

Uptown Commerce Center

5,000 SF – 322,026 SF


North Louisiana Drive

Celina, Texas 75009




APPIAN
COMMERCIAL REALTY

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SITE PLAN

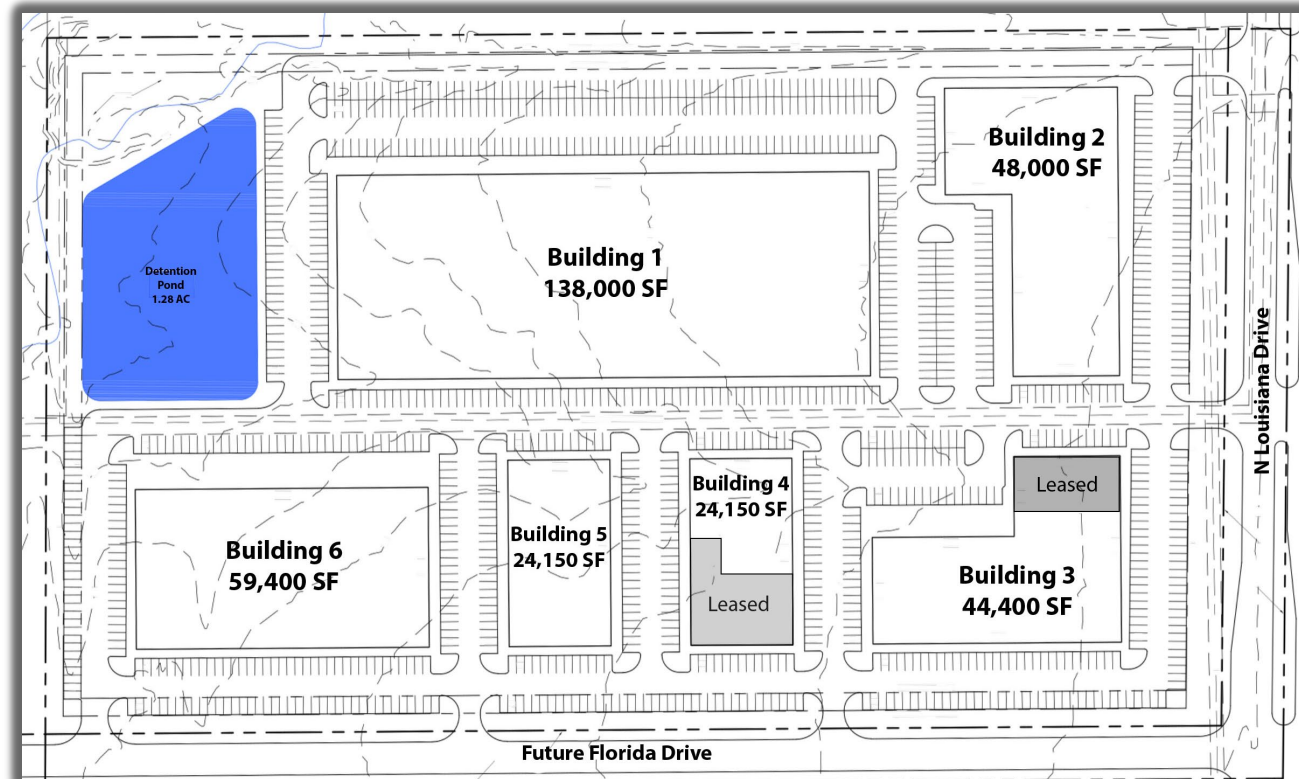
Uptown Commerce Center
N Louisiana Drive
Celina, TX 75009

Project Overview

- Uptown Commerce Center is a tilt-wall business campus totaling 338,100 SF across six buildings, designed to accommodate industrial, flex, office, and performance users with suite sizes ranging from approximately 5,000 SF to 138,000 SF.
- The campus features a 138,000 SF dock-high industrial facility with 32' clear heights and 31 dock doors, along with additional 28' clear and 18' clear buildings designed for efficiency, adaptability, and long-term functionality.
- Located on N. Louisiana Drive in Celina, Texas, the project offers immediate access to Preston Road (2 minutes) and the Dallas North Tollway (6 minutes), positioning tenants within one of North Texas' fastest-growing business corridors.
- Situated just half a mile north of Downtown Celina, Uptown Commerce Center combines modern tilt-wall construction and professional site planning with convenient access to restaurants, retail, and community amenities.

