



# DNT & FRONTIER

Pads available:  
DNT & Frontier  
Celina/Prosper, Texas  
75078

# Metrics

DNT & Frontier  
Celina/Prosper, Texas 75078

## Location

Dallas North Tollway & Frontier

## Size

Site 1

6 Pads | Frontier Pkwy Frontage | 0.99-1.29 AC

2 Pads | DNT Frontage |  $\pm 1.00$  AC

4 Anchor Pads | 1.15-2.91 AC

Site 2

3 Pads | DNT Frontage | Size to Fit

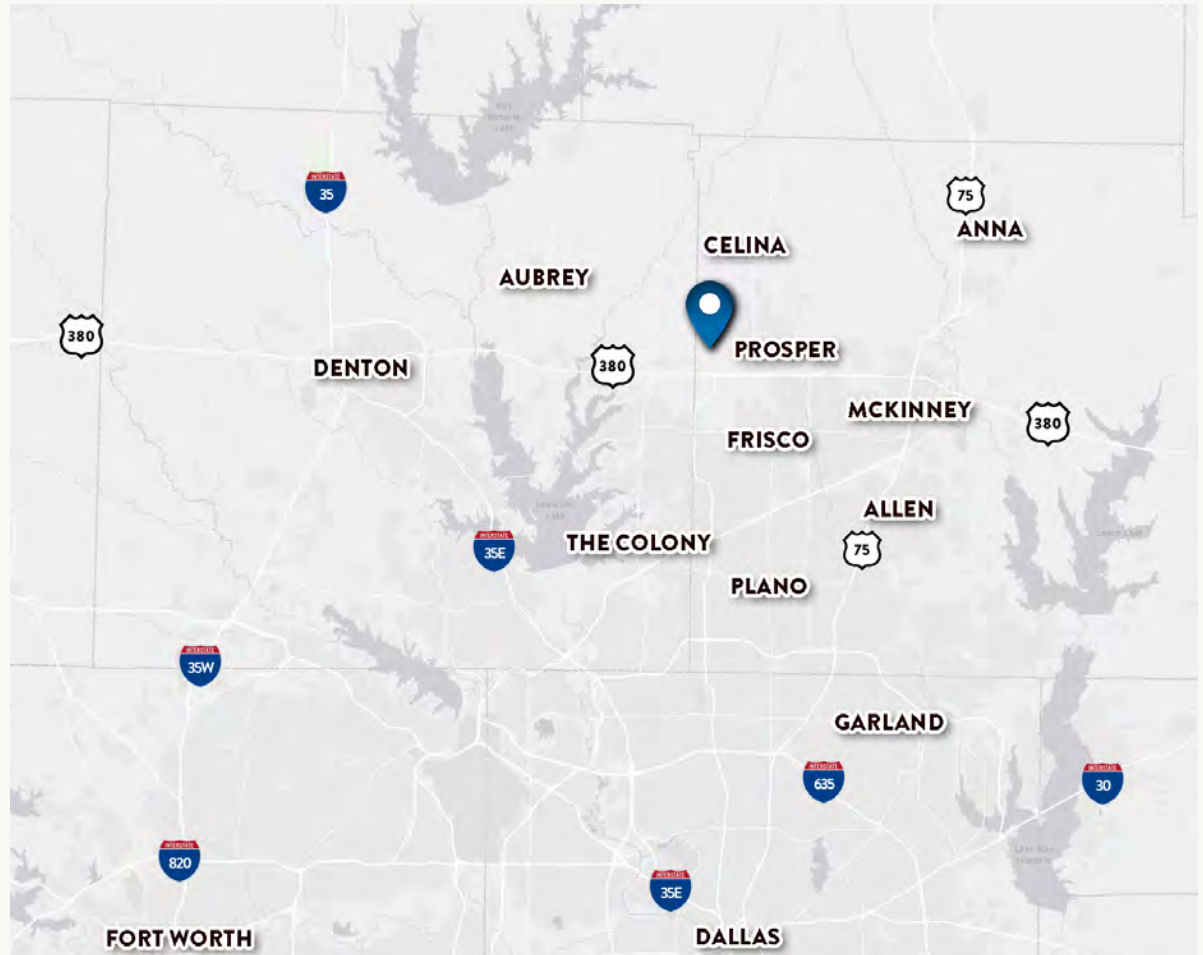
Site 3

$\pm 8.00$  AC Available

