



# 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 | ±1.00 AC

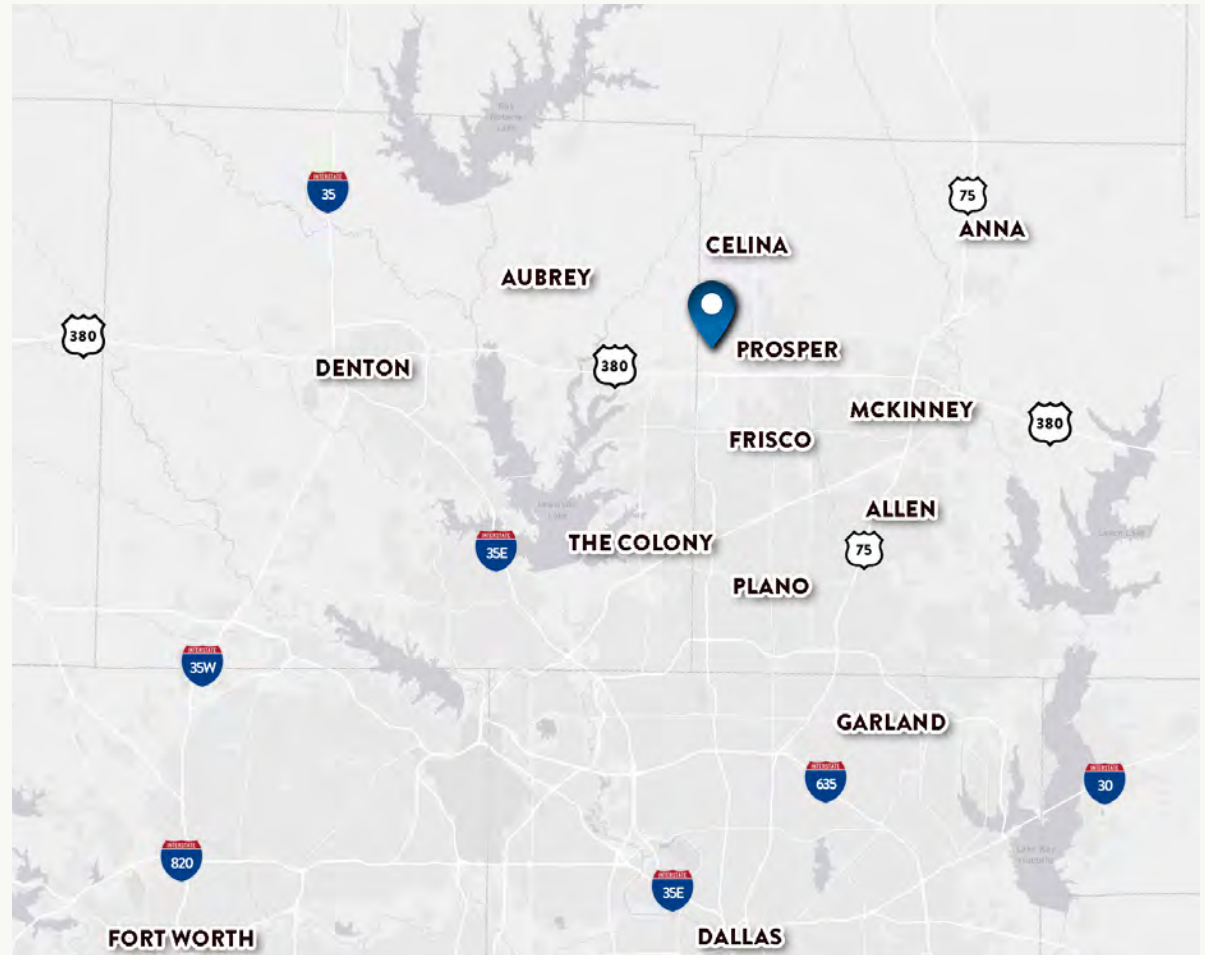
4 Anchor Pads | 1.15-2.91 AC

Site 2

3 Pads | DNT Frontage | Size to Fit

Site 3

±8.00 AC Available



