



BROWN & GRIFFIN
— Real Estate Advisors, LP —

8.3+ Acres planned Commercial, Preston Road

Contents

- Intro, Aerials & Maps
- Executive Summary
- Retail Leakage
- News
- Tapestry

Information is furnished by broker to the best of his knowledge, but is subject to verification. Broker assumes no responsibility for the correctness. Sale offering is made subject to errors, omission, change in price prior sale or withdrawal without notice. This property is offered without respect to race, color, creed or national origin.

Offered by:

Luke Brown
972-658-0769
luke@bgrea.com

Teague Griffin
214-912-6156
teague@bgrea.com



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For Sale

- **8.313 Acres (+/-)**
- **\$6 per square foot**
- **Future Land Use as Light industrial / Mixed Use**
- **Celina, TX (Collin County)**
- **Preston Road Frontage**
- **Water and Sewer in the area and Ready-to-go**
- **Intersecting County Road 95**

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- Thoroughfare Type**
- FREEWAY/TOLLWAY
 - MAJOR THOROUGHFARE
 - MINOR THOROUGHFARE
 - MAJOR COLLECTOR
- Type**
- Commercial/Mixed Use
 - Potential Transit-Oriented Development
 - Regional Commercial Center
- Land Use Type**
- Estimate Mix/Suburban Mix
 - Historic District
 - Light Industrial/Mixed-Use
 - Regional Activity Center
 - Suburban Moderate-High Rise
 - Urban Center Mixed-Use

ADOPTION DATE:

April 30, 2013

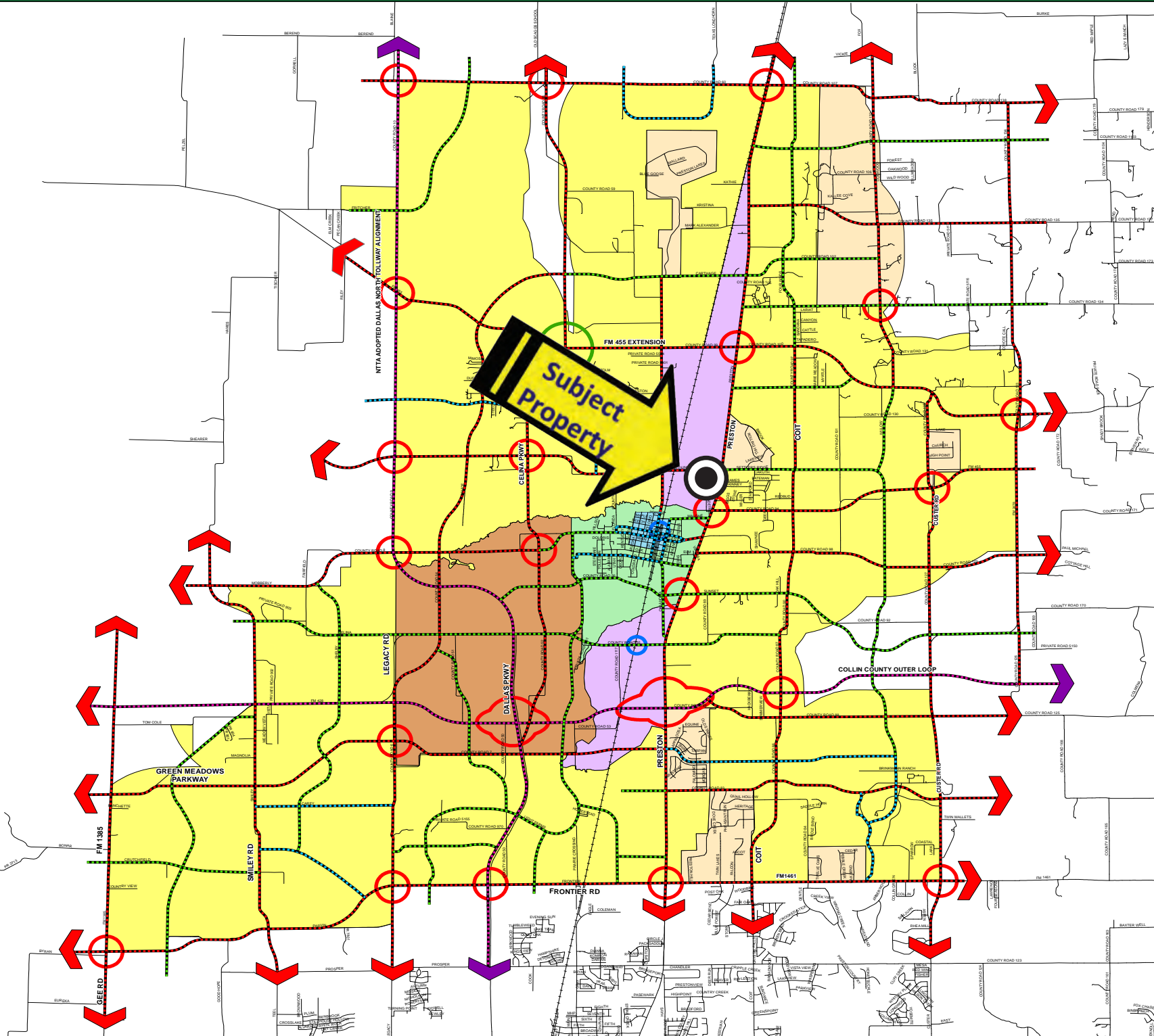
AMENDMENT DATE:

April 14, 2015

NOTE:
COLLECTORS NOT SHOWN FOR CLARITY
LOCATION OF COLLECTORS TO BE
DETERMINED PER CITY ORDINANCE.
OVERLAY DISTRICTS NOT SHOWN FOR
CLARITY. LOCATION IS INDICATED WITHIN
THE CONTEXT OF THE COMPREHENSIVE
PLAN.
A COMPREHENSIVE PLAN SHALL NOT
CONSTITUTE A GUARANTEE. THE CITY OF
CELINA MAY MODIFY THE PLAN AT ANY
TIME WITHOUT NOTICE.

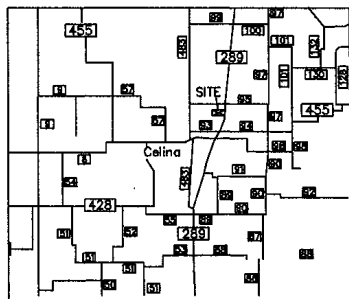


0 2,000 4,000



- Notes:**
1. If the Original Surveyor Seal & Signature IS NOT in "RED" then this drawing may be a copy or forgery.
 2. There May Or May Not Be Pipe Lines On This Property.
 3. Adjoining tract data is for informational purposes only and does not represent a complete survey of those lands.
 4. This Survey May or May Not Comply With City or County Planning Regulations.
 5. Errors: The Client or Client's representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.
 6. This survey was prepared without the benefit of having a title policy.