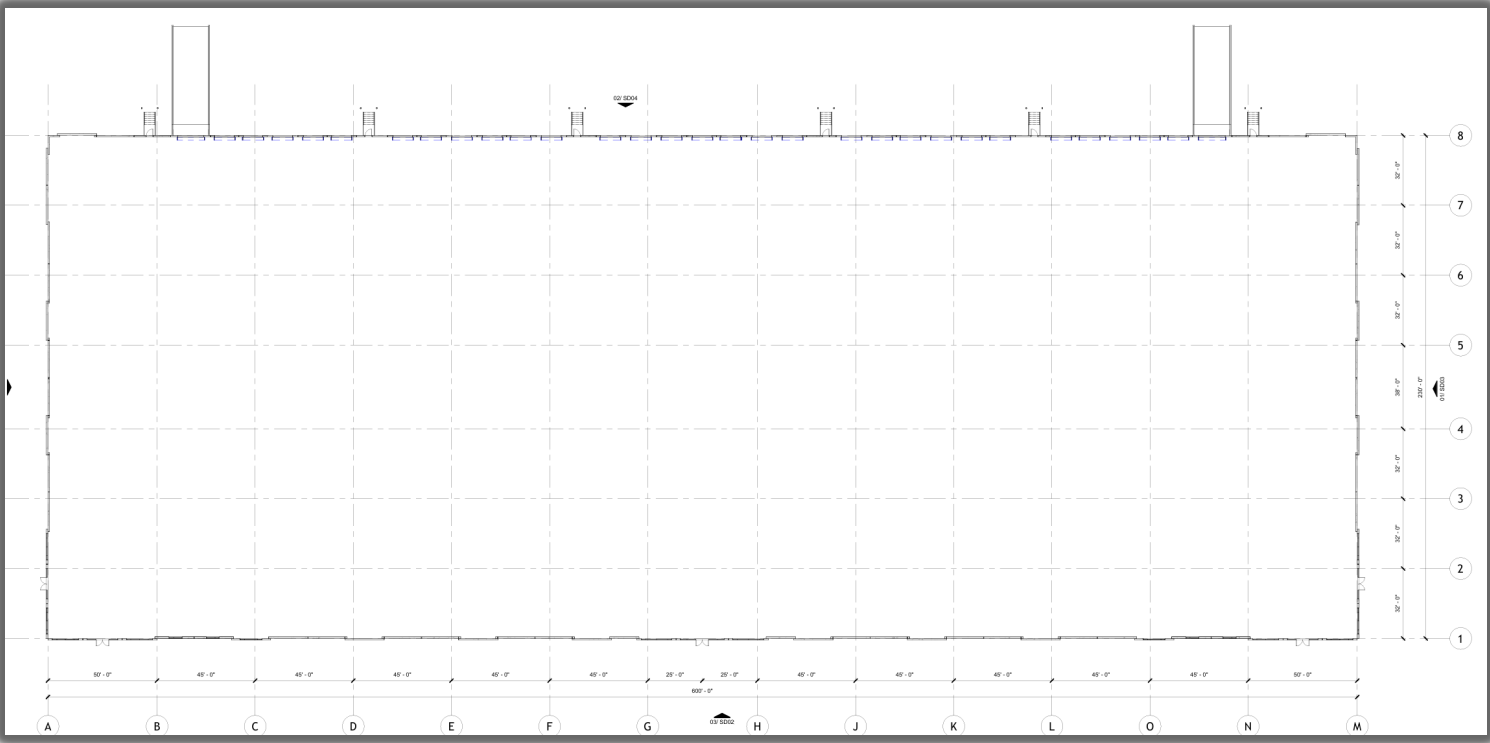
Project Overview

Location	N Louisiana Drive – Celina, Texas
Total Building Area	338,100 SF
Building 1	138,000 SF (Divisible to 43,000 SF)
Building 2	48,000 SF (Divisible to 7,500 SF)
Building 3	44,400 SF (Divisible to 7,500 SF)
Building 4	24,150 SF (Divisible to 5,000 SF)
Building 5	24,150 SF (Divisible to 5,000 SF)
Building 6	59,400 SF (Divisible to 16,000 SF)



BUILDING 1

Uptown Commerce Center
 N Louisiana Drive
 Celina, TX 75009



	Building 1
Building Size	138,000 SF
Divisible To	43,000 SF
Available SF	138,000 SF
Clear Height	32'
Dock Doors	31
Drive-in Doors	2
Building Depth	230'
Column Spacing	50'x55' w/ 65' Speed Bay
Parking	362 Spaces
Delivery	Q4 2027