## Traffic Counts

DNT  
35,289 VPD  
2024

Frontier  
15,822 VPD  
2024



## Area Attractions

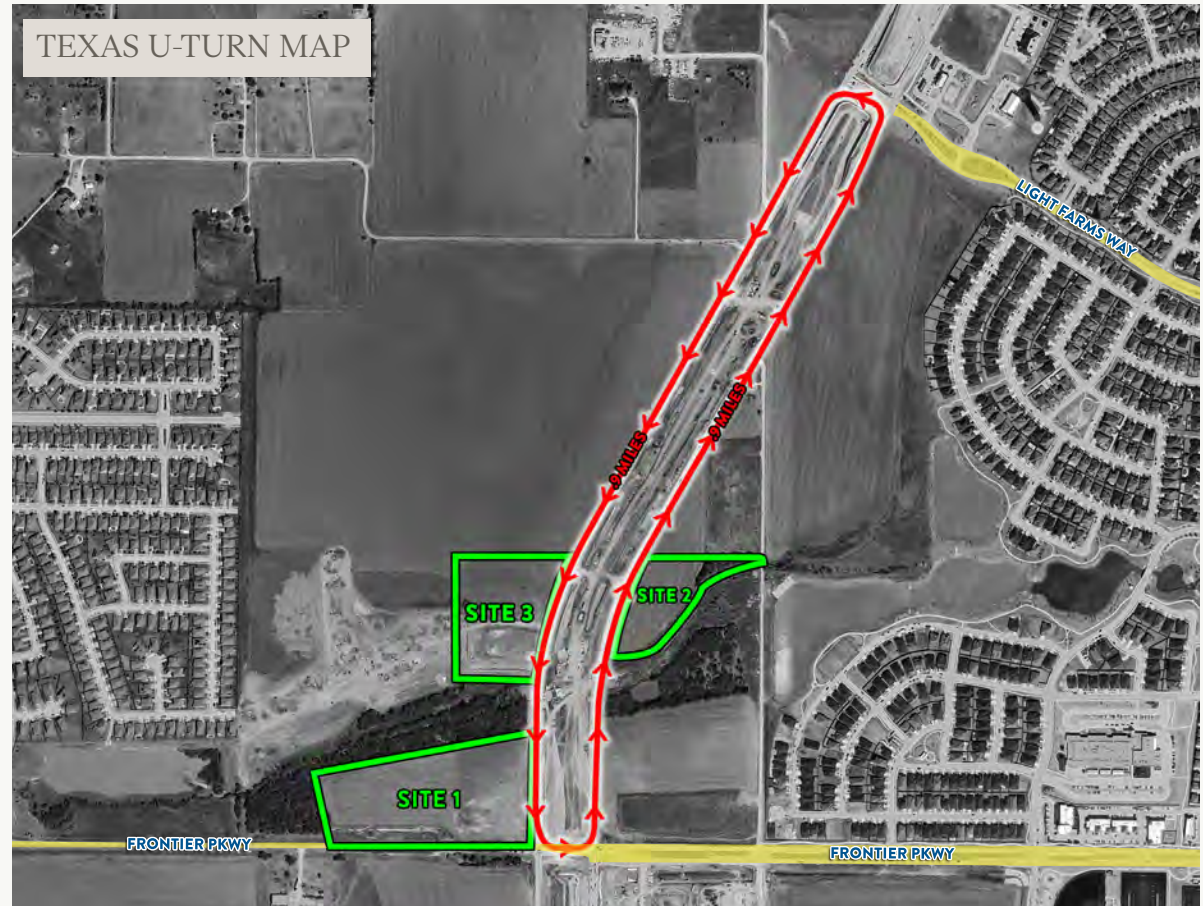




# Property Highlights

DNT & Frontier  
Celina/Prosper, Texas 75078

1. Utilities stubbed to premises
2. Located on the border of Prosper & Celina
3. Catty-corner to open 132,000 sf H-E-B
4. Estimated 2029 Celina service area population: 110,415 (Celina EDC) & Prosper: 50,000 (Prosper EDC)
