



CELINA SUMMIT CROSSING

NEC PRESTON ROAD & GLENDENNING PARKWAY | CELINA, TX 75009

OVERALL SITE PLAN

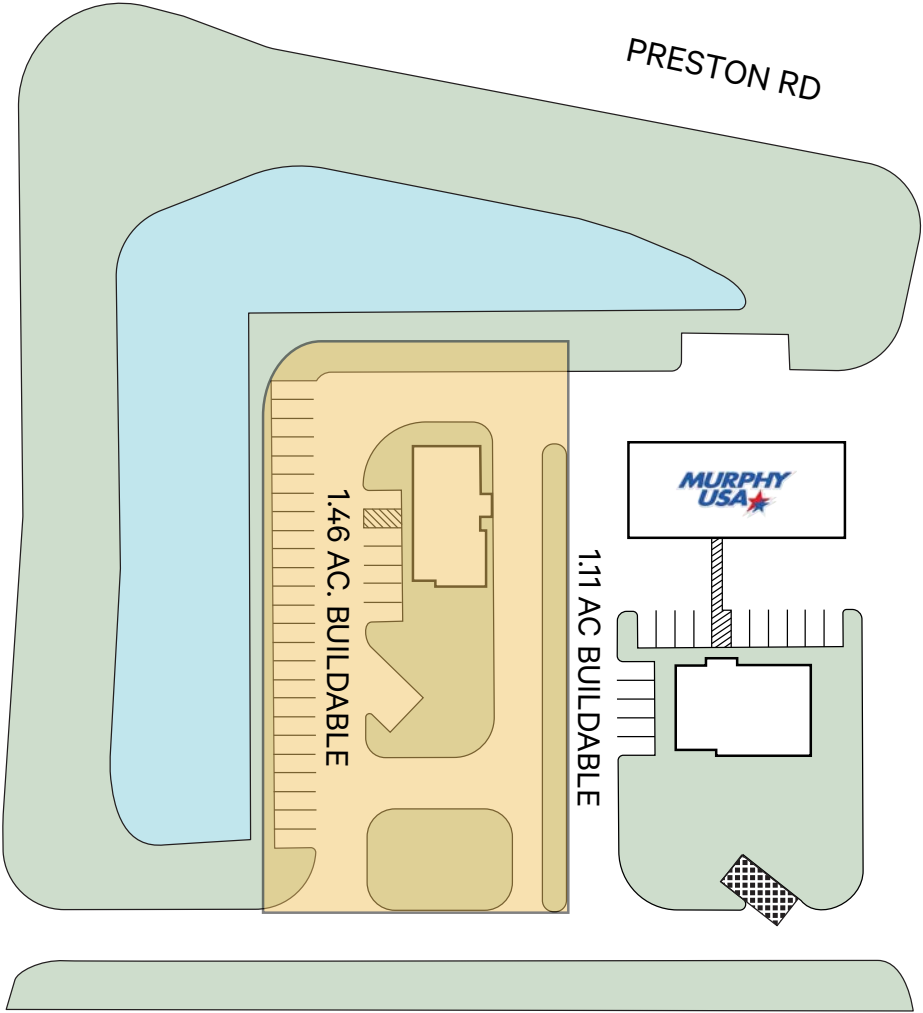
DELIVERING Q2 2026

Key

- Available
- At Lease
- LOI

GLENDEENING PKWY

PRESTON RD



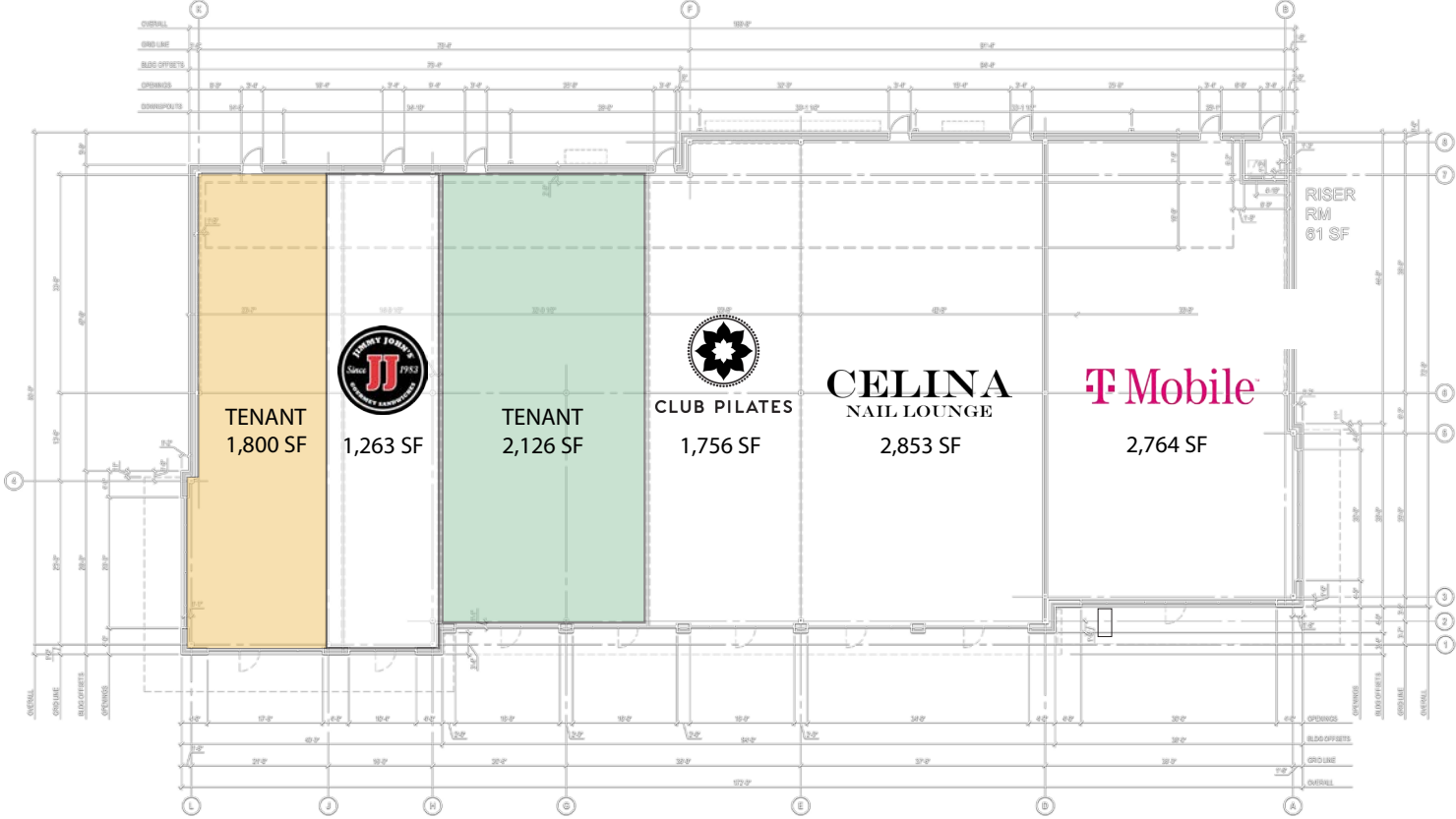
Current Tenants

A	T-Mobile	2,764 sf
B	Celina Nail Lounge	2,853 sf
C	Club Pilates	1,756 sf
E	Jimmy John's	1,263 sf
PAD	Murphy USA	1.36 AC