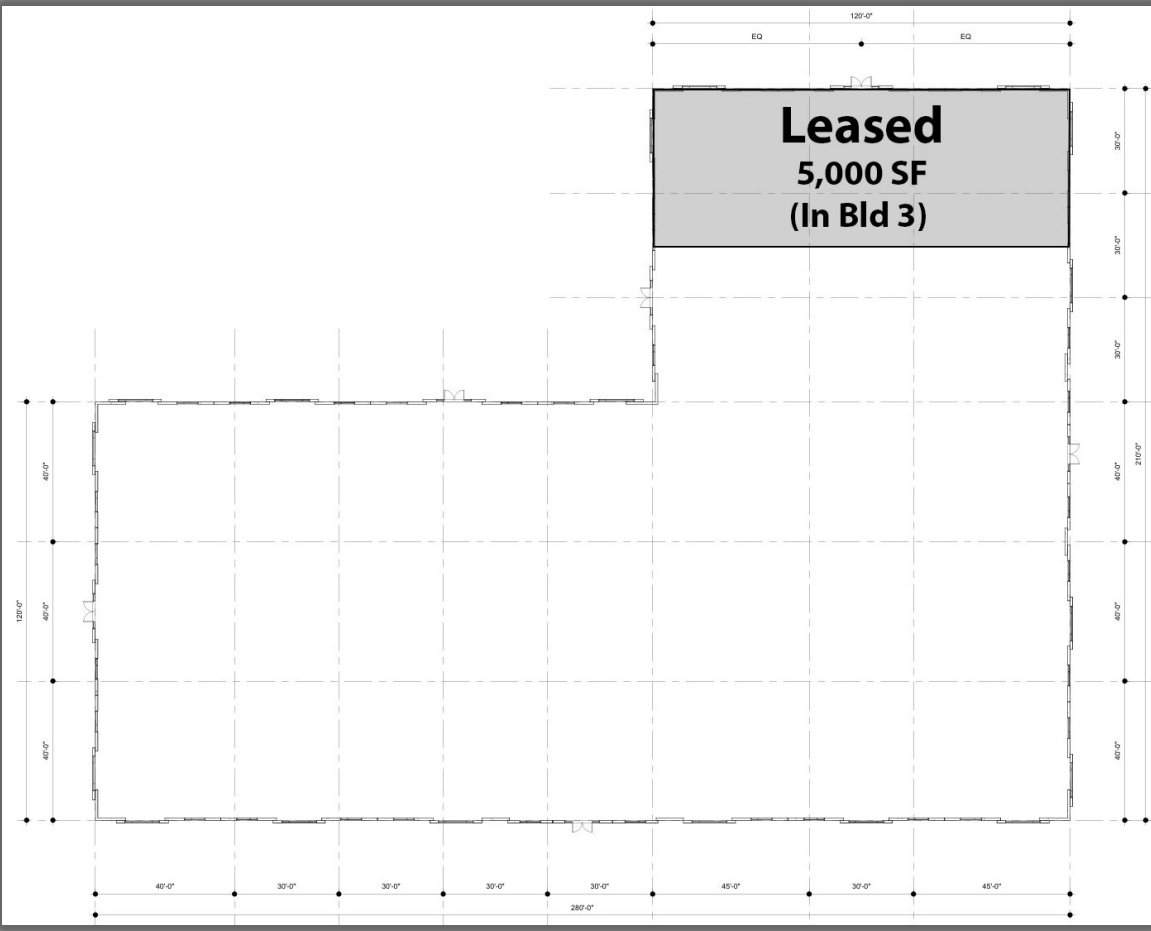
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BUILDING 2 & 3

Uptown Commerce Center
N Louisiana Drive
Celina, TX 75009



Building 2 & 3

Building Size	Bldg 2 48,000 SF Bldg 3 44,400 SF
Divisible To	7,500 SF
Available SF	Bldg 2 48,000 SF Bldg 3 39,400 SF
Clear Height	18'
Building Depth	120'
Frontage	Louisiana Dr.
Parking	176 Space Per
Delivery	Q4 2027



