



PRESTON CORNERS

For lease:
NEQ Preston Rd &
Frontier Pkwy
Celina, TX 75078

VENTURE

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Metrics

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Location

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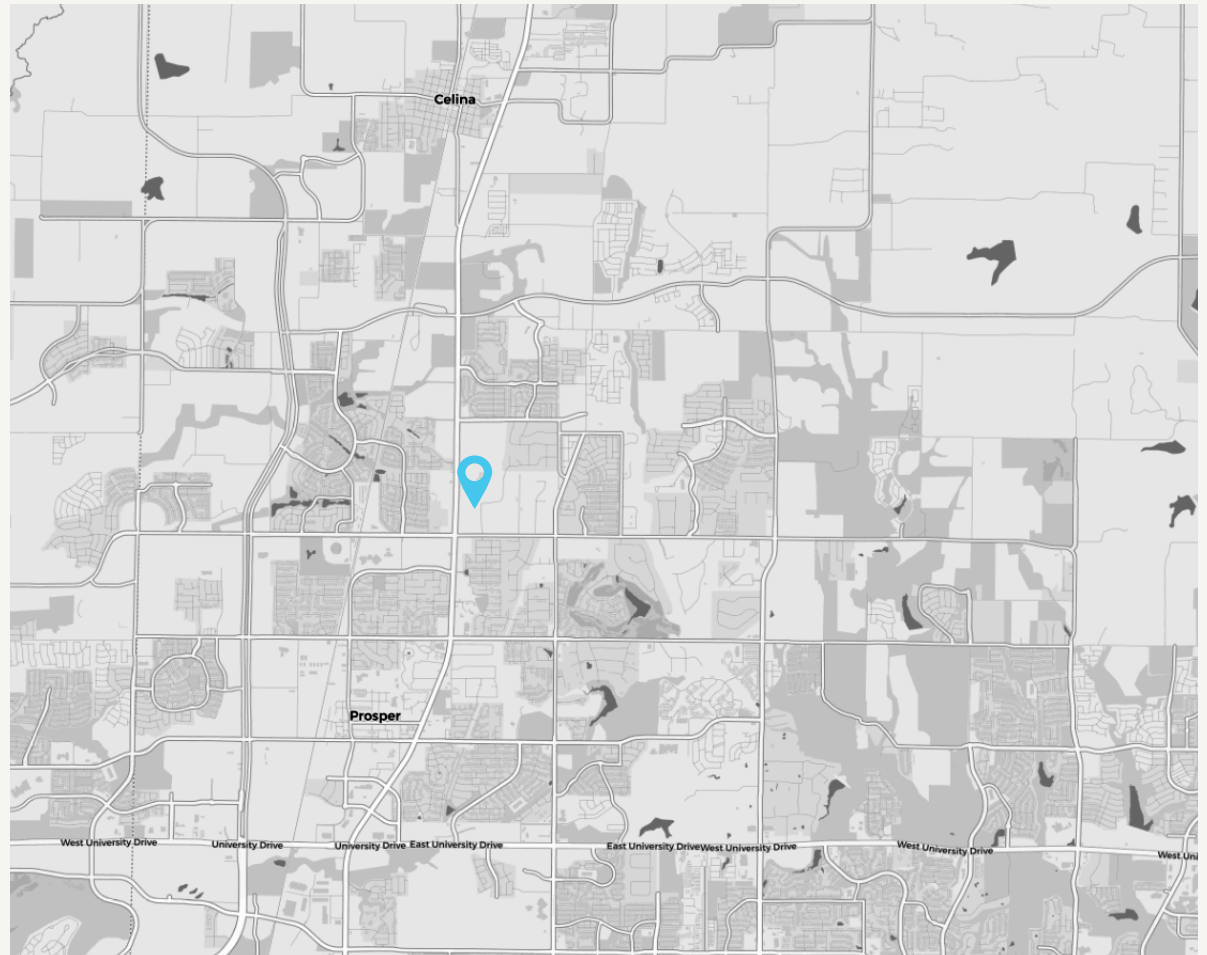
Available Spaces

