



VELORA HOMES CELINA

113 TOWNHOMES & 24 DUPLEX FOR SALE

SEQ Preston Rd & CR 134, Celina, TX 75009 



CALL FOR SALE PRICE
NEARBY



A total of 18.5 acres are for sale at SEQ Preston Rd and CR 134 in Celina, Texas. The Property is located adjacent to Celina High School.

The asset currently has a site plan for Townhome & Duplex Opportunity for a maximum allowed by the city, comprising a total of ± 113 Townhome & ± 24 Duplex.

The Pond/Greenbelt on the site will be shared common amenity to help pull the nearby sites together and create a sense of community.

MUKESH PARNA

✉ MP@SankalpRealty.US

📞 (972) 897-2002

8195 Custer Rd, Suite #200A,
Frisco, TX 75035

The information contained herein was obtained from sources believed reliable; however, Sankalp Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



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HIGHLIGHTS

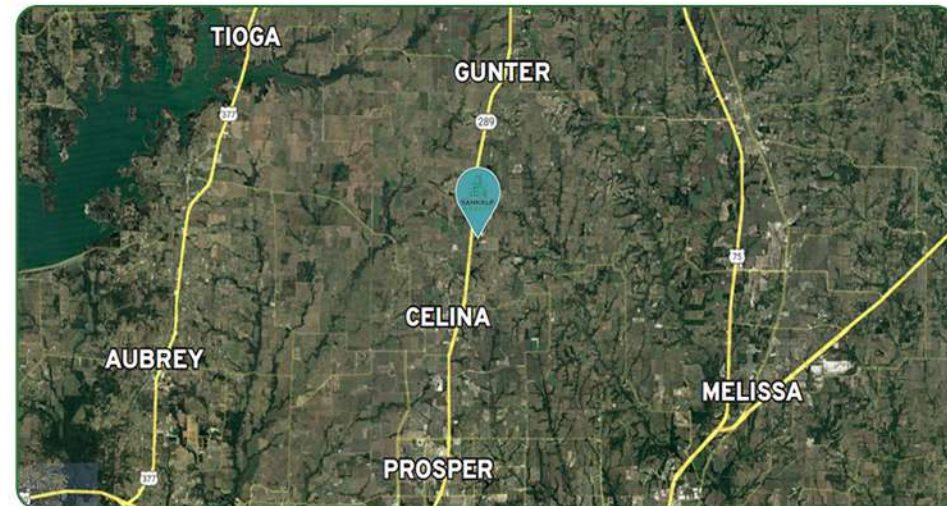
Located close to high traffic Preston Rd / US 289 from an accessibility perspective.

Opposite to Celina High School.

Future connectivity to Dallas North Tollway extension (DNT).

Less than 45 miles from Dallas Love Field and DFW airport.

Adjacent to brand new Buffalo Ridge community by D R Horton & Grand Homes.



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CONCEPTUAL SITE PLAN



137 Units

Description	Br/BA	Units	Unit Mix%	Net Sq.ft	Total Sq.Ft	# of Beds
TH 1	2Br/2BA	35	30.97%	1,775	62,125	70
TH 2	3Br/3BA	32	28.32%	1,950	62,400	96
TH 3	2Br/2BA	35	30.97%	2,100	73,500	70
TH 4	2Br/2BA	5	4.42%	2,180	10,900	10
TH 5	2Br/2BA	6	5.31%	2,180	13,080	12
Townhomes Total		113	100.0%			
Dup 1	2Br/2BA	4	16.67%	2,050	8,200	8
Dup 2	2Br/2BA	10	41.67%	2,050	20,500	20
Dup 3	2Br/2BA	5	20.83%	2,350	11,750	10
Dup 4	2Br/2BA	5	20.83%	2,350	11,750	10
Duplex Total		24	100.0%			

FUTURE
50' R.O.W.