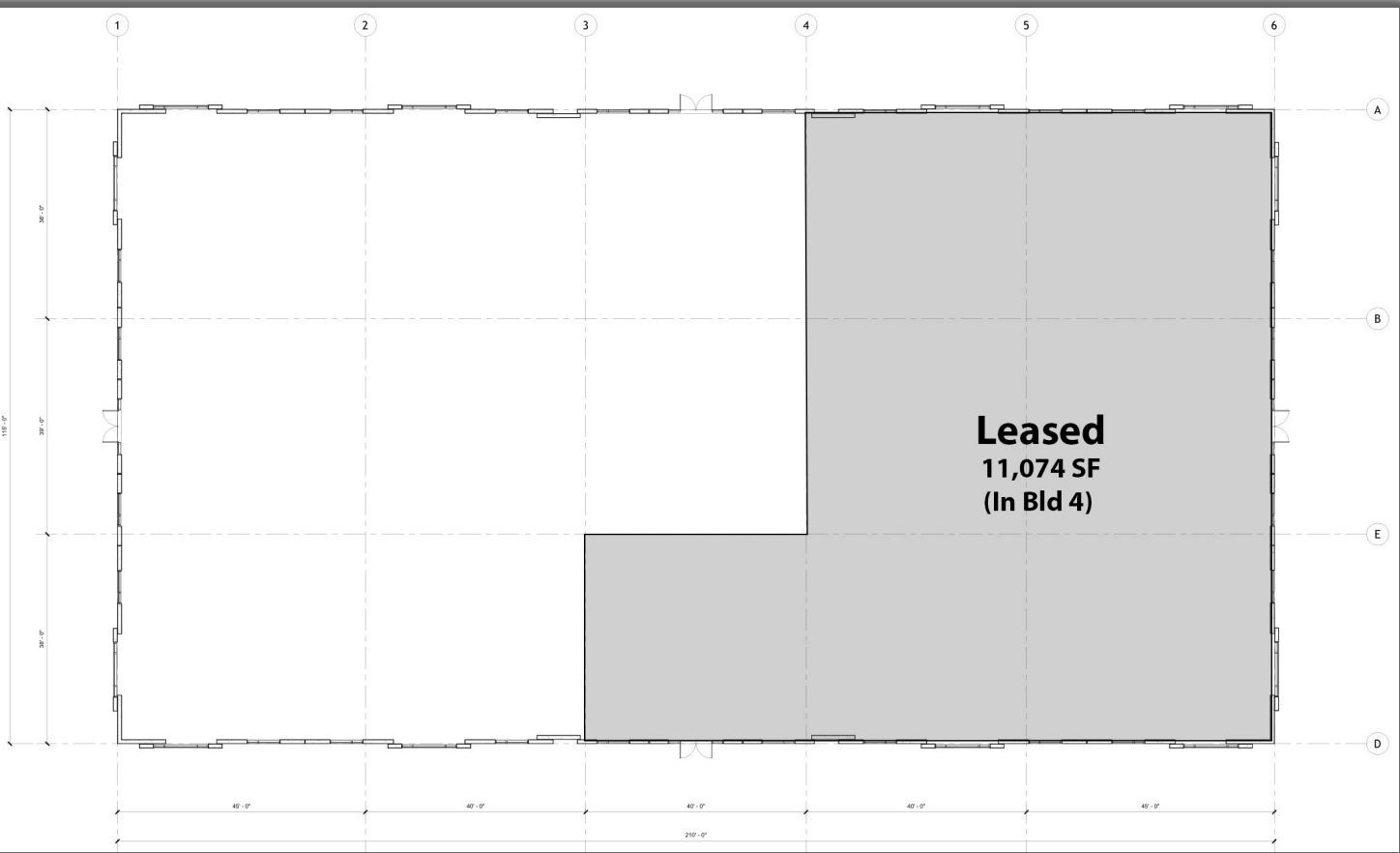
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BUILDING 4 & 5

Uptown Commerce Center
 N Louisiana Drive
 Celina, TX 75009



Building 4 & 5	
Building Size	Bldg 4 24,150 SF Bldg 5 24,150 SF
Divisible To	5,000 SF
Available SF	Bldg 4 13,076 SF Bldg 5 24,150 SF
Clear Height	18'
Building Depth	115'
Frontage	Florida Drive
Parking	95 Space Per
Delivery	Q4 2027