1,500 - 13,554 SF

Traffic Counts

Preston Rd
32,589 VPD

Frontier Pkwy
13,470 VPD



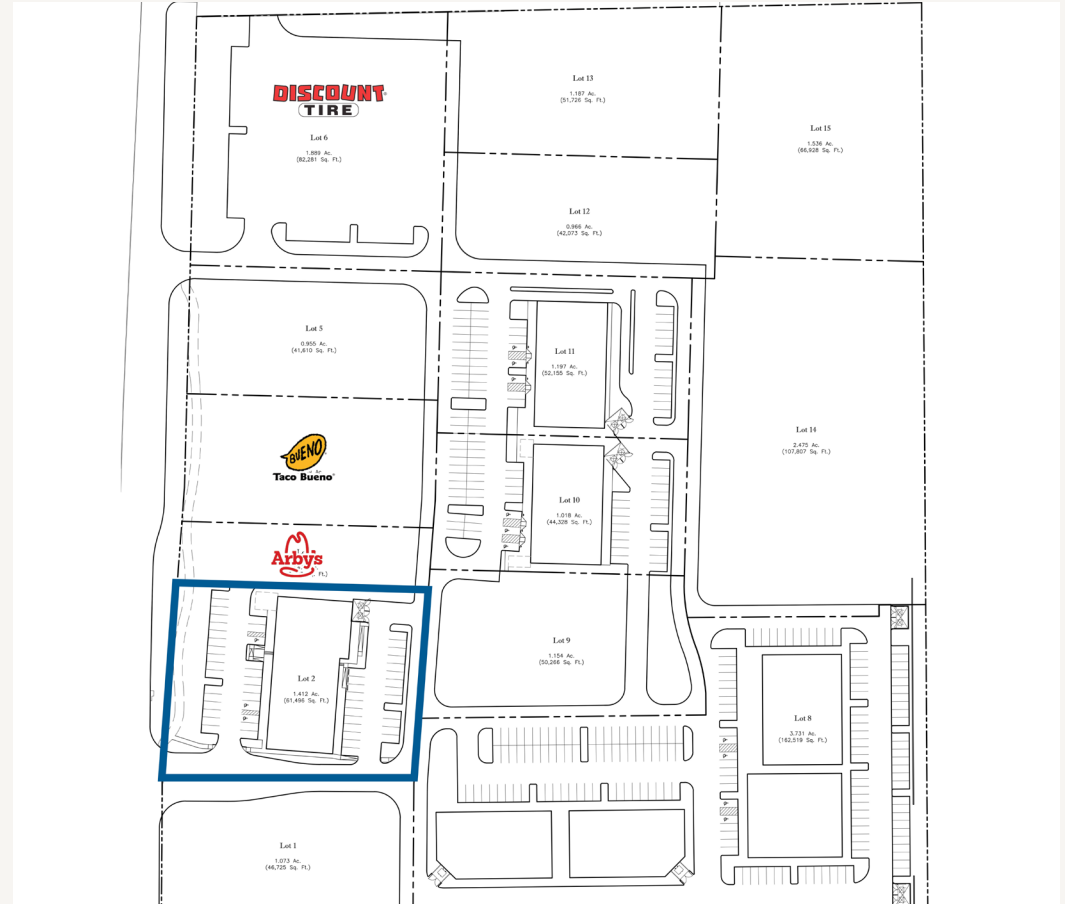
Area Attractions



Property Highlights

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1. Retail space available at the vibrant retail intersection of Preston Rd and Frontier Pkwy in a rapidly growing residential market of Celina, TX
2. Retail to be delivered Q1, 2026
3. Development shares a cross access with future Sprouts Farmers Market; less than a mile away from future HEB, Costco, Home Depot & Lowe's
4. A median cut is in place allowing convenient access to and from the development
5. Just under 3,000 single family building permits issued in 2024 alone - a 17% year-over-year increase
6. US Census Bureau named Celina the fastest-growing U.S. city between July 2022-2023 with a 26.6% increase

