



# FOR INFO



PROSPER

CELINA

## PRESTON FRONTIER DEVELOPMENT NEC & SEC OF PRESTON RD & FRONTIER PKWY

14,696 VPD(21)

28,247 VPD(21)

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### CELINA/PROSPER, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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**duwestrealty.com**

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# PRESTON FRONTIER | NEC & SEC of Preston Rd & Frontier Pkwy, Celina/Prosper, TX

## OVERVIEW

- Pad Sites, Small Shop Retail & Future Anchor Space Available
- Located at the northeast corner of Preston Rd and Frontier Pkwy in Celina and at the southeast corner of Preston Rd and Frontier Pkwy in Prosper
- Surrounded by affluent neighborhoods and new developments
- Close proximity to Prosper High School with 2,805 students and the Prosper ISD Stadium
- Approximately 6 miles north of US-380 and approximately 2 miles east of the Dallas North Tollway
- Call for Info & Price

## TRAFFIC COUNTS

Preston Rd: 28,247 VPD (TXDOT, 2021)  
 Frontier Pkwy: 14,696 VPD (TXDOT, 2021)

## DEMOGRAPHICS

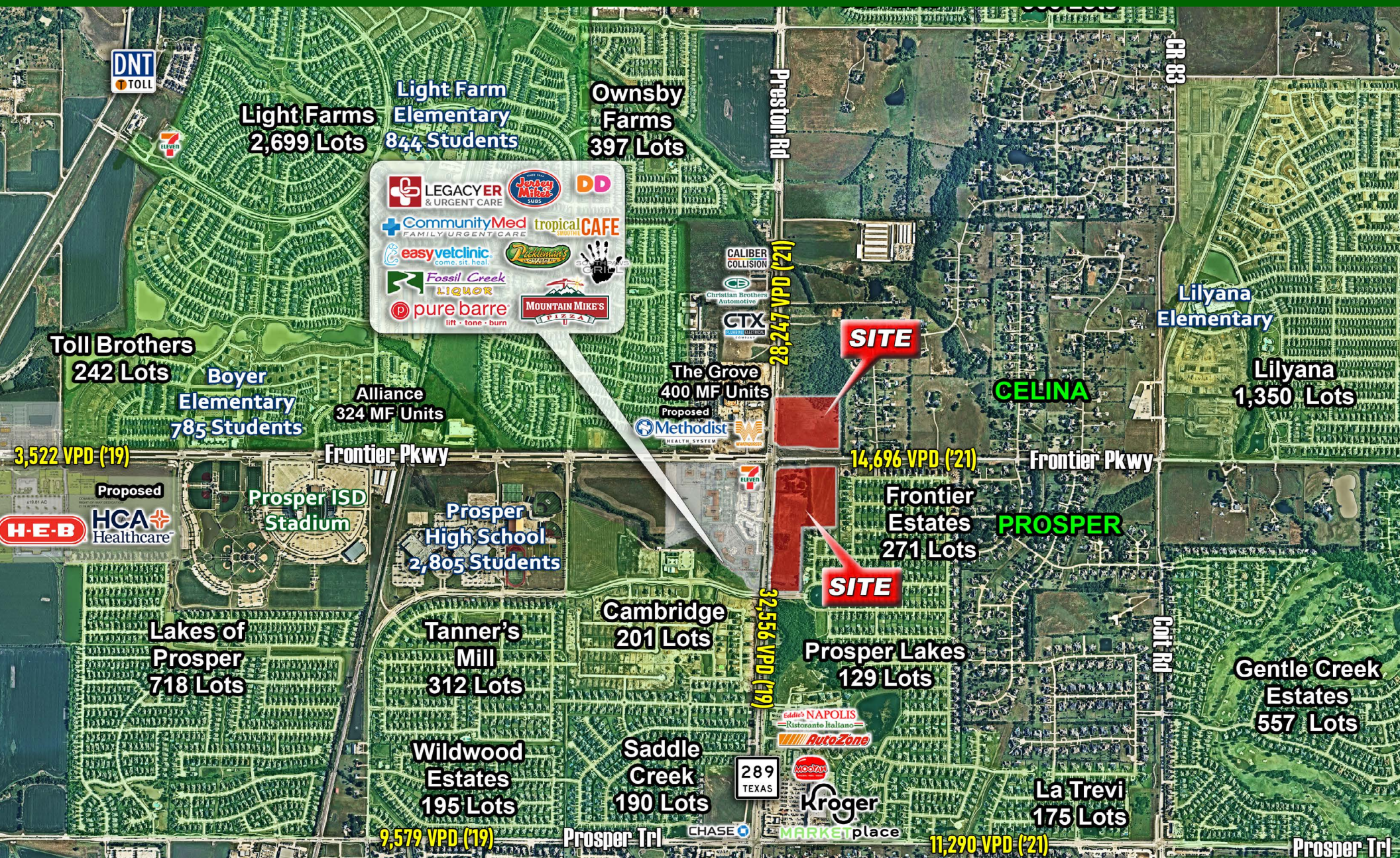
|                     | 1-mile    | 3-mile    | 5-mile    |
|---------------------|-----------|-----------|-----------|
| 2023 Population     | 7,169     | 50,726    | 97,236    |
| 2028 Projected Pop. | 8,844     | 65,663    | 125,226   |
| Daytime Pop.        | 4,731     | 37,304    | 70,429    |
| Avg HH Income       | \$199,153 | \$207,943 | \$195,530 |