5. Celina: fastest growing city in the united states
6. Dallas North Tollway (DNT) expansion to 10-lanes scheduled for completion Fall 2027
7. Frontier Pkwy expansion to a 4-lane divided thoroughfare beginning Q1 2026 scheduled for completion Fall 2027



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,002	57,578	125,850
EST. AVG. HH INCOME	\$245,265	\$225,008	\$220,035



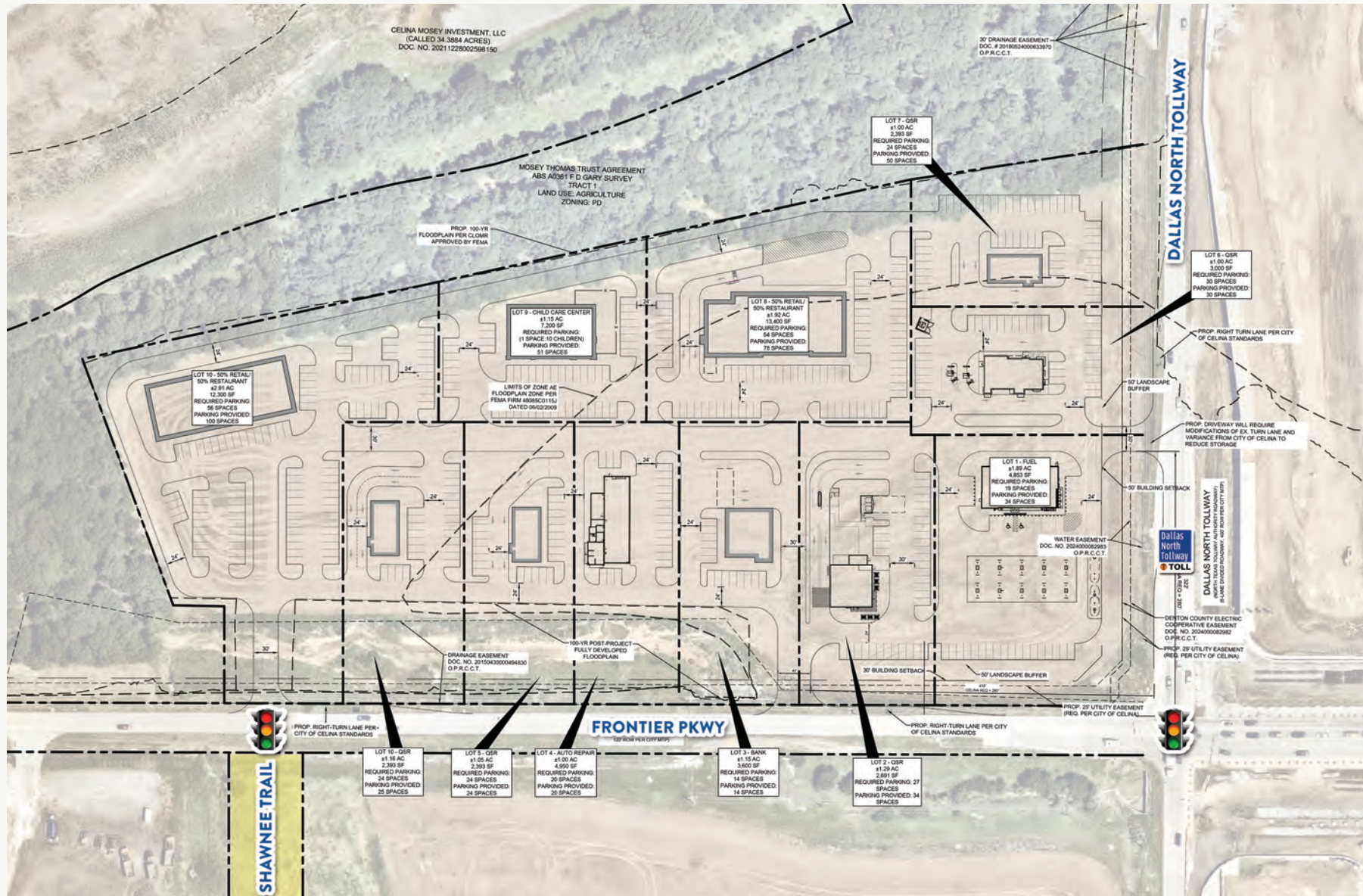
DNT & Frontier  
Celina/Prosper, Texas 75078