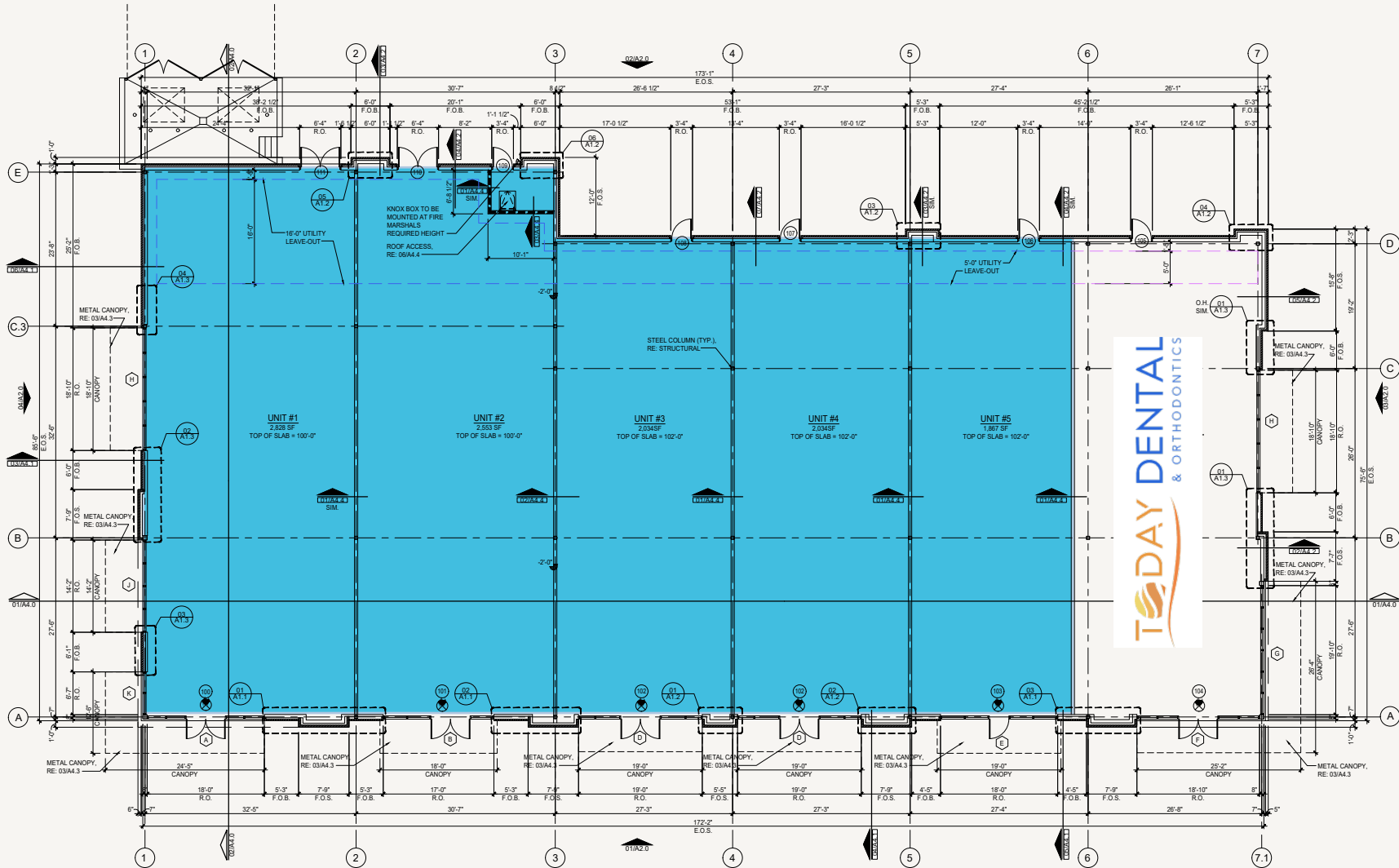


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,486	56,886	104,770
EST. DAYTIME POPULATION	844	7,860	13,587
EST. AVG. HH INCOME	\$255,684	\$245,835	\$226,527