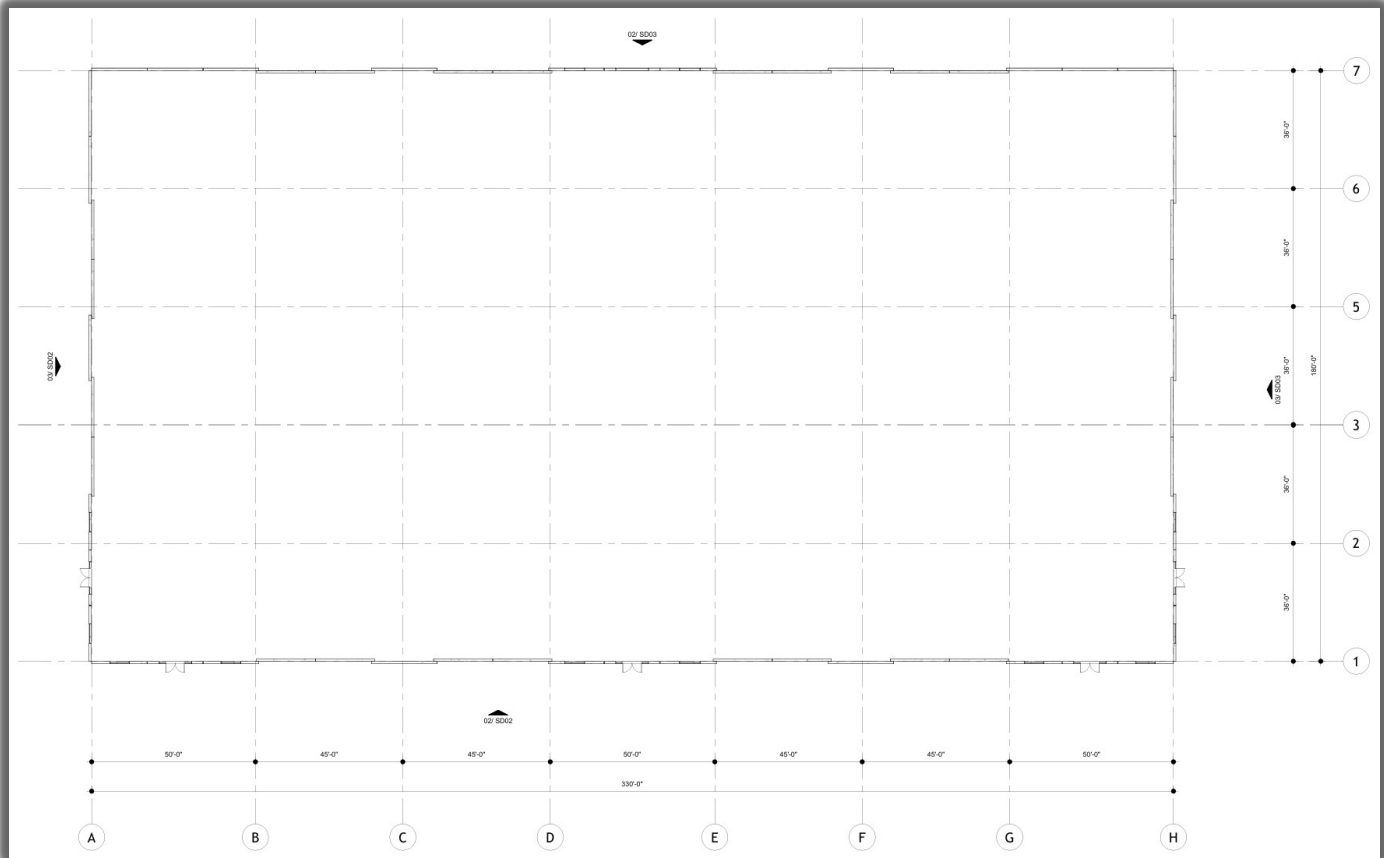
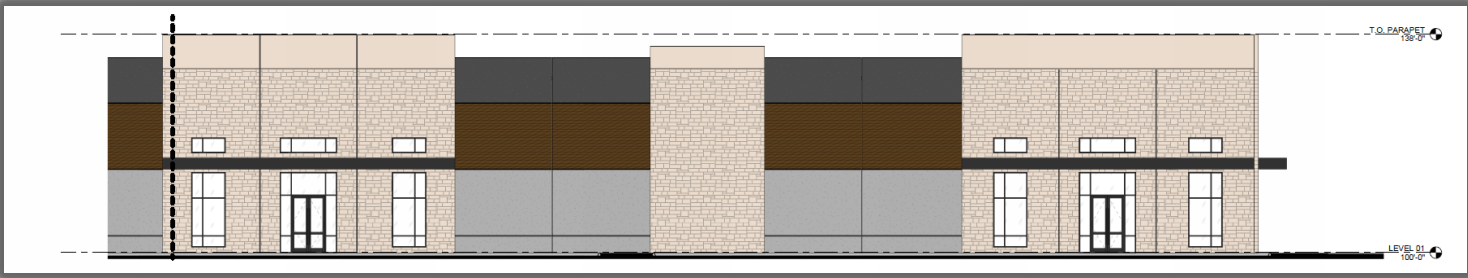
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BUILDING 6

Uptown Commerce Center
 N Louisiana Drive
 Celina, TX 75009



Building 6	
Building Size	59,400 SF
Divisible To	16,000 SF
Available SF	59,400 SF
Clear Height	28'
Drive-in Doors	2
Building Dept	180'
Column Spacing	45'x50' w/ 40' Ends
Frontage	Florida Drive
Parking	196 Spaces
Delivery	Q4 2027



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RENDERINGS

Uptown Commerce Center
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Why Celina, Texas?