# Site 1

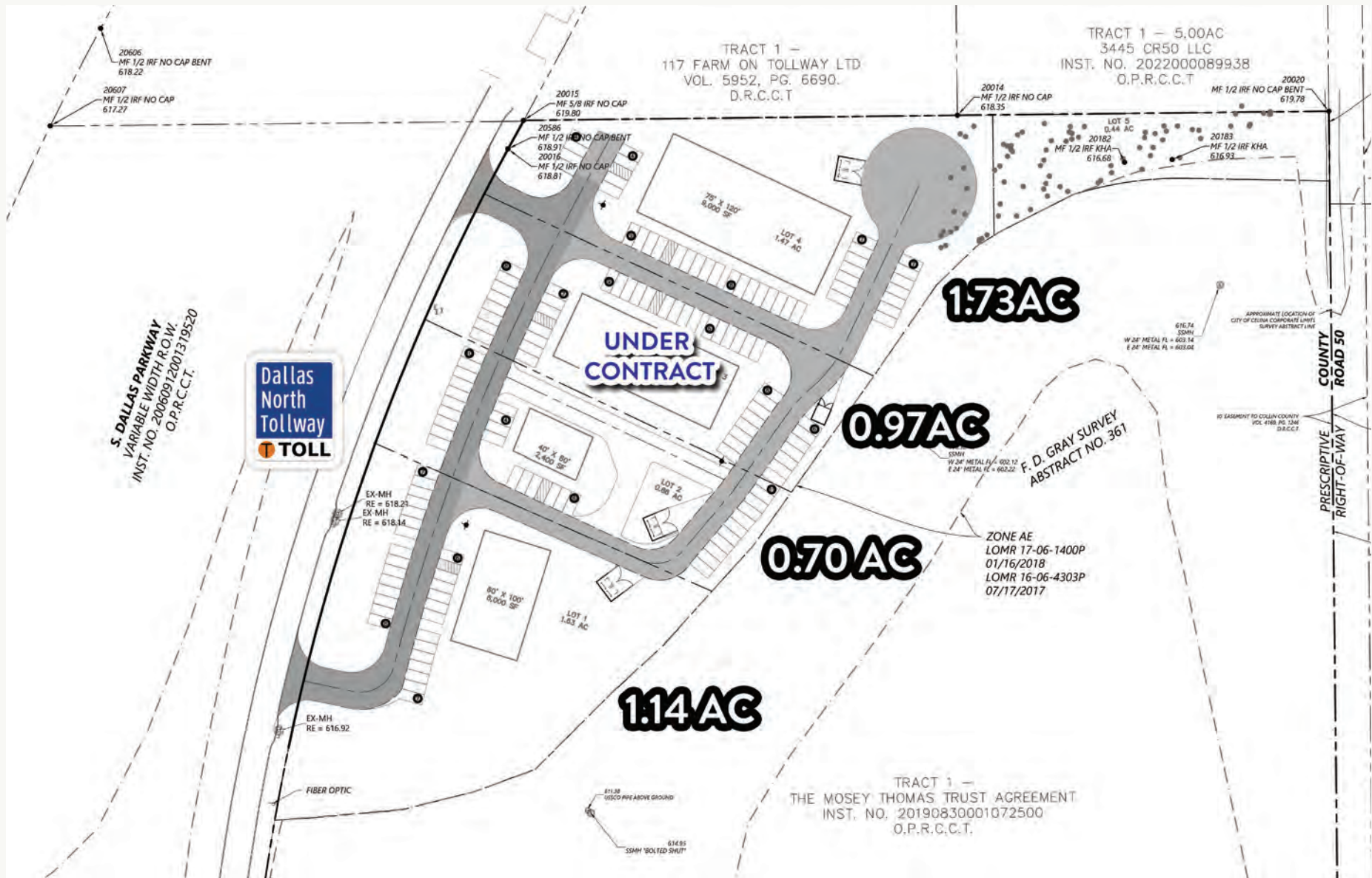
DNT & Frontier  
Celina/Prosper, Texas 75078





