

3970 S Preston Rd



Land - Outlying Collin County
Submarket
Celina, TX 75009

Under Contract **13.06** **568,894** **C-1**
Sale Status AC Lot SF Lot Zoning

3970 S Preston Rd



Land - Outlying Collin County
Submarket
Celina, TX 75009

Not Disclosed **13.06** **568,893** **226** days **C-1**
Sale Price AC SF On Market Zoning

For Sale

Price Not Disclosed
Sale Type Investment On Market 226 Days
Status Under Contract Last Updated Oct 21, 2021
[Update](#)

Sale Contacts



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Land

Type 2 Star Industrial Land
Location Suburban
Zoning C-1

Land AC - Gross 13.06 AC Land SF - Gross 568,894 SF
Land AC - Net 13.06 AC Land SF - Net 568,894 SF
Topography Level Dimensions 960'w x 960'd
No. of Lots 1

On Sites Raw land
Off Sites No Cable, No Curb/Gutter/Sidewalk, No Electricity, No Gas, No Irrigation, Sewer, No Streets, No Telephone, Water
Current Use Crop Land
Proposed Use Commercial, Industrial

Parcel R2556890

Taxes \$0.00/SF (2020)

Walk Score® Car-Dependent (1)

Assessment

2021 Assessment

Total Value \$2,181

Demographics

| | 1 mile | 3 miles |
|-----------------------------|-----------|-----------|
| Population | 3,723 | 25,794 |
| Households | 1,233 | 8,510 |
| Median Age | 38.90 | 37.20 |
| Median HH Income | \$160,865 | \$157,110 |
| Daytime Employees | 298 | 4,688 |
| Population Growth '21 - '26 | ▲ 18.18% | ▲ 17.55% |
| Household Growth '21 - '26 | ▲ 18.25% | ▲ 17.69% |

Traffic

| Collection Street | Cross Street | Traffic Vol | Last Measu... | Distance |
|-------------------|---------------------|-------------|---------------|----------|
| S Preston Rd | E First St S | 11,300 | 2017 | 0.28 mi |
| Preston Hills Cir | E Frontier Pkwy S | 204 | 2018 | 0.46 mi |
| Preston Road | E Frontier Pkwy S | 20,751 | 2020 | 0.53 mi |
| S Preston Rd | N Preston Rd S | 15,208 | 2020 | 0.53 mi |
| S Preston Rd | N Preston Rd S | 17,567 | 2018 | 0.53 mi |
| E Frontier Pkwy | Preston Hills Cir E | 8,293 | 2020 | 0.56 mi |
| E Frontier Pkwy | Preston Hills Cir E | 5,900 | 2017 | 0.56 mi |
| W Frontier Pkwy | N Coleman St E | 2,313 | 2020 | 0.63 mi |
| Co Rd 83 | Preston Hills Cir N | 416 | 2018 | 0.88 mi |
| N Coit Rd | Fair Oaks Ln S | 865 | 2018 | 1.11 mi |

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