Collin County School Land Survey Abst.No.170



Location Map

Don G. Hendricks et ux,
Charlotte Hendricks
30 June 1988 (2.15 Ac.)
Vol. 2867 Pg. 484 D.R.

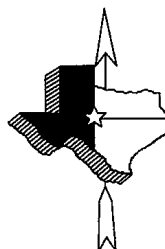
The undersigned does hereby state that a survey was made on the ground, dated 27 May 2014, on the property legally described hereon or in attached field notes and is correct; except as shown on the plat hereon, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, overlapping of improvements, easements or right-of-ways, or of which I have been informed; that the quantity of land herein has been accurately calculated, that said property has access to and from a public roadway; and, that the plat hereon is a true, correct and accurate representation of the property described hereinabove.

This Plat and Description was prepared for the exclusive use of the person or persons named in the above statements. Said statement does not extend to any unnamed person without an express restating by the surveyor naming said person. This survey was prepared for the transaction as dated hereon, this Plat or Map is the Property of Cox Land Surveying Corp., and IS NOT to be used in any other Transactions, and the COPY RIGHTS ARE RESERVED.

02 June 2014

Don K. Cox, Texas Registered
Professional Land Surveyor
Number 4577

County Road No.95



SCALE: 1"= 100'

(part of 80 Ac.)
Vol. 623 Pg. 492 D.R.

POB

Robert G. Hawk JR.
14 March 2008 (1.994 Ac.)
08-0319000330560 D.R.

FLOOD STATEMENT:

I have examined the Department of Housing and Urban Development, Federal Flood Hazard Boundary Map for the County of Collin, State of Texas, community Panel Number 48085C effective date of 02 June 2009, and that map indicates that this property is Not within Zone A (special flood hazard area) as shown on Panel Number 0110-J of said map.

This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage on rare occasions. Greater floods can and will occur and flood heights may be increased by man made or natural causes. This flood statement shall not create liability on the part of the surveyor.

**** PROPERTY DESCRIPTION ****

All that certain tract or parcel of land situated in the Collin County School Land Survey, Abstract No. 170, County of Collin, State of Texas, said tract being part of a called 80 acre tract as described in D Recorded in Volume 623 Page 492 of the Deed Records of the County of Collin, State of Texas, said tract also known as 1110 North Preston Road, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a found 1/2 inch Steel rebar; rebar being the southeast corner of the tract being described herein, and the northeast corner of a ca 1.994 acre tract as described in Deed to Robert G. Hawk Jr., filed 14 March 2008, and Recorded at 08-0319000330560 of said Deed Records, said rebar also being on west Right-of-Way line of North Preston Road (State Highway No.289);

Thence: North 88 degrees 48 minutes 08 seconds West, with the north line of said Hawk tract, a distance of 477.28 feet to a found 1/2 inch Steel Rebar for the northwest corner of said Hawk tract and the north corner of a called 2.15 acre tract as described in Deed to Don G. Hendricks et ux, Charlotte Hendricks, filed 30 June 1988 and Recorded in Volume 2867 Page 484 of said Deed Records;

Thence: North 88 degrees 43 minutes 49 seconds West, with the north line of said Hendricks tract, a distance of 333.18 feet to a found 1/2 inch Steel Rebar for the northwest corner of said Hendricks tract on the west line of said Volume 623 Page 492 of said Deed Records;

Thence: North 00 degrees 22 minutes 11 seconds East, with the west line of said 80 acre tract, a distance of 330.53 feet to a Pipe fence corner Post for the southwest corner of a tract as described in Deed to Wise et ux, Nena Wise, filed 31 July 1995 and Recorded at 95-0053141 of said Deed Records;

Thence: North 89 degrees 03 minutes 10 seconds East, with the south line of said Wise tract, a distance of 256.52 feet to a set 1/2 inch Steel Square Tubing for the southeast corner of said Wise tract;

Thence: South 89 degrees 44 minutes 33 seconds East, a distance of 74.44 feet to a found 1/2 inch Steel Rebar for the southeast corner of a tract as described in Deed to Donald Hamm et ux, Janie Hamm, filed 21 March 1979 and Recorded in Volume 1163 Page 235 of said Deed Records and the southwest corner of a tract as described in Deed to Donald Hamm et ux, Janie Hamm, filed 25 August 1977 and Recorded in Volume 1067 Page 958 of said Deed Records;

Thence: North 89 degrees 46 minutes 48 seconds East, a distance of 190.00 feet to a found 1/2 inch Steel Rebar for the southeast corner of said Hamm tract (1067/958);

Thence: North 00 degrees 24 minutes 31 seconds East, with the east line of said Hamm tract (1067/958); distance of 228.21 feet to a set survey mark nail for the northeast corner of said Hamm tract (1067/958); and in Collin County Road Number 95 (asphalt surfaced);

Thence: North 89 degrees 34 minutes 07 seconds East, with said CR 95, a distance of 333.32 feet to a survey mark nail on the West Right-of-Way line of said North Preston Road (state hwy. 289);

Thence: South 07 degrees 51 minutes 06 seconds East, with the west ROW line of said Road, a distance of 16.61 feet to a Wooden Right-of-Way Monument for a corner;

Thence: South 39 degrees 47 minutes 39 seconds East, with the west ROW line of said Road, a distance of 40.12 feet to a Wooden Right-of-Way Monument for a corner;

Thence: South 07 degrees 33 minutes 41 seconds West, with the west ROW line of North Preston Road, a distance of 540.63 feet to the POINT OF BEGINNING and containing 8.376 acres of land.



COX LAND SURVEYING CC

P.O. BOX 587 108 N. MAIN ST. COLLINSVILLE, TEXAS 76233
COLLINSVILLE 903-429-6125 FAX 903-429-8971 E-mail: CLSC108@cox.net
Gainesville 940-612-1AND Denton 940-381-5070 McKinney 469-91

1110 North Preston Road
8.376 Acres in the
Collin County School Land Survey Abst.No.170
County of Collin
State of Texas

Registered Professional
Land Surveyors Seal

Drawn by: MJC
Check by: DKC

Job No.
14-10265
Firm # 10005500

Date:





Carter
Ranch

Light Farms



Outer Loop

Cambridge
Parks at Wilson Creek



289

55

428

Celina



57

94

93

95

96

Wilford Ln
Bateman Ln
Garth Ln
Lakeview
Rolling Hill
Brook Ln

E. Malone St

Kadettes Dr

N Louisiana Dr

South





8.313 Acres +/-

Preston Road





Light Farms



8.313 Acres +/-

Preston Road





Light Farms



Outer Loop

Preston Road



8.313 Acres +/-





Preston Road

8.313 Acres +/-



- Executive Summary

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Executive Summary

1100-1198 Preston Rd N
1100-1198 Preston Rd N, Celina, Texas, 75009
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.33492
Longitude: -96.77240