# Site 2

DNT & Frontier  
Celina/Prosper, Texas 75078





# Photo

DNT & Frontier  
Celina/Prosper, Texas 75078





DNT & Frontier  
Celina/Prosper, Texas 75078





# Photo

DNT & Frontier  
Celina/Prosper, Texas 75078





# Celina Fast Facts

DNT & Frontier  
Celina/Prosper, Texas 75078

## Population

	City Limits	Service Area
Population 2024	42,105	52,073
Population 2029	96,472	110,415

Trade Area: 154,468 (10 mile)  
2023 Single Family Permits: 2,380  
Buildout Population: 380,000



## Transportation

### Airports

Dallas Love Field Airport – 38.6 Miles/45 Min  
DFW Airport – 37.4 Miles/45 Min

### Major Highways

N/S: Dallas North Tollway, US 289, FM 1385, FM 2478  
E/W: FM 428, FM 455, Outer Loop (Open from Huddleston - Custer)

## Demographics

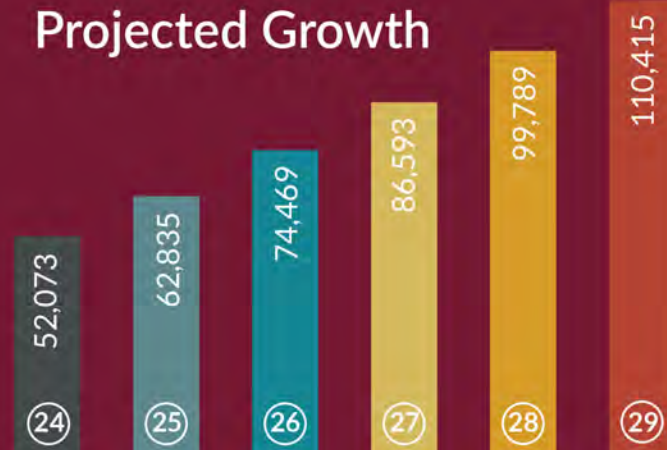
Median Age: 37

### Education

51.4% Bachelor's/Grad/Prof Degree  
29.2% Some College  
13.4% High School Graduate