C.R. 134

SITE TOTAL: ±18.50 ACRES
TOWNHOMES: ±113 UNITS

(± 113) UNITS - 25' X 90' LOT SIZE
25' X 55' BLDG PAD SIZE

DUPLEXES: ±24 UNITS

(± 24) UNITS - 37' X 90' LOT SIZE
30' X 50' BLDG PAD

PARKING:
REQUIRED: 350 (@ 2.5 PER UNIT)
PROVIDED: (4/DU): 560
ON-STREET PARKING:
PROVIDED: 80
AMENITY CENTER PARKING:
PROVIDED: 20

AMENITY CENTER
5,900 SF

OPEN SPACE (OS)
OS REQUIRED: 3.7 ACRES
OS PROVIDED: 3.7 ACRES
USABLE OS REQUIRED: 1.8 ACRES
USABLE OS PROVIDED: 3.1 ACRES



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TRAFFIC COUNTS & DEMOGRAPHICS

2023 SUMMARY

	2 MILES	5 MILES	10 MILES
2024 population	2,550	10,497	87,522
Households	791	3,287	26,846
Average Household Size	3.2	3.1	3.2
Owner Occupied Housing Units	913	3,444	29,176
Renter Occupied Housing Units	92	643	4,064
Median Age	40.2	37.8	37.5

Collection Street	Cross Street	Traffic Volume
Preston Rd	Co Rd 105N	10,375 VPD
State Hwy 289	Co Rd 105N	8,298 VPD
State Hwy 289	Co Rd 134 S	4,600 VPD



