

FRONTIER CROSSING

NWQ & NEQ FRONTIER PKWY, CELINA, TX 75078

Features

Video: Frontier Parkway Developments

Traffic Counts Der	mographics	YEAR: 2023 1 MIL	3 MILE	5 MILE
Tota	al Population	5,323	39,486	94,431
Tota	al Households	1,480	11,532	28,549
Aver	rage Household Inc	ome \$207,674	\$197,080	\$191,400
5 Ye	ear Population Grow	vth 60.49%	40.81%	43.07%

FOR LEASE

AVAILABLE ACRES: 41 TOTAL ACRES: 41

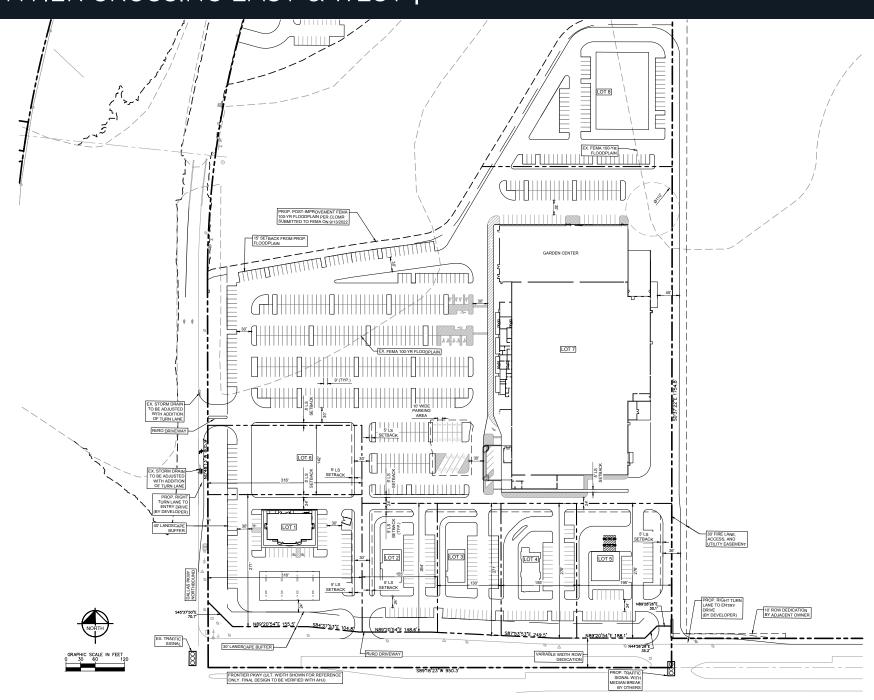
CONTACT FOR MORE INFORMATION

Emilie Paulson

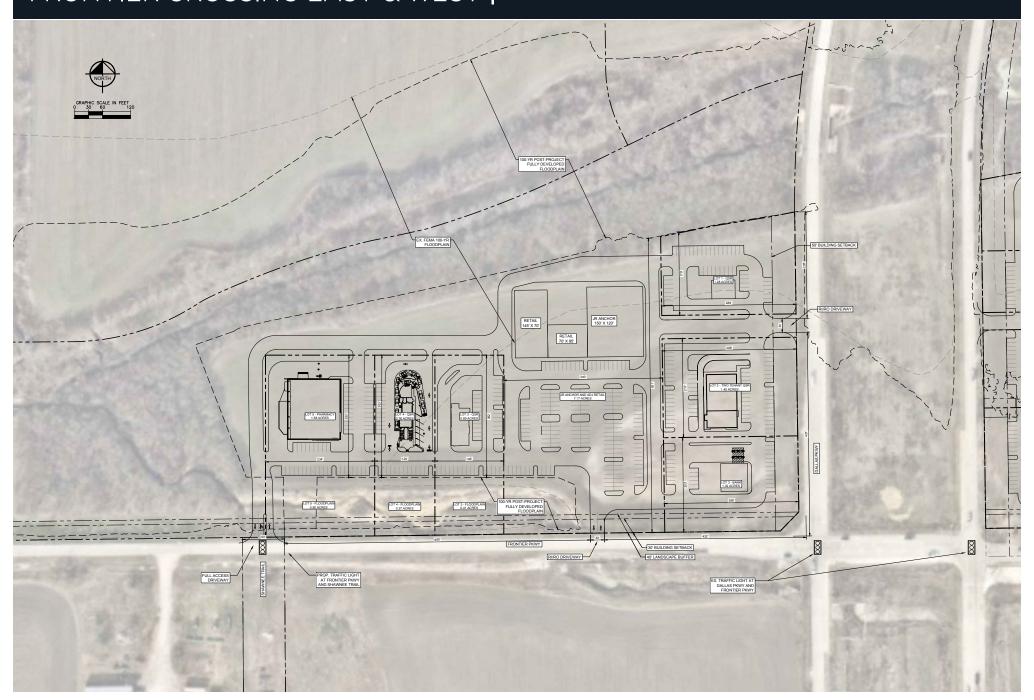
Vice President 214.720.3626 emilie@weitzmangroup.com

Scott Smith

Vice President 214.720.3663 ssmith@weitzmangroup.com











FRONTIER CROSSING EAST & WEST CELINA, TEXAS E Marilee Rd 289 RASOR RANCH SERENADE TURE COTS: 1,100 **TOLL** 17 N PRESTON LAKES ESTATES TOTAL HOMES: 97 FUTURE LOTS: 1,700 58 455 CHALKHILL 9 itseliler Rd TOTAL LOTS: 440 **GE 10 CR 102** Legacy Dr LEGACY HILLS CELINA North Sky Celina HIGH SCHOOL 994 STUDENTS TOTAL LOTS: 7 TOTAL LOTS: 7.83 DELIVERY: 2023 HUBBARD
FUTURE LOTS: 766 CR-134 DELIVERY 2023 DC RANCH ARIANNA FUTURE 149 ACRE
CR 99 SF HOMES TOTAL LOTS: 240 Homes on Ground: 198 CR 131 RAINWATER CROSSING OTAL LOTS: 2,200 MF-UNITS: 1300 CR 101 Friendship Rd CR 130 RAMBLE Talley Ranch LA TERRA Shearer Rd Morgan Lake THE HEIGHTS H-E-B TOTAL LOTS: 400 3,730 Agres ESTATES AT UPTOWN TOTAL LOTS: 