Median Household Income: \$218,451  
Average Home Value: \$681,268

## Projected Growth

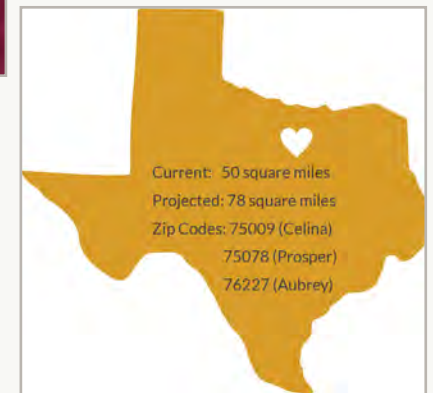
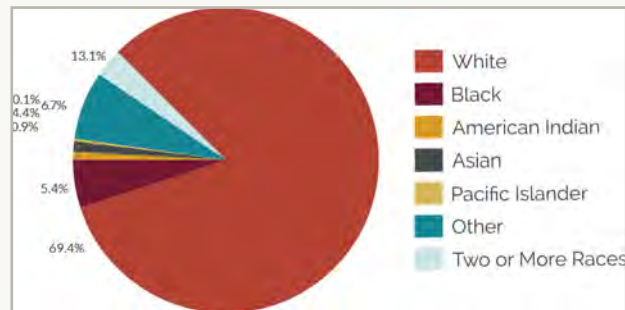


