

±1.59  
ACRES

For Sale  
SEC Oklahoma Drive  
& Main Street  
Celina, Texas 75009

VENTURE

LAWRENCE WILSON  
LWILSON@VENTUREDFW.COM

IAN PETERMAN  
IPETERMAN@VENTUREDFW.COM

# Metrics

SEC Oklahoma Drive & Main Street  
Celina, Texas 75009

## Location

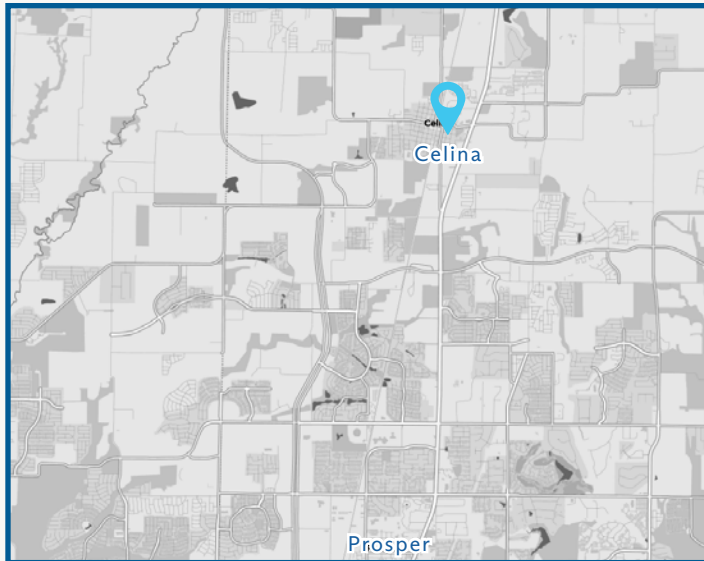
SEC Oklahoma Drive  
& Main Street

## Size

Land  
± 1.59 Acres

## Traffic Counts

Preston Road  
24,340 VPD



## Property Highlights

1. Celina is the fastest growing city in the country, according to the U.S. Census Bureau
2. Excellent average household incomes in excess of \$183,000 within a three-mile radius
3. Centrally located within downtown Celina with frontage along Oklahoma Drive & Main Street
4. Zoned Commercial

## 2025 Demographic Summary

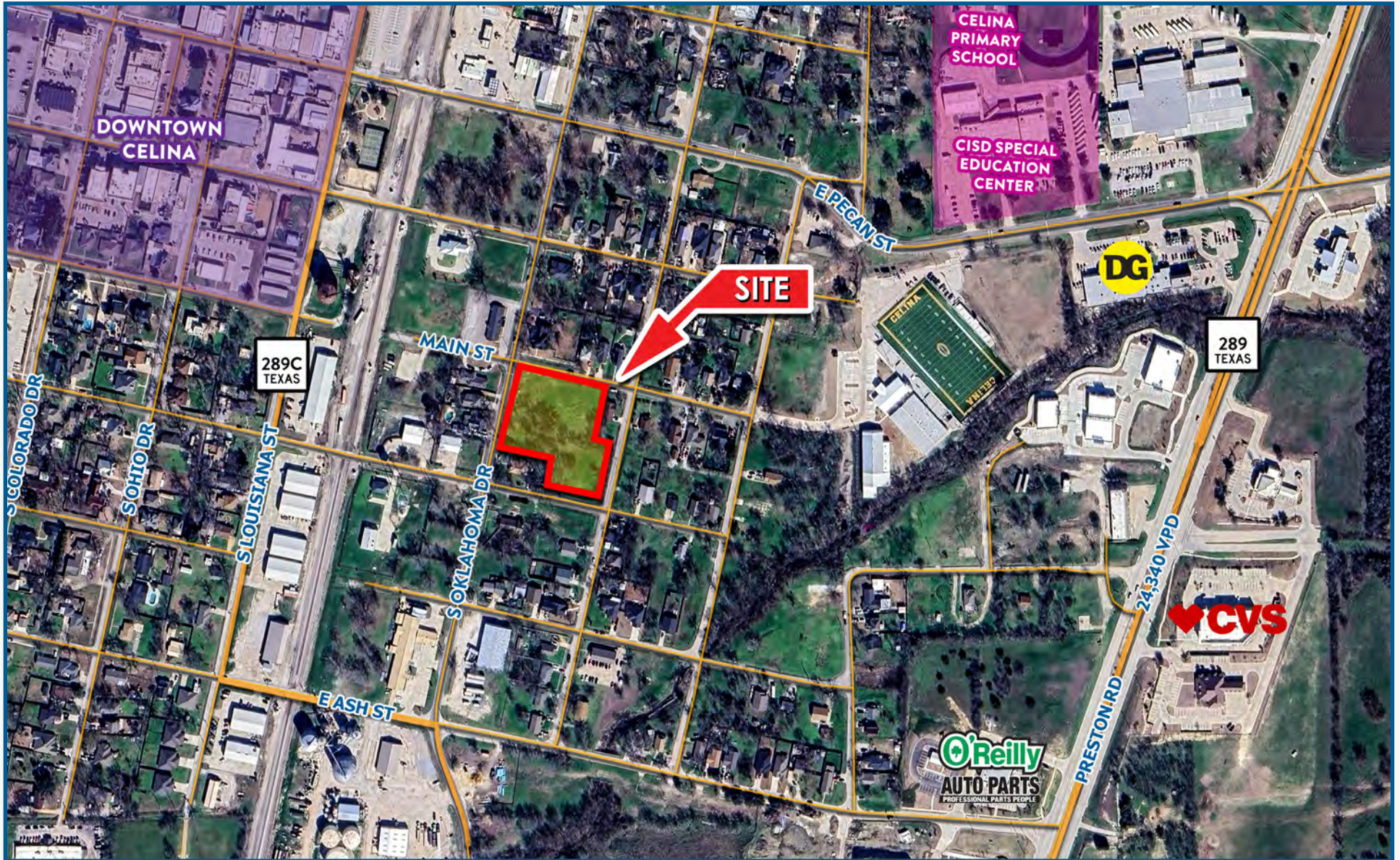
	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,266	22,308	57,759
EST. DAYTIME POPULATION	1,599	2,392	5,281
EST. AVG. HH INCOME	\$163,558	\$191,227	\$226,078

## Area Attractions



# Close Aerial

SEC Oklahoma Drive & Main Street  
Celina, Texas 75009



# Far Aerial

SEC Oklahoma Drive & Main Street  
Celina, Texas 75009



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**Lawrence Wilson**  
**Senior Vice President**  
lwilson@venturedfw.com

**Ian Peterman**  
**Broker Relations Director**  
ipeterman@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

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