518 Fired Smith Pkwy ***** **Lights Ranch Rd** <u>Heritage</u> VILLAGES AT UPTOV TOTAL LOTS: 1,700 2024 DELIVERY Lynn Stambaugh Pkwy Bryson Parcer (d/2000 tors TOWN OF CELINA Mobberly Dr-CR 8 CR 98 Mustang R TOTAL HOMES: 200 THE DEPO Mobberly Dr Sunset Blvd LEGACY NORTH **●**T0LL MOBBERLY FARMS Smiley Rd 240 MF-Units PARKS AT 23 TOTAL LOTS: 1,900 Homes on Ground: 355 289 CR 90 CROSS CREEK MEADO Celina Rd FM 428 Glendenning Pkwy TOTAL COTS: 316
HOMES ON GROUND: 279 Campus CENTURION AMERICAN
DEVELOPMENT GROUP Future Celina HS 3 miles 5 TAL LOTS: 413 Campus **Planned Loop** FM 428 Collin County Outer Loop COLLING
272 MF-UNITS
CELINA HILLS
TOTAL LOTS: 279
HOMES ON GROUND: 7 CR 88 - Choate Pkwy CROSSING Torry Corse (1,600) (Torrs on Grounds 283) Currix Carrier Pkwyy AMAVI 271 MF-UNI THE COLUM Proposed SCOTTISH RITE **Punk Carter Pkwy** TOTAL HOMES: 261 RANCH TOTAL LOTS: 900 TOMES ON GROUND 826 GREEN MEADOWS L'HOMES: 838 Greenmeadows Pkwy MUSTANGLAKES Ownsby Pkwy TOTAL CORRESPONDED (100) 024) **COSTCO** LOWE'S MOORE FARM Carey Ln Marshall LIGHT FARMS OWNSBY FARMS West Cleina 86 TOTAL LOTS 67/3 HOMES ON GROUND: 363 TOTAL COTS: 24 LILYANA HIGHLAND TRAILS HILLWOOD Total Cots: 1;350 CREEKS OF LEGACY
TOTAL LOTS: 1,030
HOMES ON GROUND: 1,029 Torn Cors 578 WEDSPRING ESTATES ES ON GRO Future PISD 11.6 ac TOUL BROTHERS ALLIANCE
324 MF-Umrs
Frontier Pkwy