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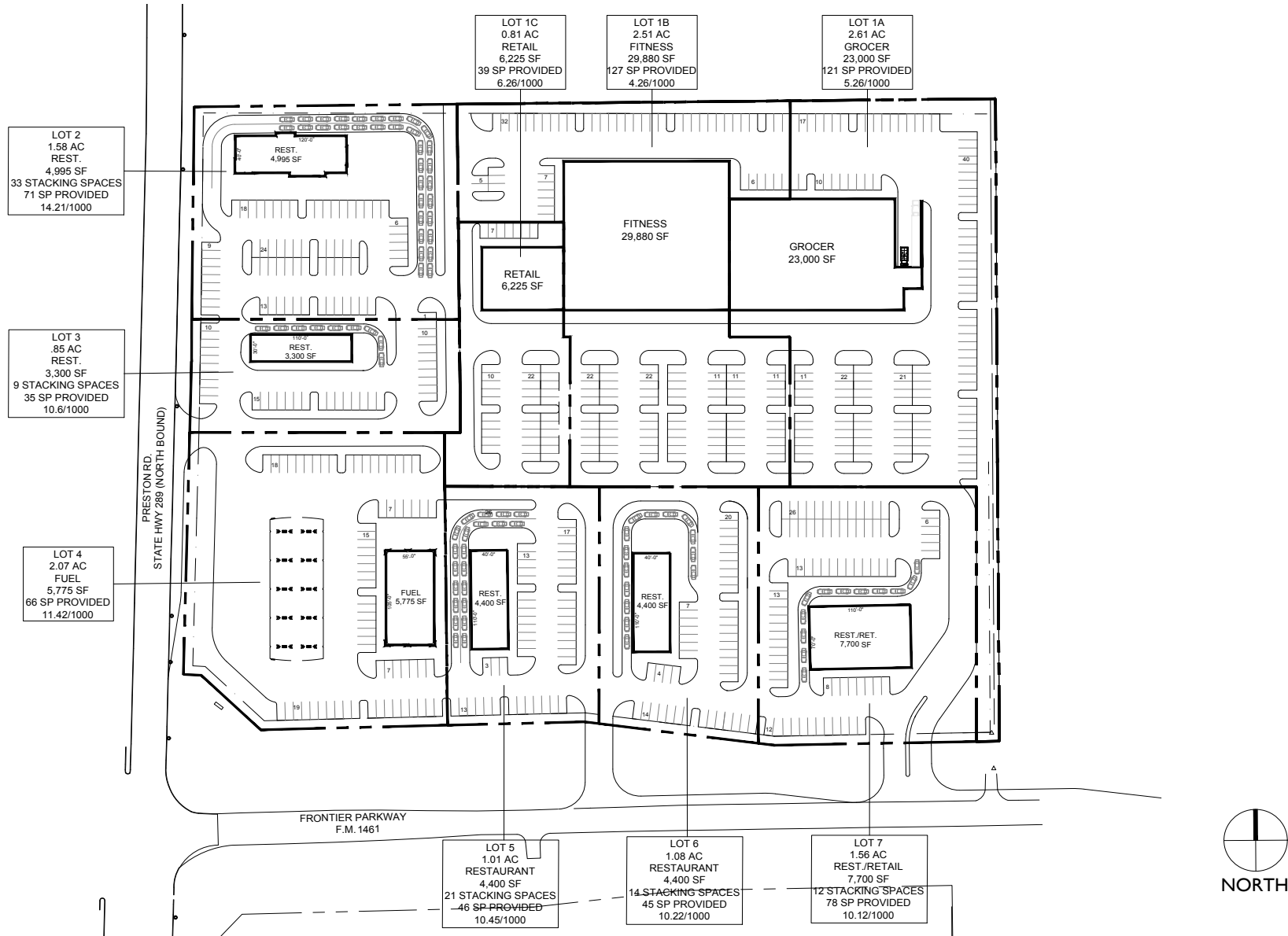


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## NEC - CONCEPTUAL SITE PLAN (CELINA)

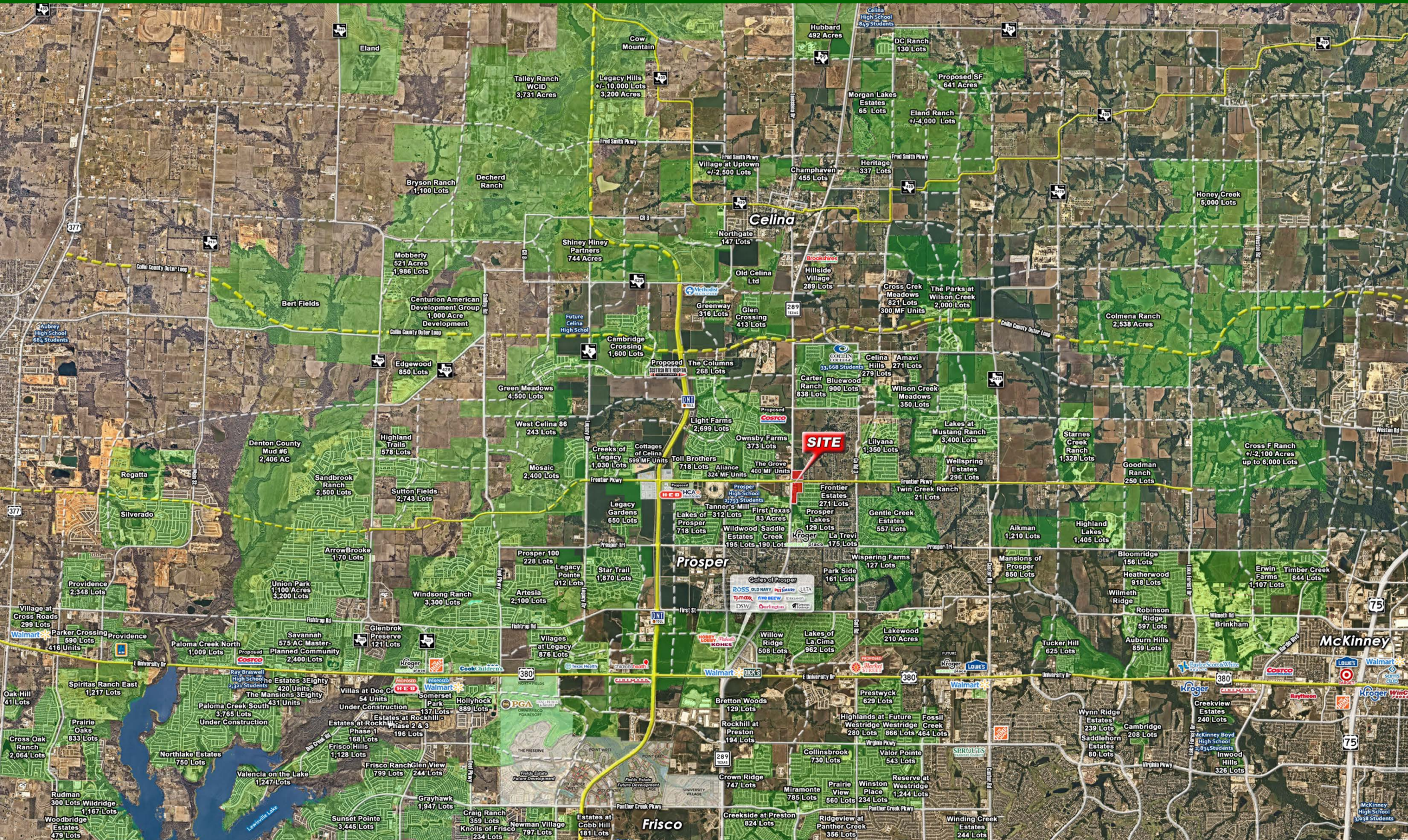




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