Uptown Commerce Center
N Louisiana Drive
Celina, TX 75009

ONE OF THE FASTEST-GROWING CITIES IN AMERICA

26.6%

ANNUAL GROWTH RATE

2022–2023, U.S. Census

50K+

CURRENT POPULATION

Estimated residents today

350K+

PROJECTED BUILDOUT

Long-term population at full buildout

59%

COLLEGE-EDUCATED

Bachelor's or graduate degree holders

STRATEGIC NORTH TEXAS LOCATION

- Collin County, within the Dallas-Fort Worth metroplex
- Positioned between Preston Road (SH 289) & Dallas North Tollway
- Direct access to Frisco, Prosper, McKinney & North Dallas
- Dallas North Tollway expansion underway

WORKFORCE & DEVELOPMENT MOMENTUM

- Median age ~35 years — young, skilled labor pool
- Strong household income & executive housing growth
- Major retail, healthcare & mixed-use development underway
- Significant infrastructure investment across the corridor

"Celina represents one of the most dynamic growth markets in North Texas, offering businesses access to a rapidly expanding population base, strong workforce demographics, and direct connectivity to the Dallas-Fort Worth region."

For additional economic and demographic information, visit the Celina Economic Development Corporation: <https://celinaedc.com/>


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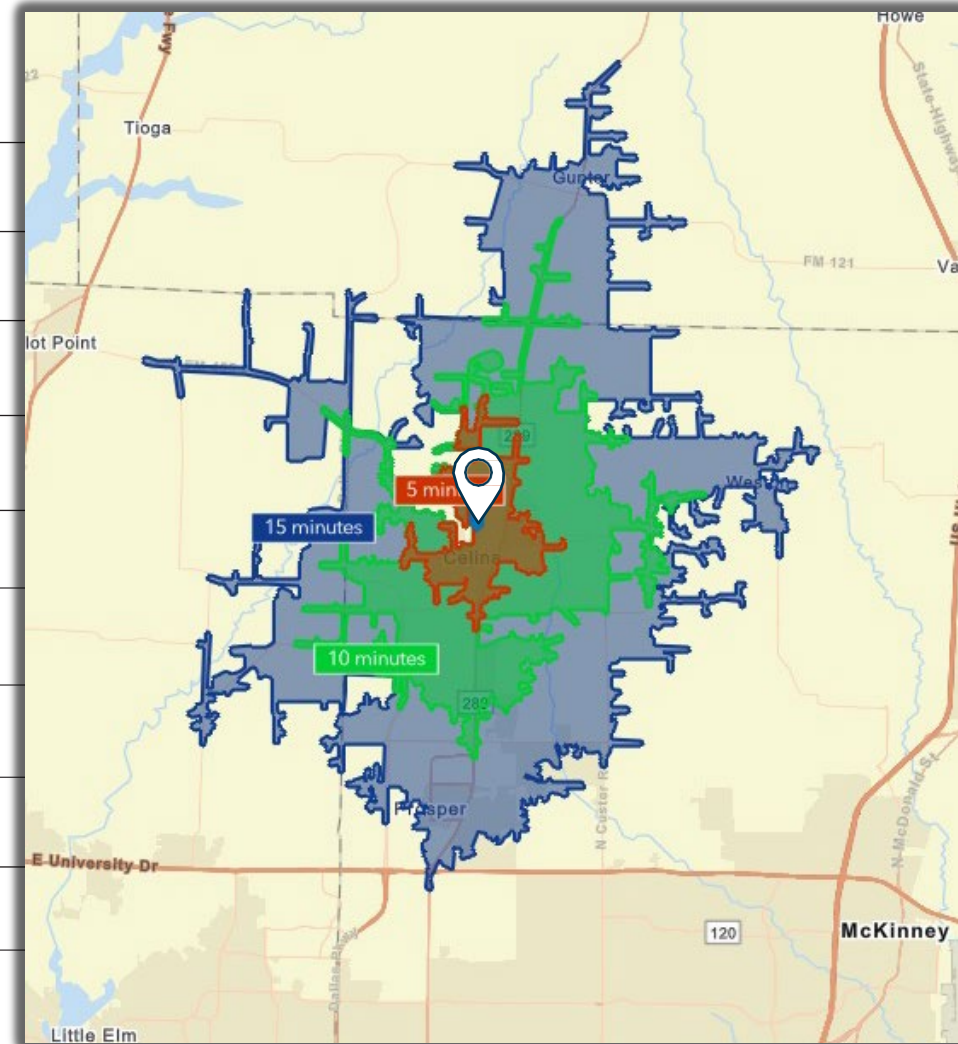
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DEMOGRAPHICS

