



## PROPERTY PROFILE

**Name:** Preston 450

**Availability:** For Sale

**Location:** On Mark Alexander Court and/or Kristina Court and west of Preston Road, which is also known as State Highway 289, in the Preston 450 Addition in the ETJ of the City of Celina, Texas 75009 (Collin County). The property is in the path of dynamic growth along Preston Road and the rapidly developing City of Celina.

**Land Area:** Property size is approximately:

Lot #	Approx. Acres	Approx. Dimensions	Comments
23	11.3	415' x 1130'	Lots of frontage. Could be divided into 2-5 lots
29	10.1	416' x 1008'	Backs up to a creek
Total	21.4		

**Topography:** Level. Storm water surface flows from the east to the west.

**Current use:** Agriculture. Property is currently assessed as 1-d-1 open space land.

**Public facilities:** Emergency services

Police and fire services are provided by the City of Celina.

<u>Service</u>	<u>Address</u>	<u>Distance</u>
Police	501 E. Pecan	4.5 miles (9 minutes)
Fire	311 N. Louisiana	4.7 miles (9 minutes)

Education

The lots are served by the Celina Independent School District. Texas Education Agency accountability grade for Celina ISD: A

School	Grades	Address	Phone
Celina Elementary	1-5	550 S. Utah	469-742-9103
Celina	Pre K and	507 E. Malone	469-742-9104



Intermediate	Kindergarten		
Celina Middle	6-8	710 E. Pecan	469-742-9101
Celina High	9-12	4355 N. Preston	469-742-9102

**Title company:** Republic Title of Texas, Inc.  
Attention: Jennifer Galubenski Webb, Vice President/Escrow Officer  
2626 Howell Street, 10th Floor | Dallas, Texas 75204  
Tel: 214-855-8888 | Direct: 214-855-2820 | Fax: 972-516-2508  
[jwebb@republictitle.com](mailto:jwebb@republictitle.com) | <https://www.republictitle.com/commercial>

**Principals:** Texas law requires all real estate licensees to give the Texas Real Estate Commission's (TREC) Information About Brokerage Services to prospective buyers, tenants, sellers, and landlords. In addition, the TREC also requires its licensees to post the Texas Real Estate Commission's Consumer Protection Notice. Links to both are available on the homepage.

**Price:** Call broker for latest pricing information

**Comments:** There is no owner's association therefore there is no mandatory membership or dues.

**Links:** City of Celina: <https://www.celina-tx.gov/>  
Celina EDC: <https://celinaedc.com/>  
Celina Chamber of Commerce: <https://celinachamber.org/>  
Celina ISD: <https://www.celinaisd.com/>

**Information:** Contact Broker: Hope Realty  
Attention: Michael Hope, Broker Associate  
US Mail: Post Office Box 427, Addison, TX 75001  
Delivery: 15842 Addison Road, Addison, TX 75001  
Direct Dial: 972/239-1325  
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**Exhibits:** The following exhibits are available on this property's home page:  
•Street Map •Aerial Map •Sketch/Survey/Site Plan