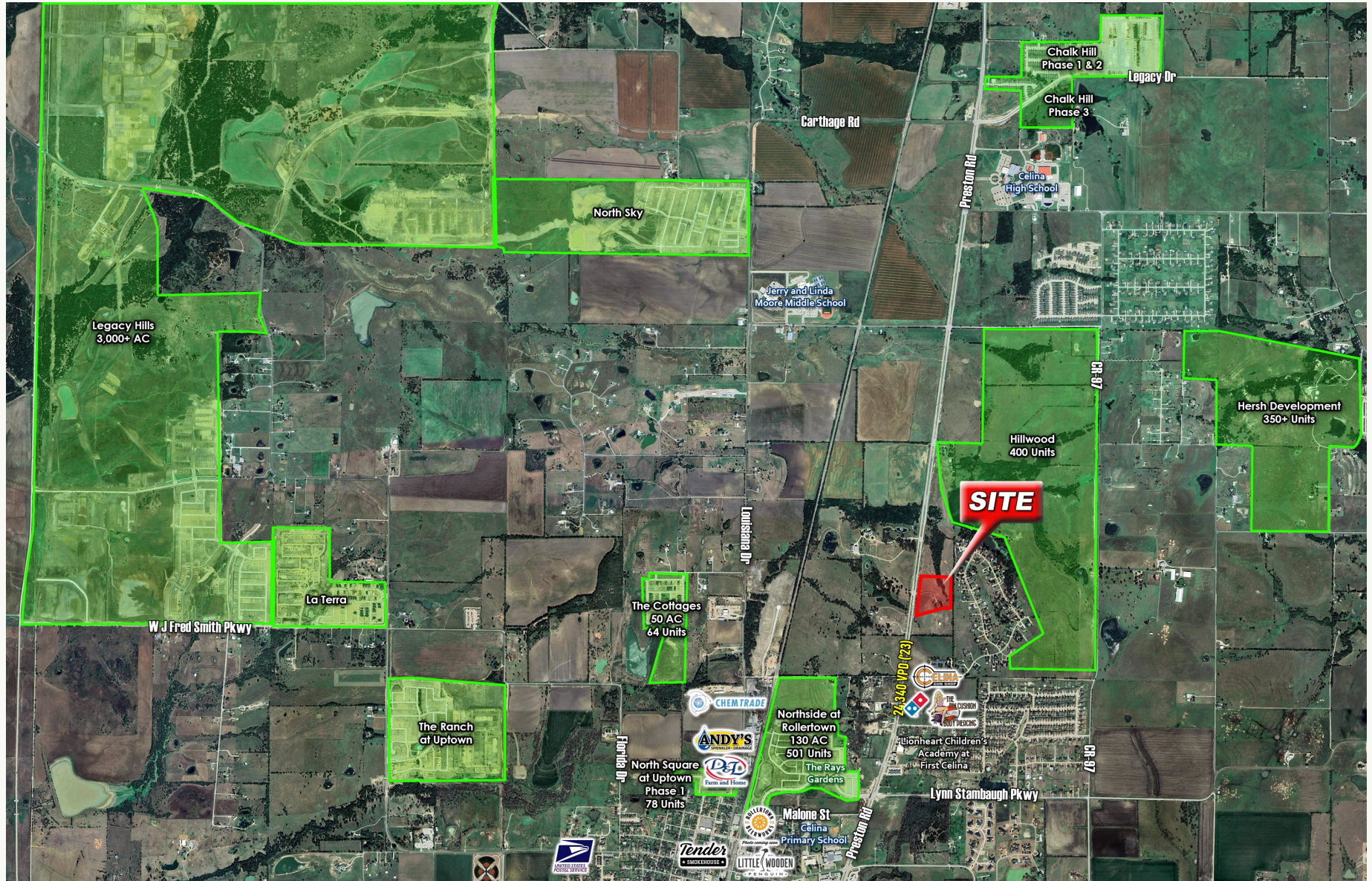
Mid Aerial

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Far Aerial

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VENTURE

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