Uptown Commerce Center
N Louisiana Drive
Celina, TX 75009

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	4,248	22,334	69,340
Households	1,337	6,821	20,876
Families	1,041	5,659	18,185
Average Household Size	3.18	3.27	3.32
Owner Occupied Housing Units	852	5,281	17,565
Renter Occupied Housing Units	485	1,540	3,331
Median Age	35.4	34.7	36.0
Median Household Income	\$120,735	\$164,139	\$182,429
Average Household Income	\$148,354	\$196,245	\$221,999



DEMOGRAPHIC SUMMARY

1052 N Louisiana Dr, Celina, Texas, 75009
 Drive time of 5 minutes

KEY FACTS

4,965

Population



1,599

Households

35.7

Median Age

\$97,542

Median Disposable Income

EDUCATION

5.6%

No High School Diploma



18.9%

High School Graduate



23.6%

Some College/
Associate's Degree



51.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$119,970
Median Household Income

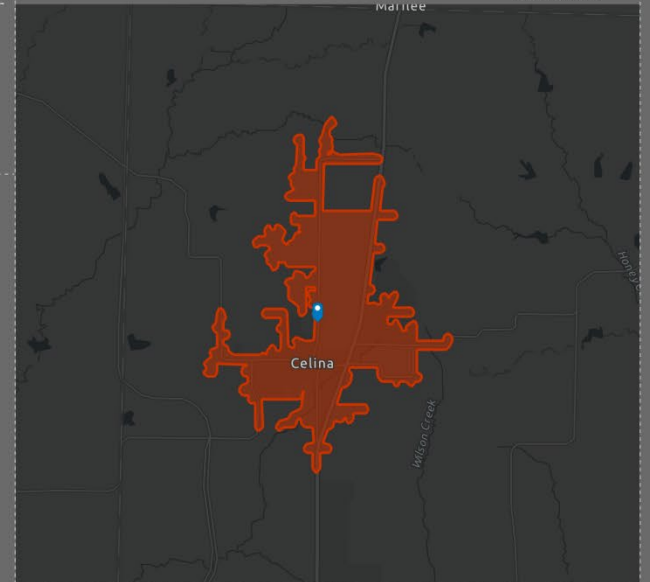


\$47,175
Per Capita Income



\$369,500
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

70.5%

White Collar

15.0%

Blue Collar

19.6%

Services

1.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

1052 N Louisiana Dr, Celina, Texas, 75009

Drive time of 10 minutes

KEY FACTS

24,446

Population



7,457

Households

34.8

Median Age

\$131,818

Median Disposable Income

EDUCATION

4.0%

No High School Diploma



12.8%

High School Graduate



24.9%

Some College/
Associate's Degree



58.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$166,294
Median Household Income

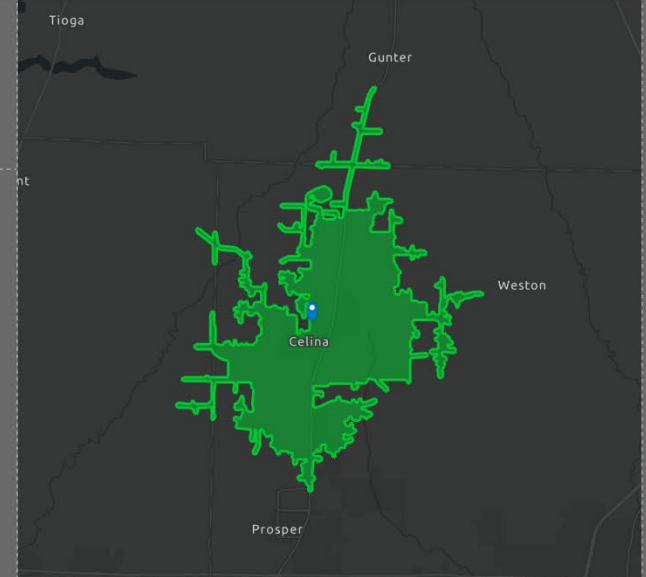
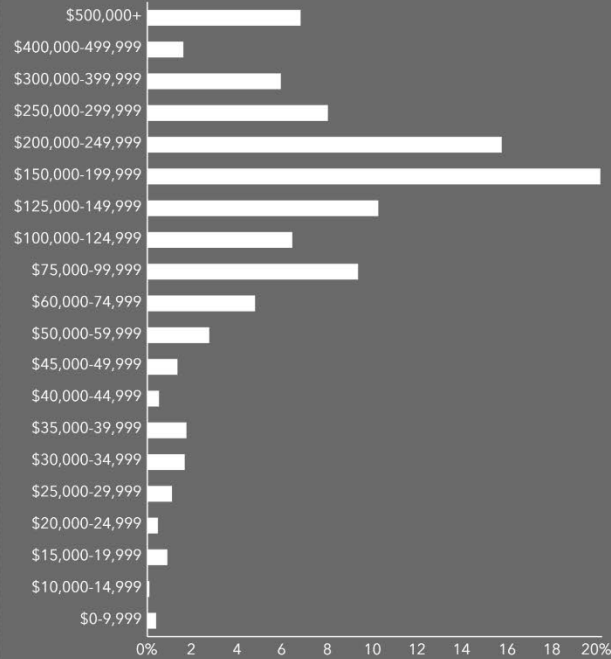