10 minutes

Population

2000 Population	4,308
2010 Population	8,621
2017 Population	14,675
2022 Population	21,260
2000-2010 Annual Rate	7.18%
2010-2017 Annual Rate	7.61%
2017-2022 Annual Rate	7.70%
2017 Male Population	49.8%
2017 Female Population	50.2%
2017 Median Age	37.0

In the identified area, the current year population is 14,675. In 2010, the Census count in the area was 8,621. The rate of change since 2010 was 7.61% annually. The five-year projection for the population in the area is 21,260 representing a change of 7.70% annually from 2017 to 2022. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	86.2%
2017 Black Alone	4.0%
2017 American Indian/Alaska Native Alone	0.8%
2017 Asian Alone	1.3%
2017 Pacific Islander Alone	0.1%
2017 Other Race	5.4%
2017 Two or More Races	2.2%
2017 Hispanic Origin (Any Race)	17.8%

Persons of Hispanic origin represent 17.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 47.3 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,438
2010 Households	2,681
2017 Total Households	4,584
2022 Total Households	6,650
2000-2010 Annual Rate	6.43%
2010-2017 Annual Rate	7.68%
2017-2022 Annual Rate	7.72%
2017 Average Household Size	3.17

The household count in this area has changed from 2,681 in 2010 to 4,584 in the current year, a change of 7.68% annually. The five-year projection of households is 6,650, a change of 7.72% annually from the current year total. Average household size is currently 3.17, compared to 3.17 in the year 2010. The number of families in the current year is 3,872 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

April 26, 2018



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10 minutes

Median Household Income

2017 Median Household Income	\$101,850
2022 Median Household Income	\$100,847
2017-2022 Annual Rate	-0.20%

Average Household Income

2017 Average Household Income	\$123,006
2022 Average Household Income	\$129,557
2017-2022 Annual Rate	1.04%

Per Capita Income

2017 Per Capita Income	\$38,958
2022 Per Capita Income	\$41,024
2017-2022 Annual Rate	1.04%

Households by Income

Current median household income is \$101,850 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$100,847 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$123,006 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$129,557 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$38,958 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$41,024 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,555
2000 Owner Occupied Housing Units	1,145
2000 Renter Occupied Housing Units	293
2000 Vacant Housing Units	117
2010 Total Housing Units	2,899
2010 Owner Occupied Housing Units	2,205
2010 Renter Occupied Housing Units	476
2010 Vacant Housing Units	218
2017 Total Housing Units	4,910
2017 Owner Occupied Housing Units	3,680
2017 Renter Occupied Housing Units	904
2017 Vacant Housing Units	326
2022 Total Housing Units	7,084
2022 Owner Occupied Housing Units	5,348
2022 Renter Occupied Housing Units	1,302
2022 Vacant Housing Units	434

Currently, 74.9% of the 4,910 housing units in the area are owner occupied; 18.4%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 2,899 housing units in the area - 76.1% owner occupied, 16.4% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 26.39%. Median home value in the area is \$319,661, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.19% annually to \$356,317.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

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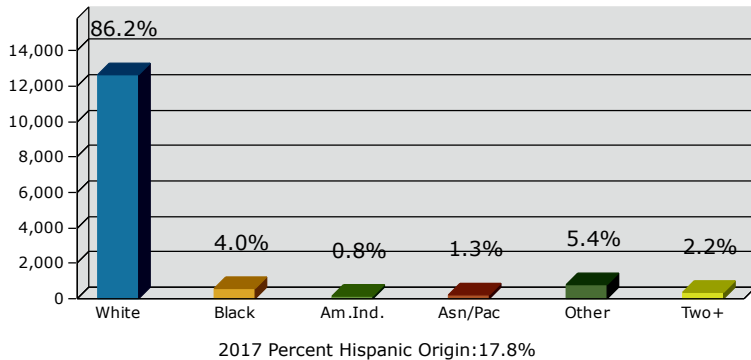


Graphic Profile

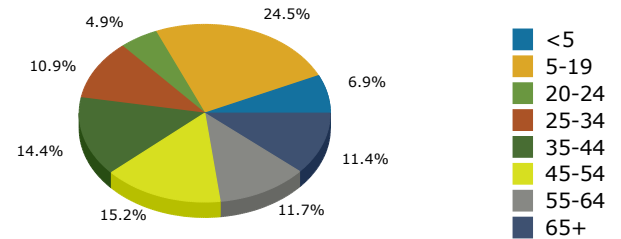
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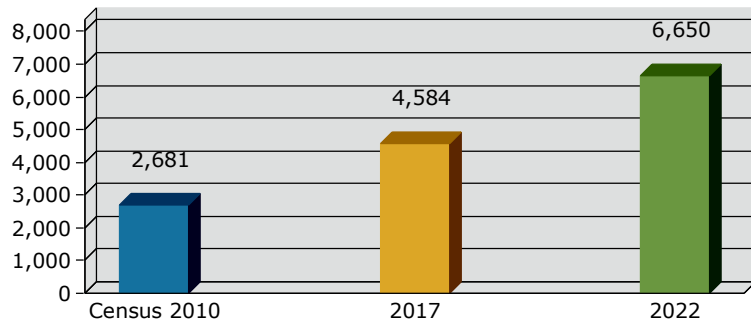
2017 Population by Race