Leasing Site Plan

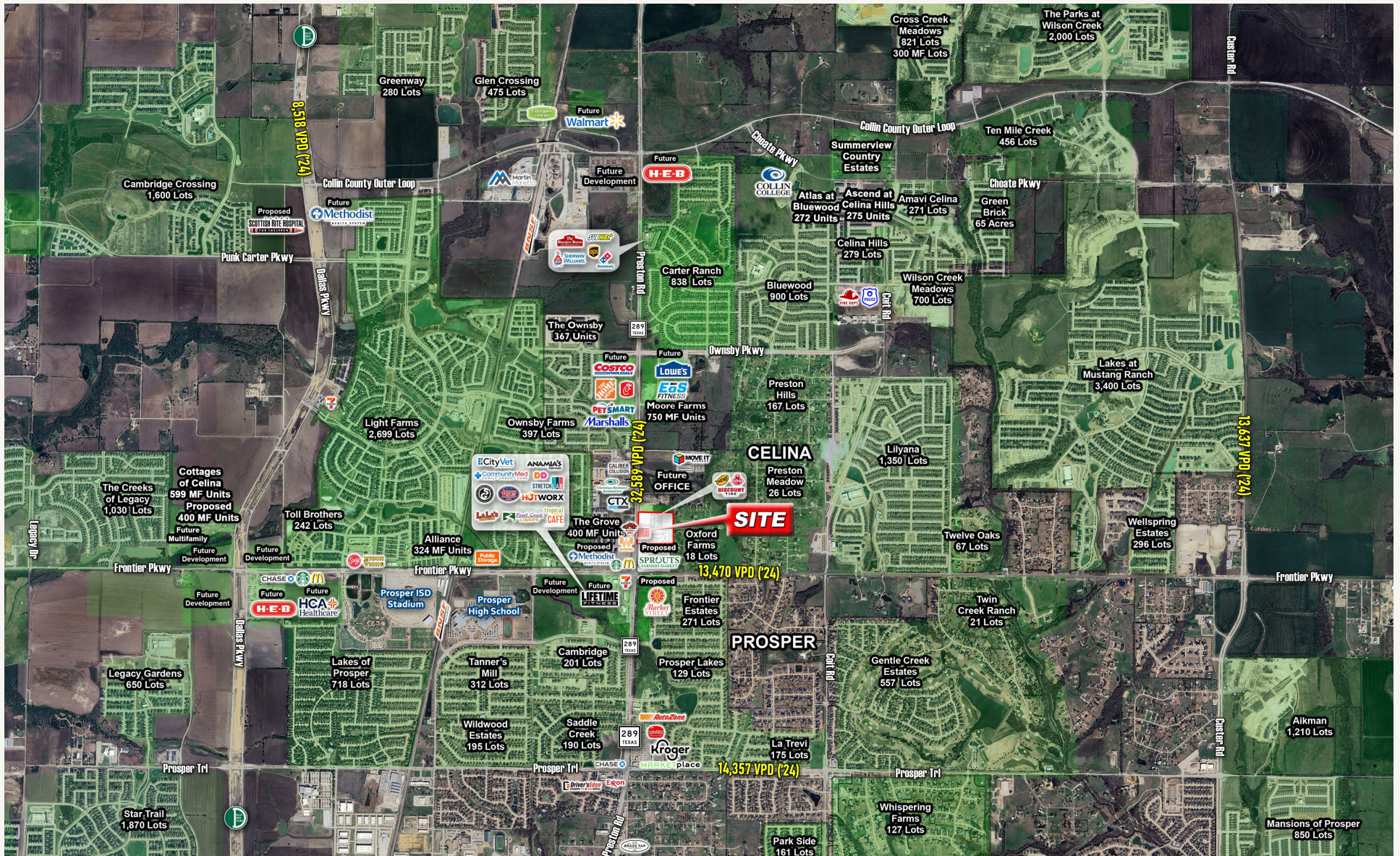
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01 FLOOR PLAN
SCALE: 1/8" = 1'-0"
TRUE PLAN

Aerial

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Elevations

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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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