3,591

TOTAL
BUSINESSES



23,438

TOTAL
EMPLOYEES



\$138,673

MEDIAN
HH INCOME

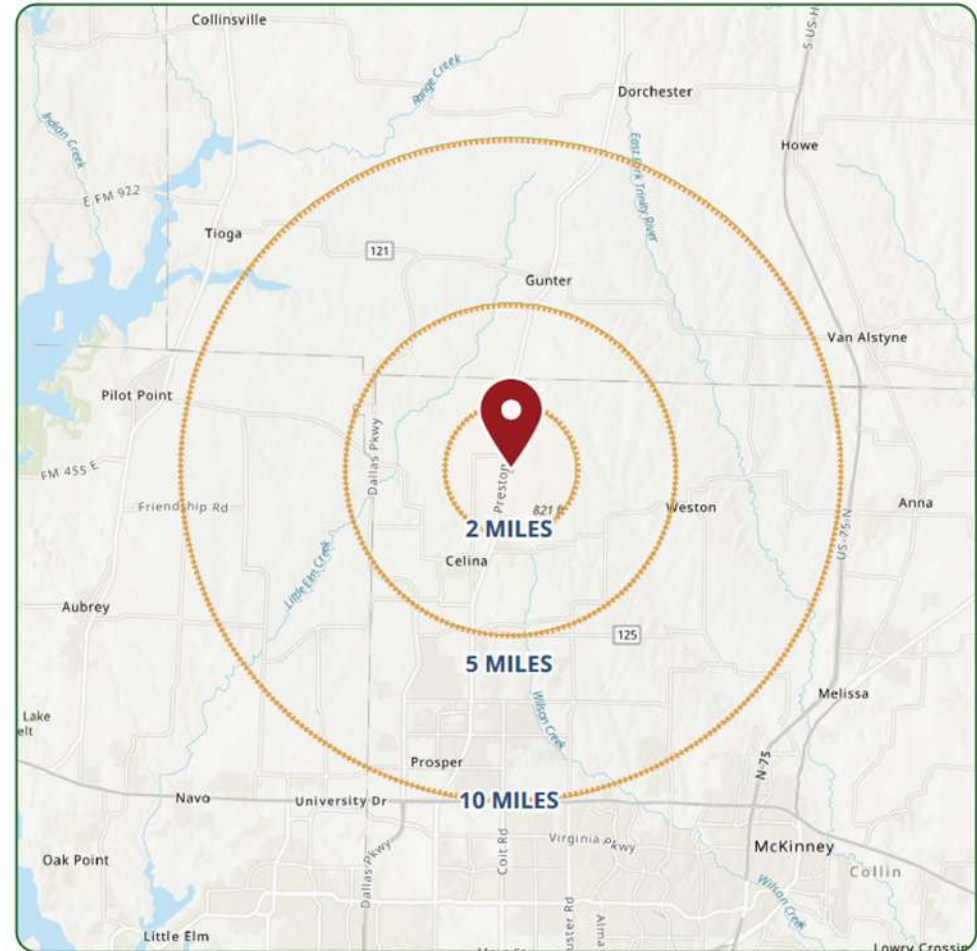


\$165,777

PER CAPITA
INCOME



MEDIAN
NET WORTH



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NEARBY DEVELOPMENTS



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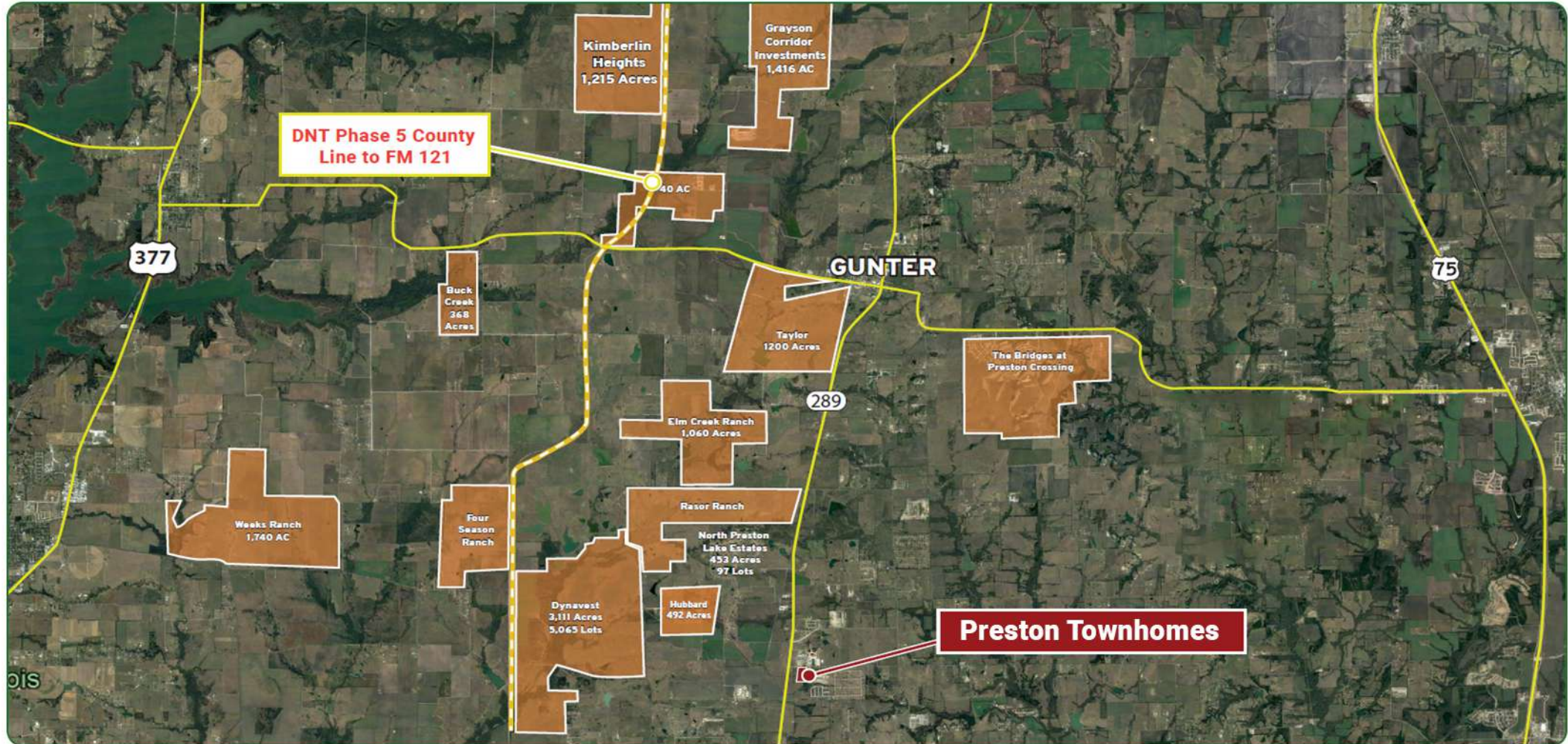