\$61,350
Per Capita Income



\$805,845
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

76.2%



Blue Collar

15.0%



Services

11.2%

2.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

DEMOGRAPHIC SUMMARY

1052 N Louisiana Dr, Celina, Texas, 75009
 Drive time of 15 minutes

KEY FACTS

74,293

Population



22,263

Households

36.1

Median Age

\$148,269

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



12.3%

High School Graduate



22.8%

Some College/
Associate's Degree



61.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$182,449
Median Household Income

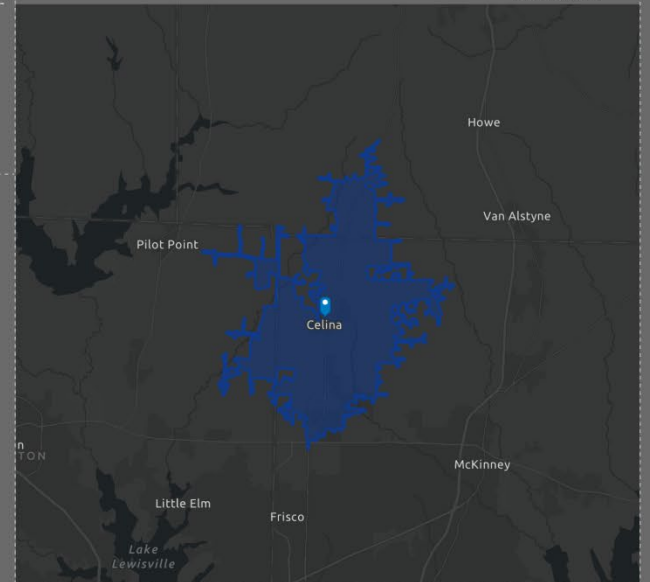
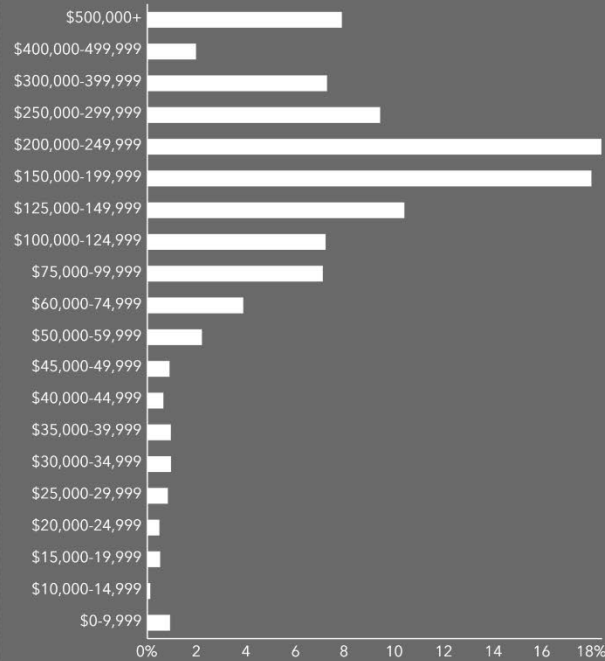


\$67,345
Per Capita Income



\$1,059,630
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT

79.1%

White Collar

12.9%

Blue Collar

9.7%

Services

3.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri



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.

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. **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.**

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.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>apiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Preston Taylor</u>	<u>734185</u>	<u>preston@appiancommercial.com</u>	<u>(972)832-7099</u>
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 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Ray Eckenrode

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