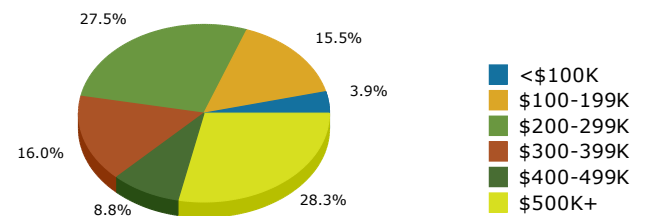
2017 Population by Age



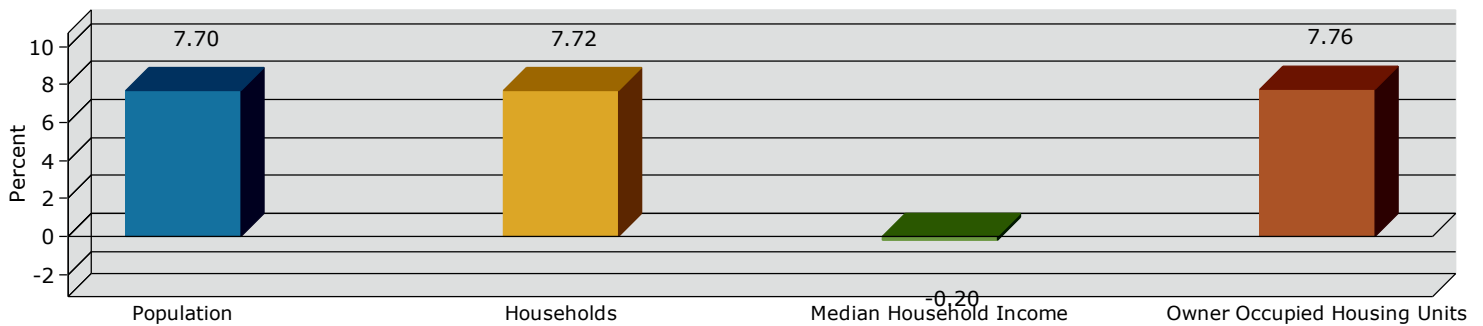
Households



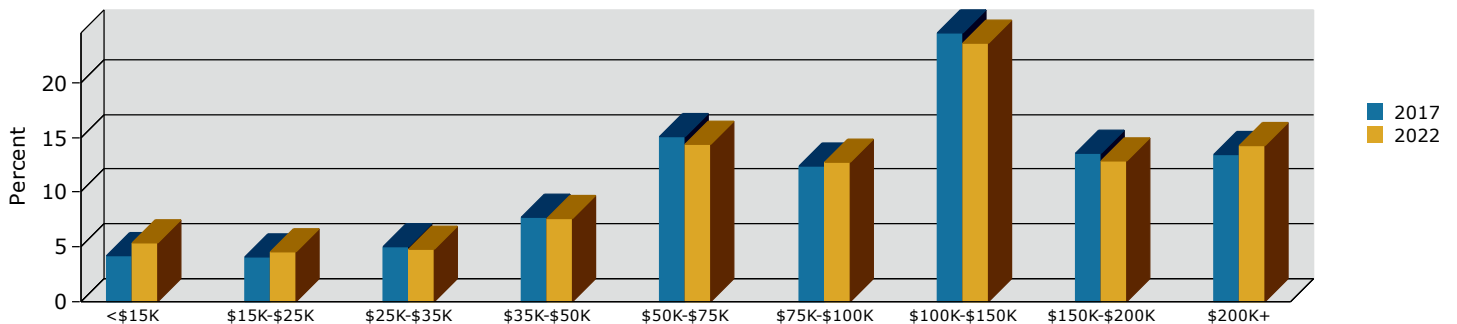
2017 Home Value



2017-2022 Annual Growth Rate

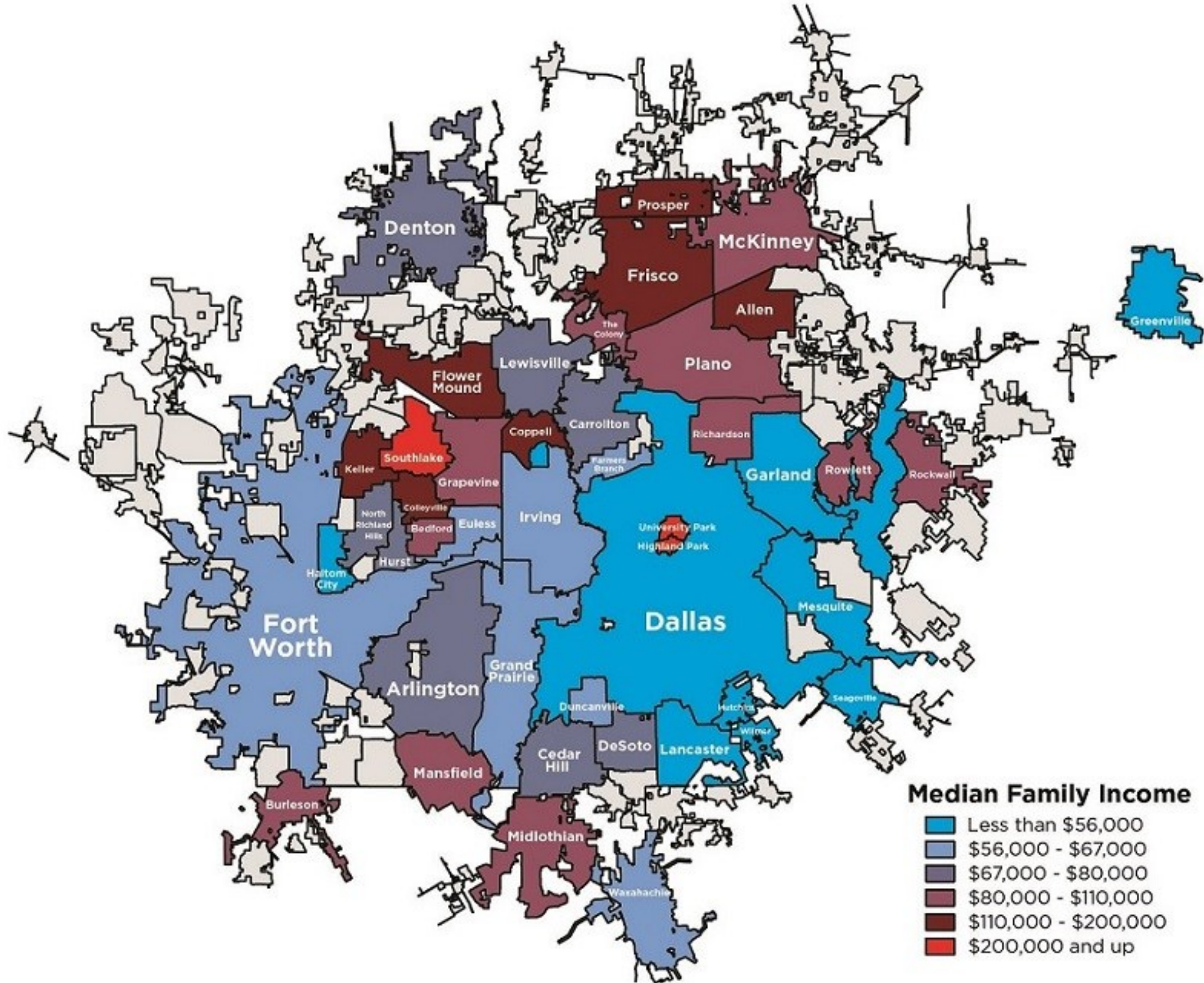


Household Income



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 26, 2018



- Retail Leakage / Gap (Opportunity)

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Retail MarketPlace Profile

1100-1198 Preston Rd N
1100-1198 Preston Rd N, Celina, Texas, 75009
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 33.33492
Longitude: -96.77240