4 lane expansion (ultimate 6LD) 8/23

HE-13 HCA*
PROSPER Sandbrock

Ranch
Tornu Loris: 2,500
Homes on Gnown: 1,336
Homes on Gnowne: 1,336
Homes on Gnowne: 1,632 Crutchfield Dr ROYALTON 540 MF-UNITS U/C TOTAL COTS#210
OMES ON GROUND#1 MOSAIC TOTAL LOTS: 2,400 DELIVERY: 2023 ANAMIA'S HAVE 34.5 ac Legacy Gardens
Toral Lors: 650 015
Hours on Gnound: 125
Table 125 LILY ESTATE W Frontier Pkwy GENTLE CREEK ESTATES FE/FALLS/HM Winn Ridge %m(*) Prosper Rd Kroger TOTAL HOMES: 694 **Prosper Trail** awnee (traff) PROSPER HILLS / PARK PL
TOTAL COTS: 376

ELMS
196 MF-UNITS

ARTESIA ARROW BROOKE PL/CV/TP WHITLEY PLACE TOTAL HOMES: 553 STAR TRAILS
TOTAL LOTS: 1,870
DMES ON GROUND: 1,053 WINDSONG RANCH 289 Custer Rd 召 CR/CH TOTAL LOTS: 3,300 HOMES ON GROUND: 2,335 Pkwy TEXAS First St WALNUT GROVE 1700 STUDENTS WILLOW/LA CIMA Fishtrap Rd BROOKHOLLOW RICHLAND H.S. (Aug 2025) uture 268 AC 344 MF-UNI TOTAL LOTS 2,500
HOMES ON GROUND 475 VIDAGES/AT/ LEGACY MU Developmen TOTAL HOMES: 521 CORTLAND 300 MF-UNIT ⁿDSW Lowers TOTAL LOTS: 876 HOMES ON GROUND: 771 0 # Panday In Express 380 W University Dr 2024 Kroger CookChildren's 380 TEXA5 Proposed Walmart Rock Hill H.S. **MU Development** (May 2025) 423 100K sf PGA HQ DNT 18M sf Proposed PGA Pkwy Office Space **TOLL** miles

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 actives, 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 on 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.

11-2-2015

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

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Emilie Gioia Paulson	682080	emilie@weitzmangroup.com	214-720-3626
Sales Agent/Associate's Name	License No.	Email	Phone
Ruver/Tenant/Seller/I andlord Initials			Date

REGULATED BY THE TEXAS REAL ESTATE COMMISSION

INFORMATION ABOUT BROKERAGE SERVICES



IABS 1-0

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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Weitzman	402795	twgre@weitzmangroup.com	214-954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	214-720-6688
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Smith	701664	ssmith@weitzmangroup.com	214-720-3663
Sales Agent/Associate's Name	License No.	Email	Phone
Puver/Topast/Soller/Landlard Initials			Data

REGULATED BY THE TEXAS REAL ESTATE COMMISSION INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV