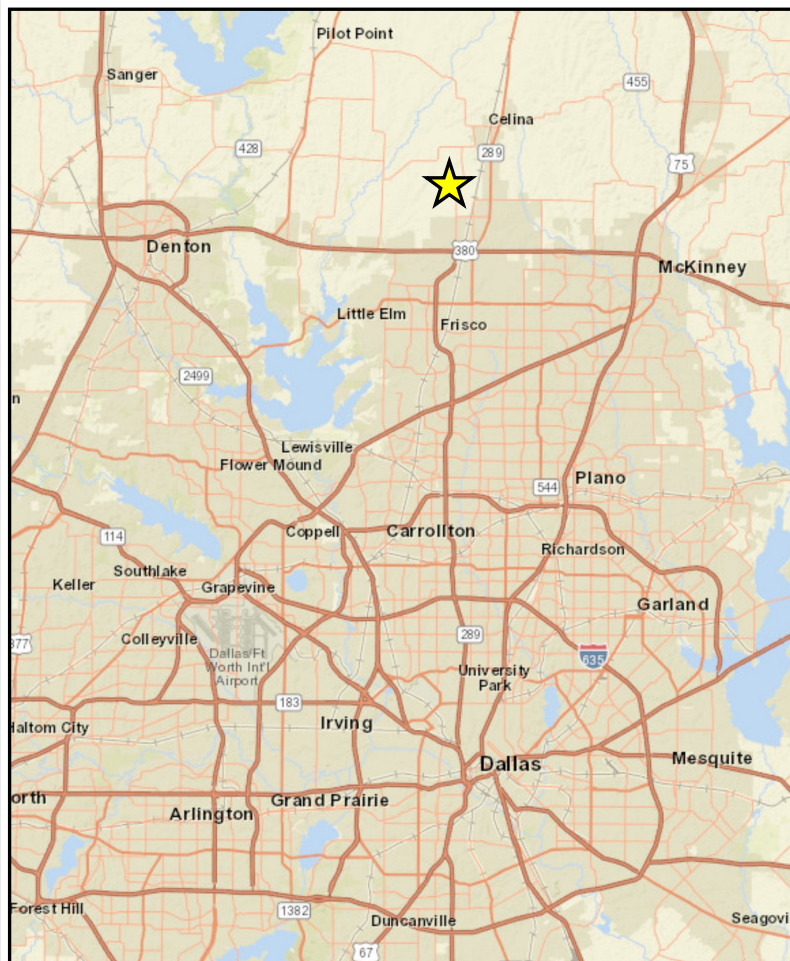
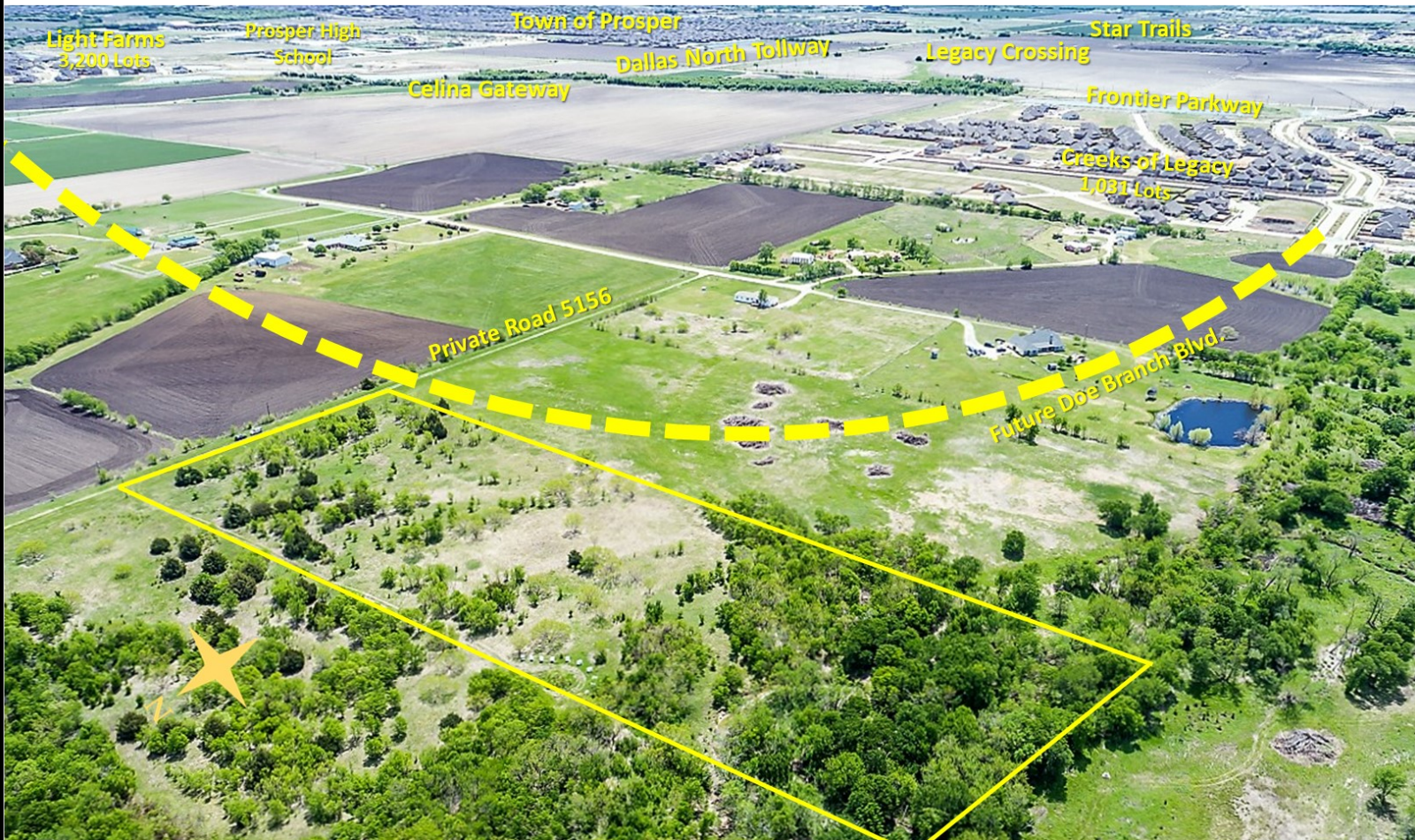


Celina, Texas

10.28 Acres

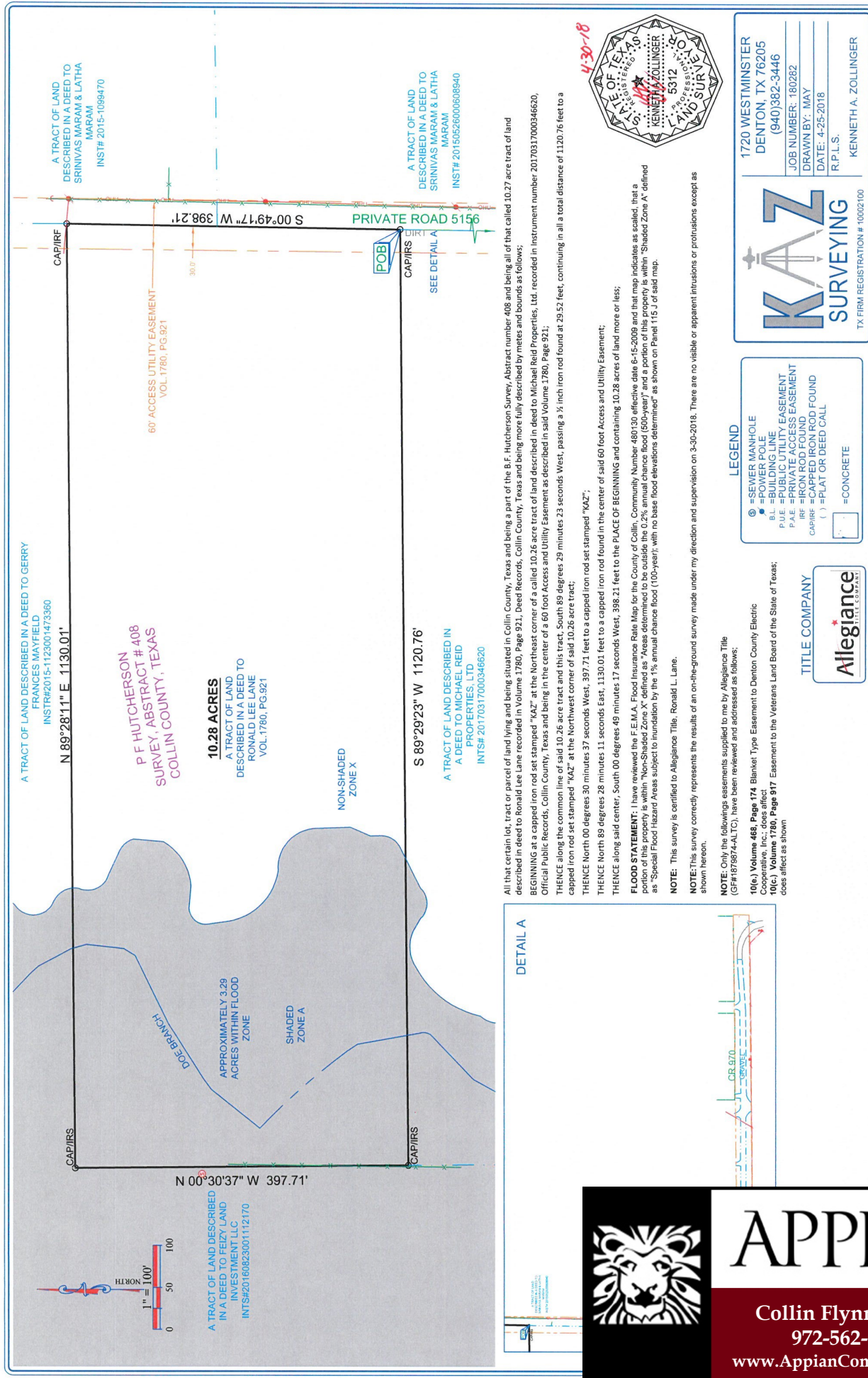


- Nestled down Private Road 5156 just minutes from the Dallas North Tollway, PISD and Big Box Retail, Restaurants and future Cinemark Theater
- Located in the highly ranked Prosper ISD
- Currently in Agricultural use with one year to achieve Agricultural Exemption
- Not Zoned. Future Celina Land Use allows a wide range of high or low density residential and light commercial uses
- Water Well and Aerobic Septic required. Electric to site.
- Beautiful country estate or investment opportunity



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KAZ SURVEYING
TX FIRM REGISTRATION # 10002100

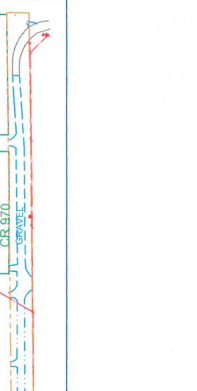
1720 WESTMINSTER
DENTON, TX 76205
(940)382-3446
JOB NUMBER: 180282
DRAWN BY: MAY
DATE: 4-25-2018
R.P.L.S.
KENNETH A. ZOLLINGER

LEGEND

- = SEWER MANHOLE
- = POWER POLE
- B.L. = BUILDING LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.A.E. = PRIVATE ACCESS EASEMENT
- IRF = IRON ROD FOUND
- CAP/IRF = CAPPED IRON ROD FOUND
- () = FLAT OR DEED CALL
- = CONCRETE

TITLE COMPANY
Allegiance
TITLE COMPANY

NOTE: Only the followings easements supplied to me by Allegiance Title (GF# 1878974-ALTC), have been reviewed and addressed as follows:
10(e), Volume 468, Page 174 Blanket Type Easement to Denton County Electric Cooperative, Inc.; does affect the above property.
10(e), Page 917 Easement to the Veterans Land Board of the State of Texas; does affect as shown.



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The information contained herein was obtained from sources believed to be reliable. It is subject to verification by the purchaser. The sale offering is made subject to errors, omissions, change of price, prior sale, or withdrawal. In accordance with the law, this property is offered without respect to race, color, creed, sex, national origin, physical limitations, or familial status. Sub-agency is not recognized.

TEXAS AND THE DALLAS/FORT WORTH METROPLEX

- The Texas population gained nearly 400,000 new residents from July 2016 to July 2017, representing the largest population gain in the US.
- Texas added jobs at a 2.4% rate in 2017, ranking No. 4 in the US and the Dallas Fed forecasts 2018 Texas job growth of 2.8%.
- The Dallas/Forth Worth metroplex grew by 146,000 people from July 2016 to July 2017—the largest numerical increase among metro areas in the US.
- DFW is the fourth-largest metropolitan statistical area in the US with a population of 7.4 million in 2017. Approximately 235 people moved to DFW every day in 2017.



CELINA, TEXAS

- The City of Celina’s population has nearly doubled since 2010 with an estimated population of 11,000 today.
- Celina is one of the fastest growing cities in the Dallas/Fort Worth Metroplex.
- Located just minutes from Frisco’s Five Billion Dollar Mile.
- Celina is well positioned in the fast-growing Collin County between the major arteries of Preston Road and the future Dallas North Tollway.
- Celina’s maximum projected buildout population is approximately 350,000 residents.
- Celina’s property tax rate is \$0.645 per \$100 of valuation.



Demographics	15 Minutes	30 Minutes	45 Minutes
2017 Population	22,097	636,422	2,182,155
2022 Projection	31,961	759,571	2,451,887
2017 Avg. HH Income	\$123,979.00	\$123,630.00	\$108,107.00
2022 Projection	\$132,088.00	\$137,483.00	\$120,607.00



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 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:
 - 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 coincidental 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.

Appian Commercial Realty	579746		(972)562-9988
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ray Eckenrode	0506389	ray@appiancommercial.com	(972)562-9988
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Collin Flynn	579073	collin@appiancommercial.com	(972)562-9988
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
IABS 1-0