Summary Demographics

2017 Population	14,675
2017 Households	4,584
2017 Median Disposable Income	\$77,310
2017 Per Capita Income	\$38,958

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$258,587,876	\$72,208,087	\$186,379,789	56.3	60
Total Retail Trade	44-45	\$232,074,820	\$62,368,671	\$169,706,149	57.6	38
Total Food & Drink	722	\$26,513,056	\$9,839,415	\$16,673,641	45.9	22

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$50,128,491	\$2,054,064	\$48,074,427	92.1	4
Automobile Dealers	4411	\$40,225,908	\$0	\$40,225,908	100.0	0
Other Motor Vehicle Dealers	4412	\$5,492,955	\$831,936	\$4,661,019	73.7	1
Auto Parts, Accessories & Tire Stores	4413	\$4,409,628	\$277,448	\$4,132,180	88.2	2
Furniture & Home Furnishings Stores	442	\$8,462,611	\$997,301	\$7,465,310	78.9	2
Furniture Stores	4421	\$4,850,765	\$0	\$4,850,765	100.0	0
Home Furnishings Stores	4422	\$3,611,846	\$997,301	\$2,614,545	56.7	2
Electronics & Appliance Stores	443	\$8,599,969	\$6,681,496	\$1,918,473	12.6	2
Bldg Materials, Garden Equip. & Supply Stores	444	\$16,071,299	\$8,067,520	\$8,003,779	33.2	7
Bldg Material & Supplies Dealers	4441	\$15,143,443	\$2,834,861	\$12,308,582	68.5	2
Lawn & Garden Equip & Supply Stores	4442	\$927,856	\$5,232,659	-\$4,304,803	-69.9	5
Food & Beverage Stores	445	\$40,980,971	\$12,982,737	\$27,998,234	51.9	5
Grocery Stores	4451	\$37,076,936	\$12,143,970	\$24,932,966	50.7	3
Specialty Food Stores	4452	\$1,731,327	\$85,912	\$1,645,415	90.5	1
Beer, Wine & Liquor Stores	4453	\$2,172,708	\$752,854	\$1,419,854	48.5	1
Health & Personal Care Stores	446,4461	\$12,999,930	\$9,187,717	\$3,812,213	17.2	5
Gasoline Stations	447,4471	\$22,277,088	\$18,711,361	\$3,565,727	8.7	3
Clothing & Clothing Accessories Stores	448	\$10,948,142	\$0	\$10,948,142	100.0	0
Clothing Stores	4481	\$7,191,846	\$0	\$7,191,846	100.0	0
Shoe Stores	4482	\$1,540,818	\$0	\$1,540,818	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$2,215,478	\$0	\$2,215,478	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$8,241,113	\$721,723	\$7,519,390	83.9	3
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,369,486	\$721,723	\$6,647,763	82.2	3
Book, Periodical & Music Stores	4512	\$871,627	\$0	\$871,627	100.0	0
General Merchandise Stores	452	\$40,752,543	\$1,404,059	\$39,348,484	93.3	2
Department Stores Excluding Leased Depts.	4521	\$28,640,185	\$0	\$28,640,185	100.0	0
Other General Merchandise Stores	4529	\$12,112,358	\$1,404,059	\$10,708,299	79.2	2
Miscellaneous Store Retailers	453	\$9,101,629	\$681,194	\$8,420,435	86.1	4
Florists	4531	\$439,346	\$95,714	\$343,632	64.2	1
Office Supplies, Stationery & Gift Stores	4532	\$2,004,088	\$0	\$2,004,088	100.0	0
Used Merchandise Stores	4533	\$1,592,311	\$431,340	\$1,160,971	57.4	2
Other Miscellaneous Store Retailers	4539	\$5,065,885	\$154,140	\$4,911,745	94.1	1
Nonstore Retailers	454	\$3,511,033	\$679,831	\$2,831,202	67.6	1
Electronic Shopping & Mail-Order Houses	4541	\$2,559,825	\$413,822	\$2,146,003	72.2	1
Vending Machine Operators	4542	\$202,680	\$0	\$202,680	100.0	0
Direct Selling Establishments	4543	\$748,528	\$0	\$748,528	100.0	0
Food Services & Drinking Places	722	\$26,513,056	\$9,839,415	\$16,673,641	45.9	22
Special Food Services	7223	\$331,973	\$0	\$331,973	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$990,780	\$0	\$990,780	100.0	0
Restaurants/Other Eating Places	7225	\$25,190,303	\$9,839,415	\$15,350,888	43.8	22

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

April 26, 2018

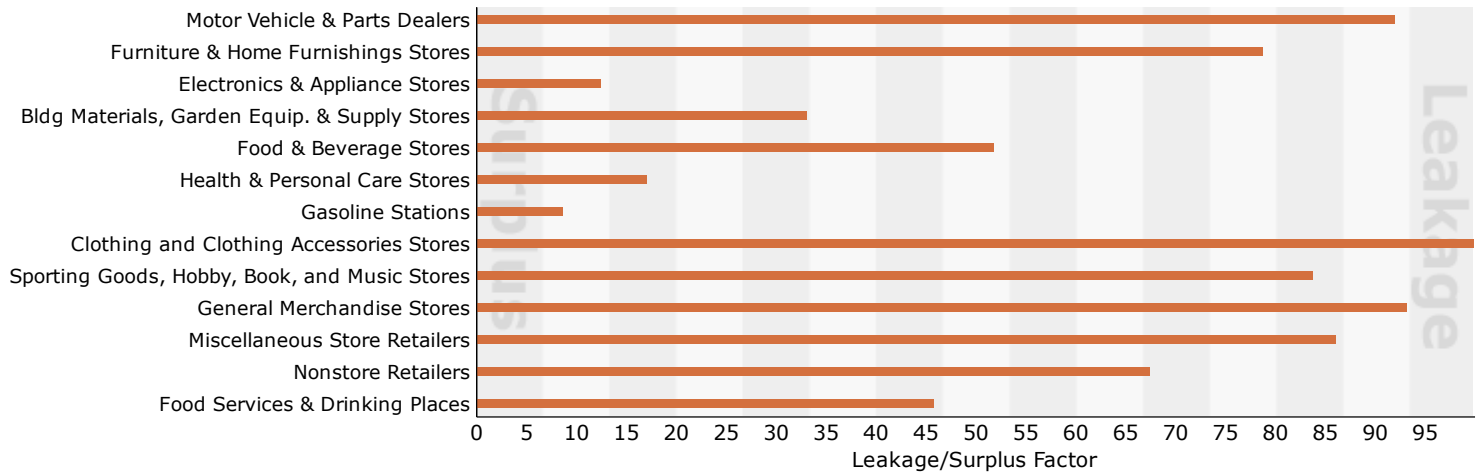


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Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

April 26, 2018

- News

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HOMES SEP 16

Next D-FW boomtown? Celina has the location, room and attitude to explode



Steve Brown, Real Estate Editor



The town of Celina's little downtown is a flashback to the 1920s.

Historic buildings like the old Nelson railroad hotel and the First State Bank haven't changed much in the last 100 years.

But just over the hill toward Dallas, it's easy to spot earth movers plowing up thousands of acres of farmland to make way for new residential rooftops.

During the last year, developers have announced plans for a half dozen major new home communities in Celina. Even more are on the way.

"I'm amazed with what's going on in Celina," said Fred Balda, president of Hillwood Communities, which has three new residential neighborhoods in the works in Celina. "I'd buy more land if I could.

"Celina is in the right location, and the town leaders have the right attitude," said Balda, whose firm is one of the largest residential community builders in Texas. "And the growth is all being driven by the huge amount of job creation in the northern suburbs."



Downtown Celina in 1942. (Celina Economic Development Corp.)

Celina is 40 miles north of downtown Dallas.

But the town, which straddles the Collin and Denton county line, is only 20 miles from where Toyota, JPMorgan Chase and Liberty Mutual Insurance are locating thousands of new jobs.

More than 20,000 new home building lots are in the pipeline for 2016 and 2017.

And builders have gotten permits to start more than 2,100 Celina houses just in the last year.

"In the next 10 years, we are going to grow the way Frisco has in the last decade," said Corbett Howard, executive director of the Celina Economic Development Corp. "This is the decade of Celina.

"Right now we have a population of about 11,000," he said. "In 2020, we expect it to be 35,000." Celina only had 1,800 people as recently as 2000.

About 10 percent of the city's land is currently built on.

"Celina has a 78-square-mile footprint," Howard said. "That's larger than Frisco and larger than Plano.

"We have so much room to grow."

And Celina, which is on the path of the extended Dallas North Tollway, is in the right place to take advantage of the Dallas-Fort Worth area's booming population and job market, housing analysts say.

"The homebuyers are coming up to Celina," said Ted Wilson of Dallas-based housing analyst Residential Strategies. "That market is just red hot, and I'm hearing from a lot of builders wanting a position up there."

The huge success of the 1070-acre Light Farms residential community on Celina's south side has gotten a lot of attention in the homebuilding industry.

Since opening last year, builders have sold almost 700 houses in the first phases of the 3,200-home community between Preston Road and the Dallas North Tollway route.

Houses in the project start at around \$250,000.

"For those people looking for affordable new housing, Celina certainly is an alternative," Wilson said. "Over the past year and a half, builders have moved further out looking for affordable land."

Howard said that a new home in Celina's communities can be almost \$100,000 less than a comparable house to the south in Frisco.

"Twenty months ago, Light Farms didn't have a single house," he said. "They are now one of the fastest-growing new home communities in the country."

Light Farms was one of the top two dozen residential projects in the country last year, according to Jake Wagner, Co CEO of project developer RPG.

"We have over 2,000 people currently living in Light Farms," Wagner said. "We make pretty conservative projections for our communities, and we have definitely outperformed them thus far."

"We sold 402 homes last year."

One of those buyers Ben Rogers, who moved his family from Far North Dallas to Light Farms at the end of last year.

"We fell in love with it," said Rogers, who's a sports talk show host and works near downtown Dallas. "It's small-town charm but right on the fringe — we are just a couple of minutes away from Frisco."

After selling their house in Prestonwood for a "ridiculous price," the Rogers family shopped new homes in Allen, McKinney, Southlake and Frisco. Rogers said he hadn't even heard of Celina before visiting Light Farms.

"This is the best thing we have ever done for our family," he said. "The amount of extra house you get and the community and safety is off the charts."

"Our home took almost a year to build," Rogers said. "In the time we bought our house and we closed, it had already appreciated \$95,000."

He said some of the longtime residents in the area fret about all the construction.

"Some people that have been here a long time don't want it to grow," Rogers said. "Some of those people are moving further north to Gunter."

Frisco, Prosper, Celina and Gunter were once all distinct little towns.

Celina got its start in the late 1870s and early 1880s when a pioneer — John T. Mulkey — settled in the area and named it after his old Tennessee hometown.

In 1902, when the St. Louis, San Francisco and Texas Railway (the Frisco) was built through the area, the town moved its buildings to the west to cozy up to the new rail line.

By 1950, there were just over 1,000 residents in Celina. For decades, the town survived as a farming community, along with many of its neighbors.

As Dallas' suburban sprawl moved up Preston Road, towns to the south all developed.

Now Celina is next in line for a boom.

Developer Tomlin Investments is building a 1,408-acre community called Green Meadows that's just west of the tollway. The new home community in east Denton County will bring 4,500 homes to Celina.

And Cambridge Cos. is building a 682-acre residential project that will have room for almost 2,000 homes called Mustang Lakes. Cambridge has a second Celina project — Cambridge Crossing — that will include another 1,600 houses.

Centurion American Development is building a 2,300-home subdivision on Celina's west side.

Hillwood Residential's three projects add up to almost 2,400 homes. Hillwood is partnering on one of the home communities with Wynne/Jackson on land once known as Glendenning Farm after a longtime local family.

"We will have 10 different builders on those three projects we are doing," Hillwood's Balda said. "We should start delivering houses next year.

"The market up there is so big that we think there is demand for all these new communities."



Many of the buildings surrounding Celina's century-old town square are being repurposed for shops and civic facilities. (Rose Baca/Staff Photographer)

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From the Dallas Business Journal:

<https://www.bizjournals.com/dallas/news/2018/03/07/amazon-officials-hit-dallas-fort-worth-on-tour-of.html>

Amazon officials hit Dallas-Fort Worth on tour of HQ2 finalist sites

Mar 7, 2018, 7:04am CST

Amazon.com Inc. executives, likely including billionaire founder and CEO Jeff Bezos, have visited North Texas in the search for a place to plant the company's \$5 billion second headquarters and the 50,000 jobs it will bring.

The DFW mission was part of visits Amazon (Nasdaq: AMZN) plans or has conducted in the 20 metro areas the e-commerce titan listed in January as finalists for the megaproject.

Sources have told the Dallas Business Journal privately that they have seen or met with Amazon representatives in the Dallas-Fort Worth market, including Bezos. But official channels aren't confirming that.

Officials at the Dallas Regional Chamber, the group heading up the North Texas bid, weren't talking about whether, where or when Amazon visited. Chamber spokesman Darren Grubb declined to comment on Amazon other than to reiterate what the company has stated publicly.

"They intend to dive deeper into the data and visit each of the finalist markets," Grubb said in an email Tuesday.

Dallas Mayor Mike Rawlings on Tuesday declined to specifically address whether he has met with Amazon officials in North Texas, but he emailed the following statement:

"We've had great dialogue with Amazon throughout the process," Rawlings' statement said. "The company's statements to media recently are consistent with our experience with and knowledge of the ongoing HQ2 search process."