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PROPERTY SURROUNDINGS



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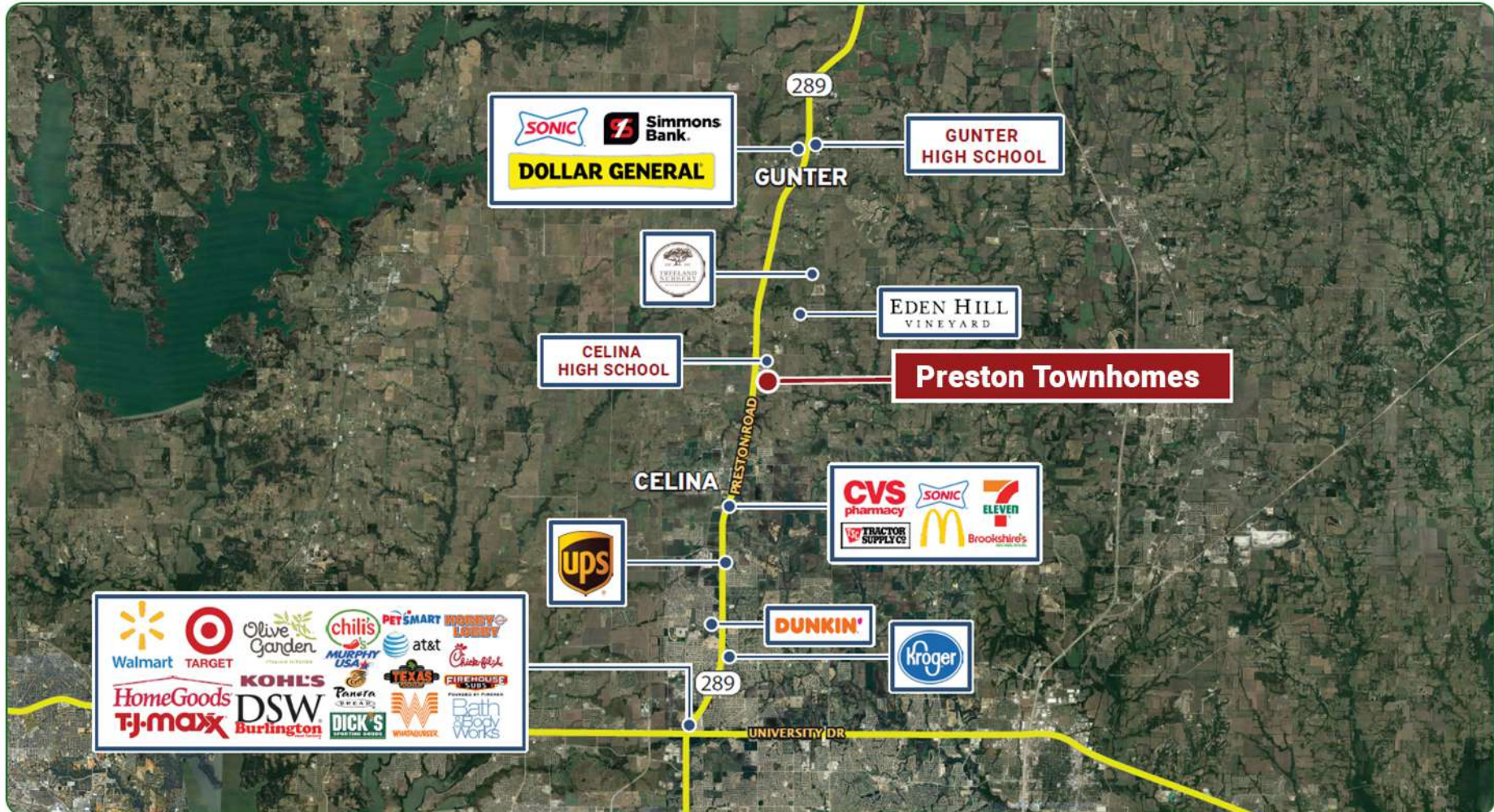


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RETAIL/HIGHLIGHTS MAP



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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.

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 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.

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Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date