## Education

Celina ISD: 1 high school, 1 middle school, and 3 elementary schools

Prosper ISD (Celina): 5 elementary schools

Collin College: Celina Campus

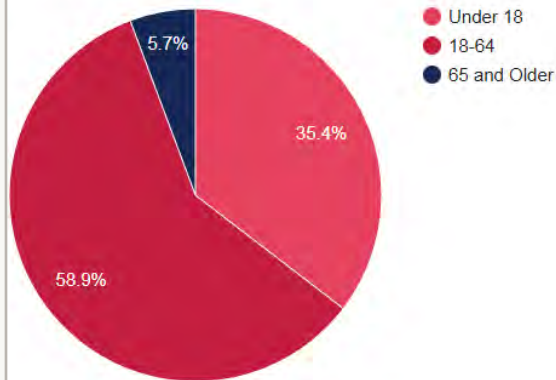




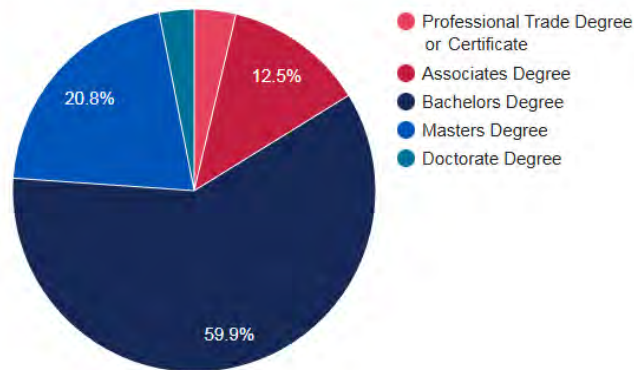
# Prosper Fast Facts

DNT & Frontier  
Celina/Prosper, Texas 75078

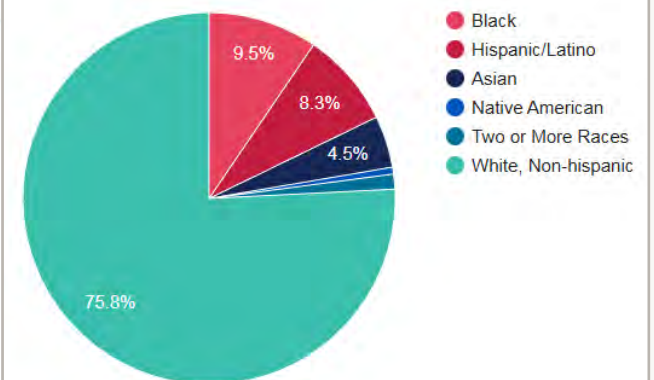
## Age Breakdown



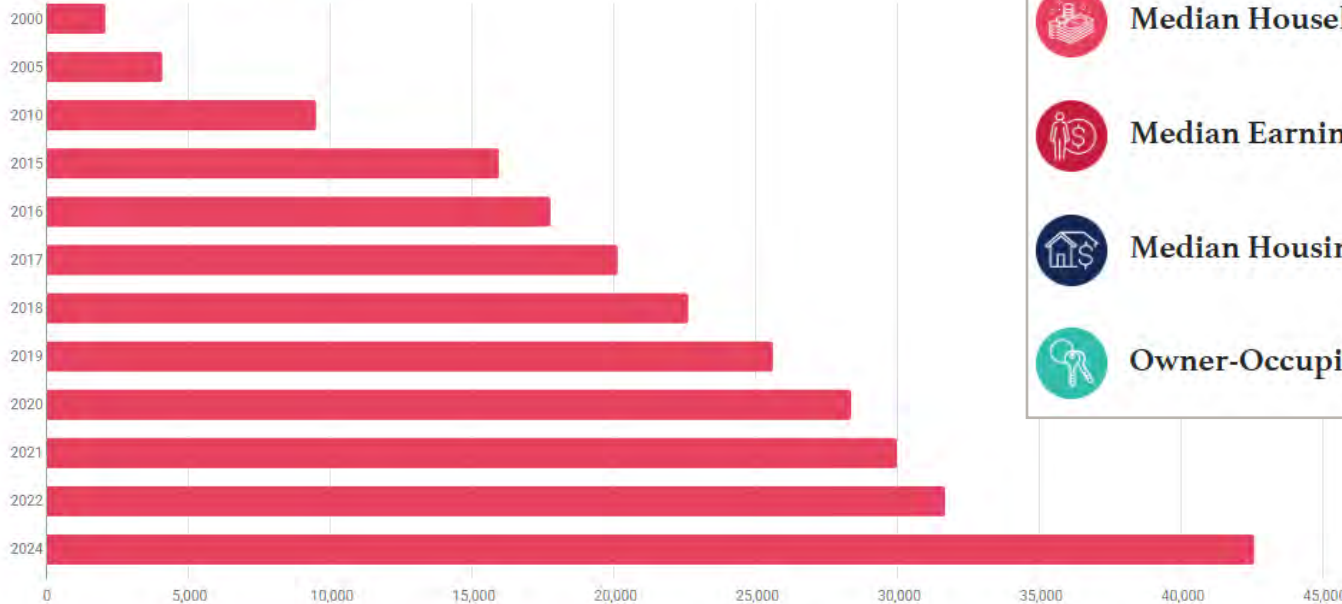
## Prosper Higher Education Attainment



## Race Breakdown



## Population Growth



## Economic Indicators

	Median Household Income	\$198,632
	Median Earnings/Worker	\$85,560
	Median Housing Value	\$886,000
	Owner-Occupied Housing	86.5%



DNT & Frontier  
Celina/Prosper,  
Texas 75078

**Reiss Weil**  
**Vice President**  
rweil@venturedfw.com

**Eric Rothbart**  
erothbart@venturedfw.com

(214) 378-1212

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

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.





# 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.

2-10-2025



## 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.

Venture Commercial Real Estate, LLC.  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

476641  
License No.

[info@venturedfw.com](mailto:info@venturedfw.com)  
Email

214-378-1212  
Phone

Michael E. Geisler  
Designated Broker of Firm

350982  
License No.

[mgeisler@venturedfw.com](mailto:mgeisler@venturedfw.com)  
Email

214-378-1212  
Phone

Licensed Supervisor of Sales Agent/  
Associate

License No.

Email

Phone

Reiss Weil  
Sales Agent/Associate's Name

814829  
License No.

[rweil@venturedfw.com](mailto:rweil@venturedfw.com)  
Email

214-378-1212  
Phone

Buyer/Tenant/Seller/Landlord Initials

Date





# 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.

2-10-2025



## 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>Venture Commercial Real Estate, LLC.</u>	<u>476641</u>	<u><a href="mailto:info@venturedfw.com">info@venturedfw.com</a></u>	<u>214-378-1212</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael E. Geisler</u>	<u>350982</u>	<u><a href="mailto:mgeisler@venturedfw.com">mgeisler@venturedfw.com</a></u>	<u>214-378-1212</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Eric Rothbart</u>	<u>789682</u>	<u><a href="mailto:erothbart@venturedfw.com">erothbart@venturedfw.com</a></u>	<u>214-378-1212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date