NOT TO SCALE

RETAIL BUILDINGS SITE PLAN



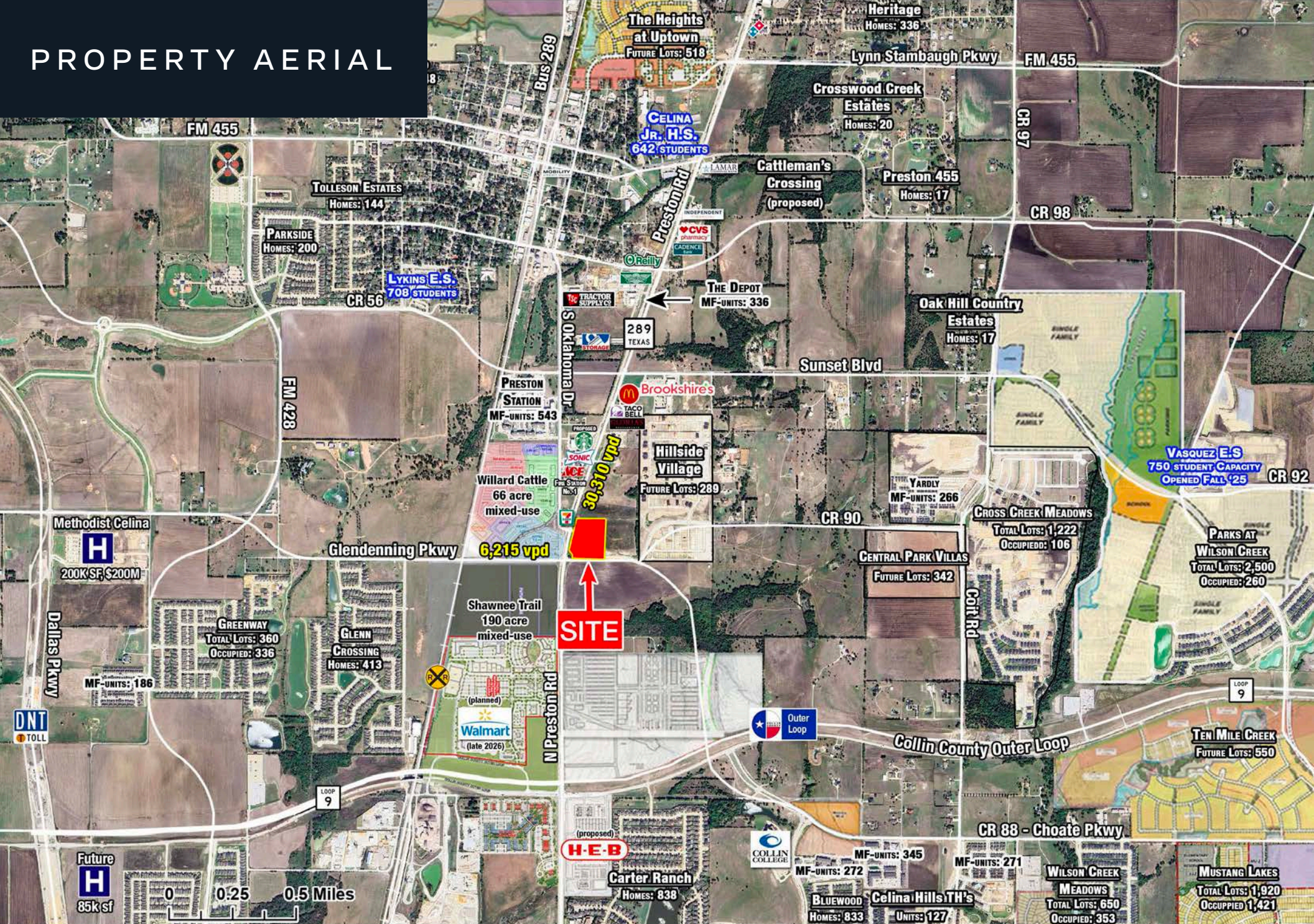
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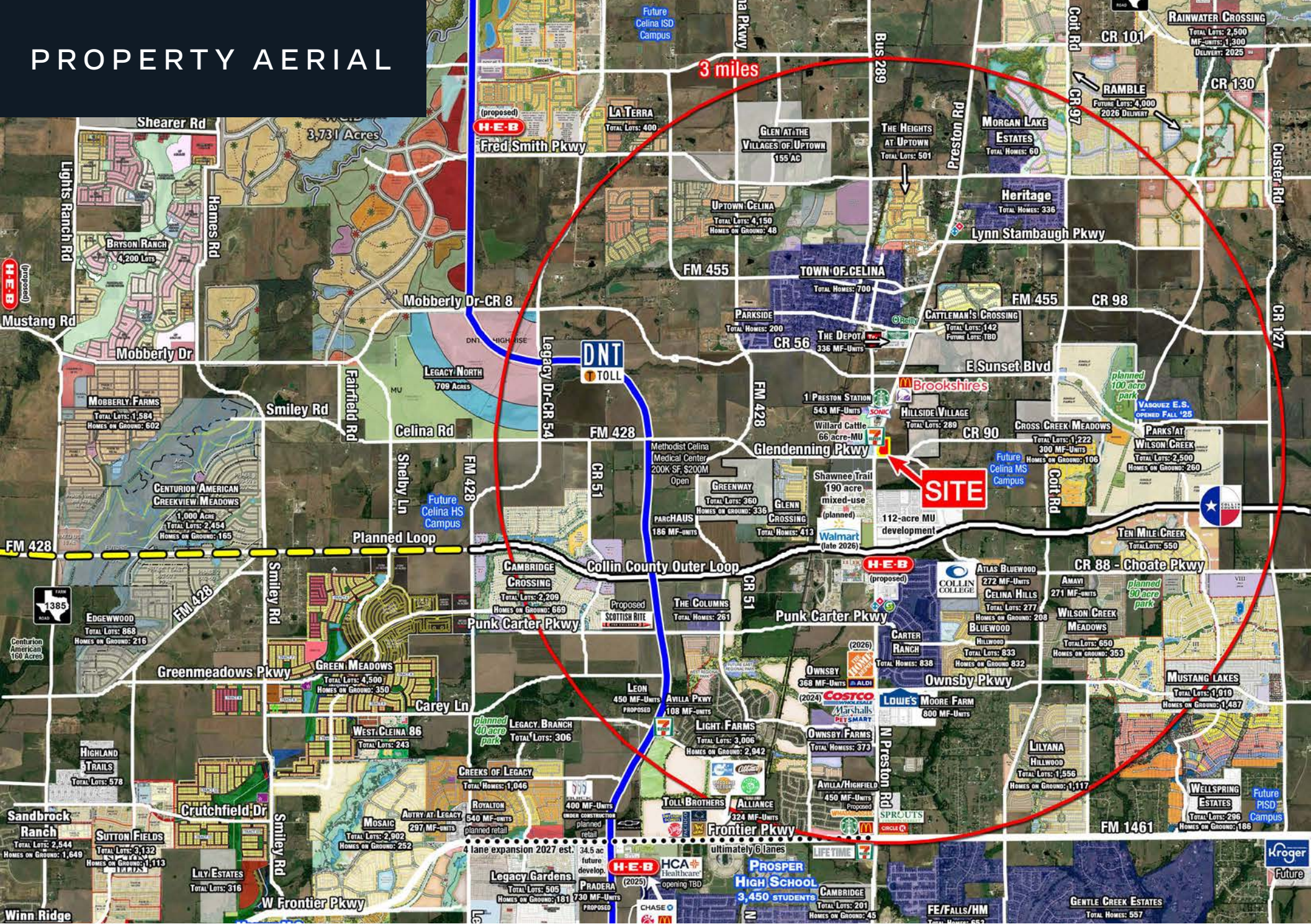
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01 FLOOR PLAN
1/8" = 1'-0"
 LEASABLE AREA = 12,043 SF
 RISER RM = 81 SF
 TOTAL AREA = 12,825 SF

PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY RENDERINGS



PROPERTY PHOTOGRAPHY

PHOTOS TAKEN MAY 2026



DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

POPULATION		POPULATION		POPULATION	
					
2,200 2025 Total Population	4.17% 2025-2030: 5 Year Population Growth	37,772 2025 Total Population	7.89% 2025-2030: 5 Year Population Growth	71,472 2025 Total Population	9.41% 2025-2030: 5 Year Population Growth
HOUSEHOLD INCOME		HOUSEHOLD INCOME		HOUSEHOLD INCOME	
					
\$189,735 2025 Average Household Income	\$157,285 2025 Median Household Income	\$215,850 2025 Average Household Income	\$177,734 2025 Median Household Income	\$225,760 2025 Average Household Income	\$186,417 2025 Median Household Income
HOME VALUE		HOME VALUE		HOME VALUE	
					
\$527,393 2025 Average Home Value	\$431,022 2025 Median Home Value	\$625,376 2025 Average Home Value	\$566,449 2025 Median Home Value	\$698,225 2025 Average Home Value	\$637,497 2025 Median Home Value
DAYTIME POPULATION		DAYTIME POPULATION		DAYTIME POPULATION	
					
2,696 2025 Total Daytime Population	1,538 2025 Daytime Population: Workers	28,044 2025 Total Daytime Population	7,989 2025 Daytime Population: Workers	55,708 2025 Total Daytime Population	17,866 2025 Daytime Population: Workers

weitzman[®]

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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;
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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Avery Frisbie

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Buyer/Tenant/Seller/Landlord Initials

Date

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