

CELINA CROSSING @ LIGHT FARMS

Under Construction!

For Lease or Sale



*Please
Contact*

MARK PITTMAN

972.897.0562

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KRISTIN HOLLEK

972.439.0360

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Availability



LOT 1

- Day Care Lot 1.5 Acres
- UNDER CONTRACT

BUILDING TWO (1-story)

- SF: 1,500—8,500
- Lease Rate:
 - Inline—\$30 + \$9 NNN
 - End Cap—\$32 + \$9 NNN
 - Drive-thru—Leased

BUILDING THREE (1-story)

- SOLD
- Pediatric Dental Group

BUILDING FOUR (1-story)

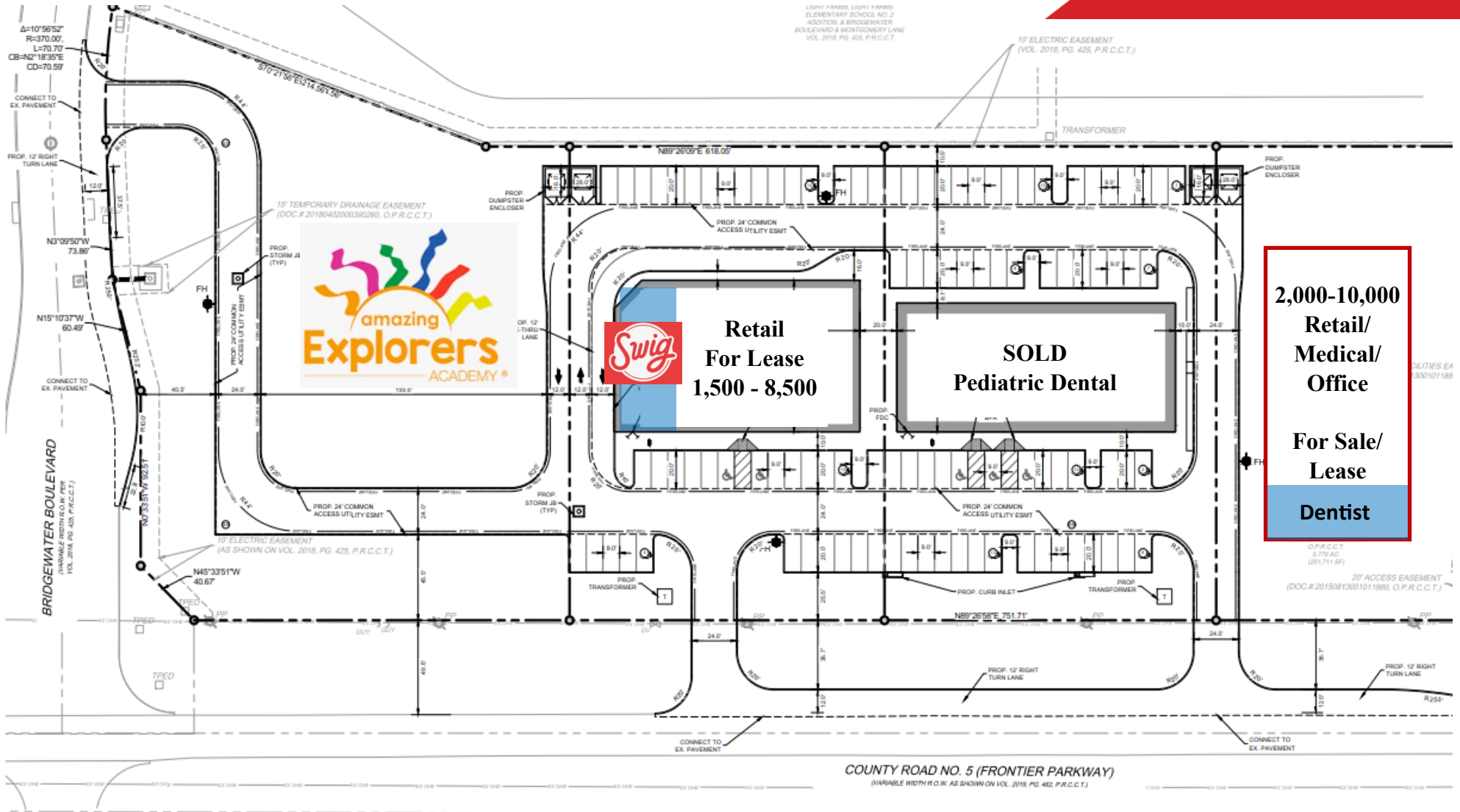
- For Sale/Lease
- SF: 2,000 - 10,000
- Shell Price: \$310.00 PSF
- Lease Rate: \$30 + \$9 NNN

PROJECT DETAILS

- **Allowed Uses:** Retail, Medical, Office
- **Est Const Start Date:** August 1, 2021
- **Est Delivery Date:** April 1, 2022
- **Location:** NWQ of Frontier Parkway and Bridgewater at the entrance to Light Farms
- **Land Size Total:** 4.75 Acres
- **Building & Monument Signage Available**
- **Traffic Counts:** 7,407 VPD
- Project is at the entrance to “Light Farms”, a 1,070-acre master-planned community.

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Site Plan



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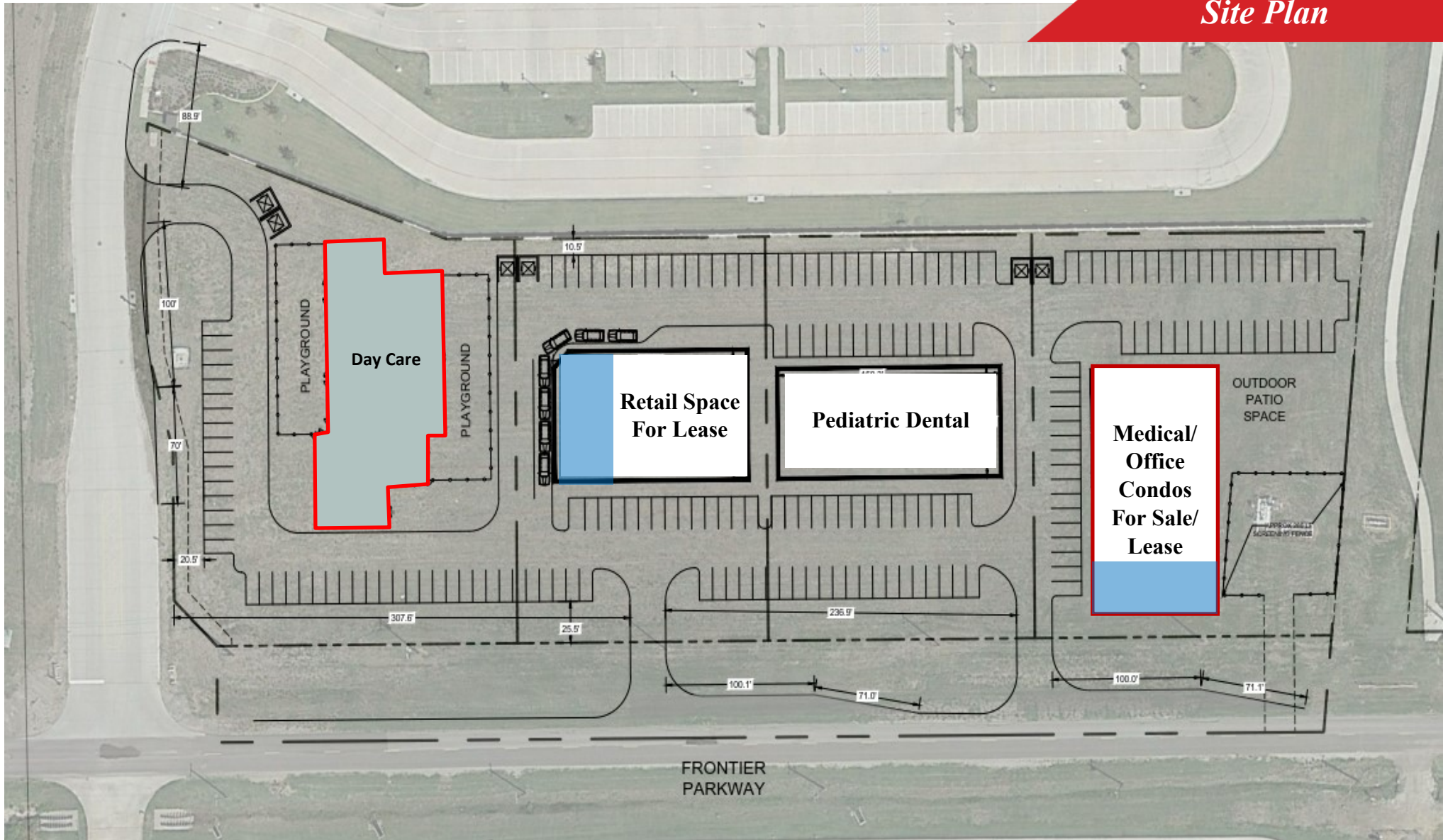
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Site Plan



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Location

LIGHT FARMS

SITE

Dallas Parkway

Frontier Parkway

PROSPER HIGH SCHOOL

Prosper Trail



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Demographics

It's an exhilarating time in Celina! Currently, with an estimated population of 18,000, the City of Celina's population has nearly doubled since 2010. This pace makes Celina one of the fastest growing cities in the Dallas-Fort Worth Metroplex. Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 350,000.

In other words, Celina is positioned geographically, demographically and economically to quickly become a big player in the North Texas metropolitan community.

Celina's median household income is \$92,000, with an average home value of \$429,705. Residents are only minutes away from Frisco's "\$5 Billion Mile," major hospitals, and the top-ranked Prosper and Celina school districts.

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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.

11-2-2015



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:
 - 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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