Seattle-based Amazon released a statement saying, "We're excited to visit each location and talk about how HQ2 could benefit our employees and the local community."

The DFW-area proposal includes pitches from about a dozen cities and lays out more than 30 potential sites for HQ2. The official regional proposal has not been disclosed, but many city officials, developers, property owners and architects have spoken to the Dallas Business Journal about their proposals.

Sites in downtown Dallas seemed to be the frontrunners when Amazon visited in February, sources told The Dallas Morning News.



In addition to Dallas, Fort Worth, Frisco, Allen, Plano, Irving, Richardson, Denton, Carrollton and Westlake are among the North Texas cities believed to be represented in the DFW packet sent to Amazon.

If it goes downtown, Amazon's HQ2 could anchor the proposed bullet train station in downtown Dallas, go into one or more of the city's existing skyscrapers, be part of Victory Park, or anchor a redevelopment planned for the area surrounding Fair Park, among other Big D choices.

Elsewhere, officials from Amazon toured sites in Washington, D.C.; Montgomery County, Maryland; and Northern Virginia last week, according to multiple reports.

A 10-person team from Amazon visited the metro Denver area in late January and early February, an official in Colorado confirmed to reporters Tuesday.

"We chose not to disclose this information until we submitted our second round of HQ2, which was submitted (Monday)," said Sam Bailey, vice president of economic development for the Metro Denver Economic Development Corp.

In addition to staying mum on whether Amazon officials have toured DFW, Grubb on Tuesday declined to say whether the chamber has submitted additional information to Amazon, as requested when North Texas was named a finalist.

Amazon officials spent three days in Denver meeting with business leaders and politicians, viewing real estate offerings, riding public transportation and sampling the dining and entertainment options, the Denver Post reports.

Amazon executives spent last week touring sites in and around Washington, D.C., the Washington Post reports. The newspaper, which is owned by Bezos, called the sitings "the latest sign that the tech giant is seriously considering" building HQ2 in the D.C. area.

Virginia Gov. Ralph Northam told The Post that he had breakfast with Amazon officials last week in Virginia, and Washington, D.C. Mayor Muriel Bowser reportedly had dinner with Amazon representatives.

Amazon has said it will announce the site of its second headquarters in 2018. The company last year received pitches for HQ2 from more than 200 metro areas, and it's likely that there will be another elimination round before the final decision is announced.

rom the Dallas Bu
<https://www.bizjou>
top-real-estate-ma

Study: Dallas-Fort Worth a top market for real estate investors

May 7, 2018, 6:38am CDT

An expanding population, pro-business environment and growing number of headquarters are luring investors to put their money in North Texas real estate.

In a survey conducted by CBRE (NYSE: CBRE), Dallas-Fort Worth ranked second in the Americas for real estate investor interest, attracting foreign and domestic investors. Canadian investors are particularly interested in the area, funneling \$326.2 million into North Texas over the past 12 months.

Job growth and economic diversity were cited in the report as driving interest, though 49 percent of respondents reported “strong economic basics driving rental growth value” as the primary reason they’re putting their money in the region.

“DFW is a dynamic region where no one industry dominates and growth projections are generally higher than other large U.S. metros,” said Robert Kramp, director of research and analysis for CBRE’s Texas-Oklahoma division. “And because of Texas’ diverse economy, we are much more insulated against unforeseen macroeconomic events which might cause stronger economic headwinds in other areas of the country.”



DFW is the No. 2 market in the Americas for real estate investors, according to a CBRE study.

Nationally, industrial real estate is attracting the most investor interest, with 50 percent citing it as their preferred investment opportunity. Multifamily real estate follows at 20 percent, office at 14 percent and retail at 10 percent.

North Texas largely follows those trends, with industrial garnering the most investment dollars. Kramp chalks that up to the metroplex being one of the country's five super-regional industrial centers.

Other types of real estate are also interesting DFW investors, depending on their risk tolerance.

"(It) depends on the investor's area of expertise and risk tolerance level," Kramp said of where investors are putting their money. "DFW attracts investors from all ranges of the spectrum – entrepreneurial buyers and private capital up to to large public (real estate investment trusts), pension funds and other institutional investors."

Along with investments, the region's real estate scene continues to expand. CBRE reported it's tracking more than 5.6 million square feet and 15 million square feet in current active tenant requirements for office and industrial space, respectively.

That's an indicator that DFW will remain an attractive investment opportunity.

"No one really knows how long this (real estate) cycle will last; I've seen some projections for continued growth up to the next two years," Kramp said. "However, at least for the foreseeable future, I'd expect DFW to retain its position as one of the top U.S. destinations."

Topping CBRE's survey was Los Angeles/Southern California.

Other Texas metros also made the list, including Houston in a tie for fourth and Austin in a tie for 10th.

For the full ranking, see the slideshow above.

Korri Kezar

Digital editor

Dallas Business Journal



- Tapestry

Information is furnished by broker to the best of his knowledge, but is subject to verification. Broker assumes no responsibility for the correctness. Sale offering is made subject to errors, omission, change in price prior sale or withdrawal without notice. This property is offered without respect to race, color, creed or national origin.

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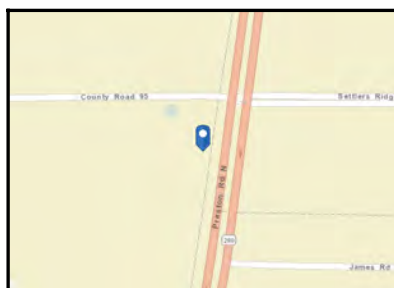
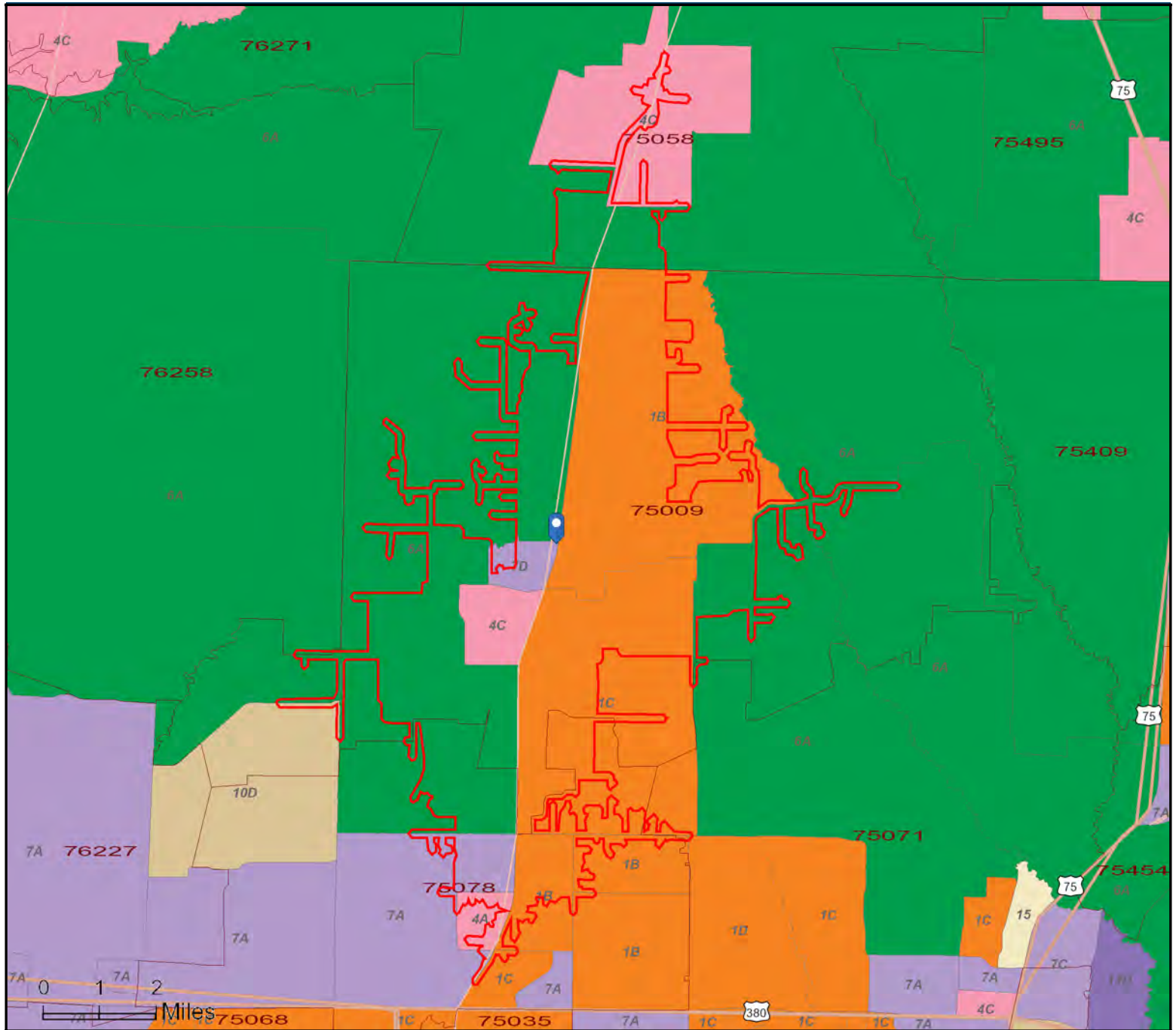
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Dominant Tapestry Map

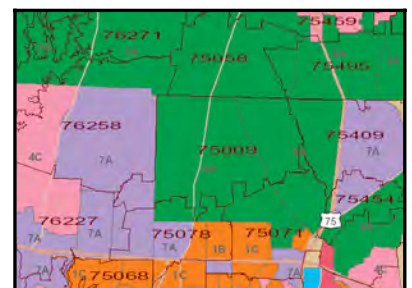
1100-1198 Preston Rd N
1100-1198 Preston Rd N, Celina, Texas, 75009
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.33492
Longitude: -96.77240



Tapestry LifeMode

- | | |
|------------------------|----------------------------|
| L1: Affluent Estates | L8: Middle Ground |
| L2: Upscale Avenues | L9: Senior Styles |
| L3: Uptown Individuals | L10: Rustic Outposts |
| L4: Family Landscapes | L11: Midtown Singles |
| L5: GenXurban | L12: Hometown |
| L6: Cozy Country | L13: Next Wave |
| L7: Ethnic Enclaves | L14: Scholars and Patriots |



Source: Esri

April 26, 2018



Dominant Tapestry Map

1100-1198 Preston Rd N
1100-1198 Preston Rd N, Celina, Texas, 75009
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 33.33492
Longitude: -96.77240

Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the map to the list below. Click each segment below for a detailed description.

- | | |
|---|---|
| Segment 1A (Top Tier) | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride) | Segment 8D (Downtown Melting Pot) |
| Segment 1C (Boomburbs) | Segment 8E (Front Porches) |
| Segment 1D (Savvy Suburbanites) | Segment 8F (Old and Newcomers) |
| Segment 1E (Exurbanites) | Segment 8G (Hardscrabble Road) |
| Segment 2A (Urban Chic) | Segment 9A (Silver & Gold) |
| Segment 2B (Pleasantville) | Segment 9B (Golden Years) |
| Segment 2C (Pacific Heights) | Segment 9C (The Elders) |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes) |
| Segment 3A (Laptops and Lattes) | Segment 9E (Retirement Communities) |
| Segment 3B (Metro Renters) | Segment 9F (Social Security Set) |
| Segment 3C (Trendsetters) | Segment 10A (Southern Satellites) |
| Segment 4A (Soccer Moms) | Segment 10B (Rooted Rural) |
| Segment 4B (Home Improvement) | Segment 10C (Diners & Miners) |
| Segment 4C (Middleburg) | Segment 10D (Down the Road) |
| Segment 5A (Comfortable Empty Nesters) | Segment 10E (Rural Bypasses) |
| Segment 5B (In Style) | Segment 11A (City Strivers) |
| Segment 5C (Parks and Rec) | Segment 11B (Young and Restless) |
| Segment 5D (Rustbelt Traditions) | Segment 11C (Metro Fusion) |
| Segment 5E (Midlife Constants) | Segment 11D (Set to Impress) |
| Segment 6A (Green Acres) | Segment 11E (City Commons) |
| Segment 6B (Salt of the Earth) | Segment 12A (Family Foundations) |
| Segment 6C (The Great Outdoors) | Segment 12B (Traditional Living) |
| Segment 6D (Prairie Living) | Segment 12C (Small Town Simplicity) |
| Segment 6E (Rural Resort Dwellers) | Segment 12D (Modest Income Homes) |
| Segment 6F (Heartland Communities) | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families) | Segment 13B (Las Casas) |
| Segment 7B (Urban Villages) | Segment 13C (NeWest Residents) |
| Segment 7C (American Dreamers) | Segment 13D (Fresh Ambitions) |
| Segment 7D (Barrios Urbanos) | Segment 13E (High Rise Renters) |
| Segment 7E (Valley Growers) | Segment 14A (Military Proximity) |
| Segment 7F (Southwestern Families) | Segment 14B (College Towns) |
| Segment 8A (City Lights) | Segment 14C (Dorms to Diplomas) |
| Segment 8B (Emerald City) | Segment 15 (Unclassified) |

Information About Brokerage Services

Texas law requires all real estate licensees 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 c i

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Brown & Griffin Real Estate Advisors LP
Primary Assumed Business Name

Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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