## Traffic Counts

DNT  
35,289 VPD  
2024

Frontier  
15,822 VPD  
2024

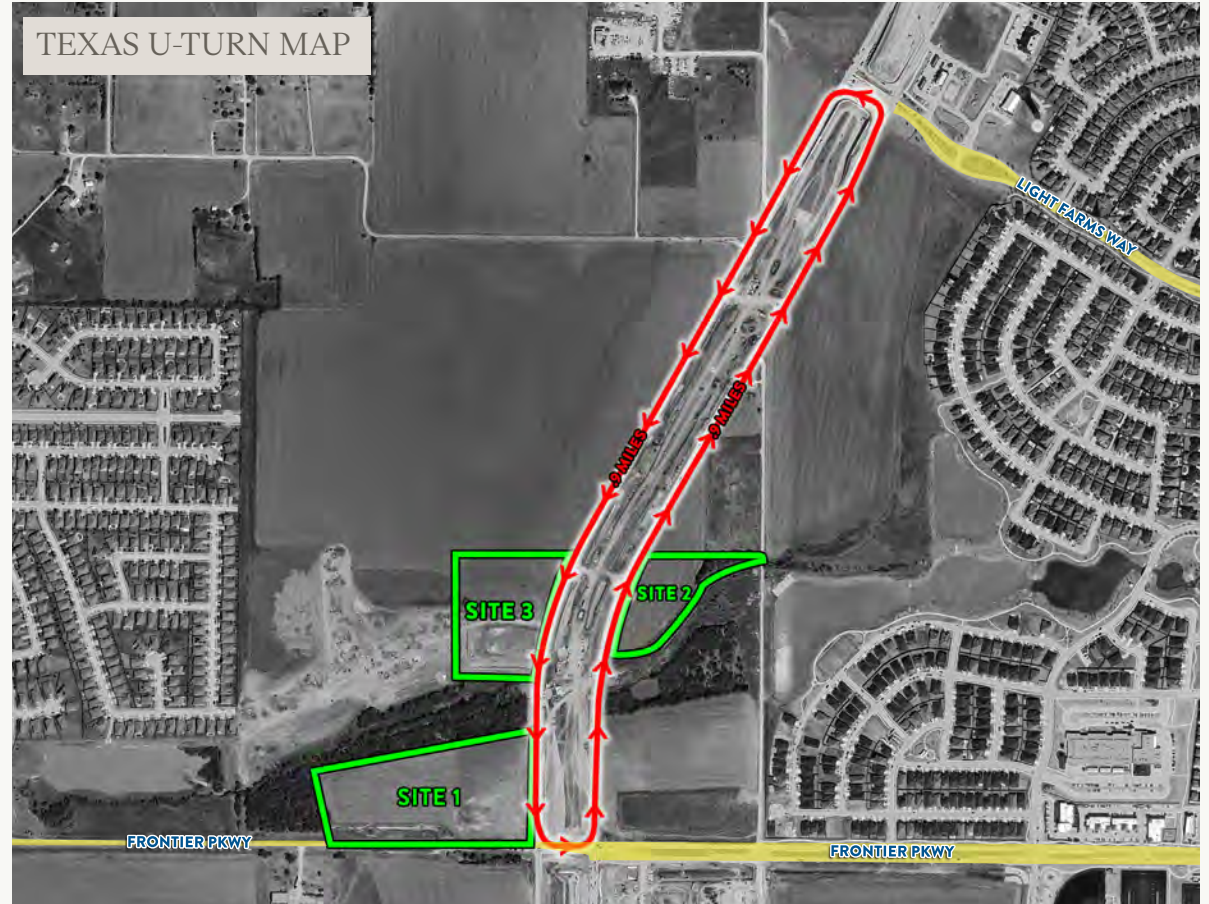
## Area Attractions



# 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



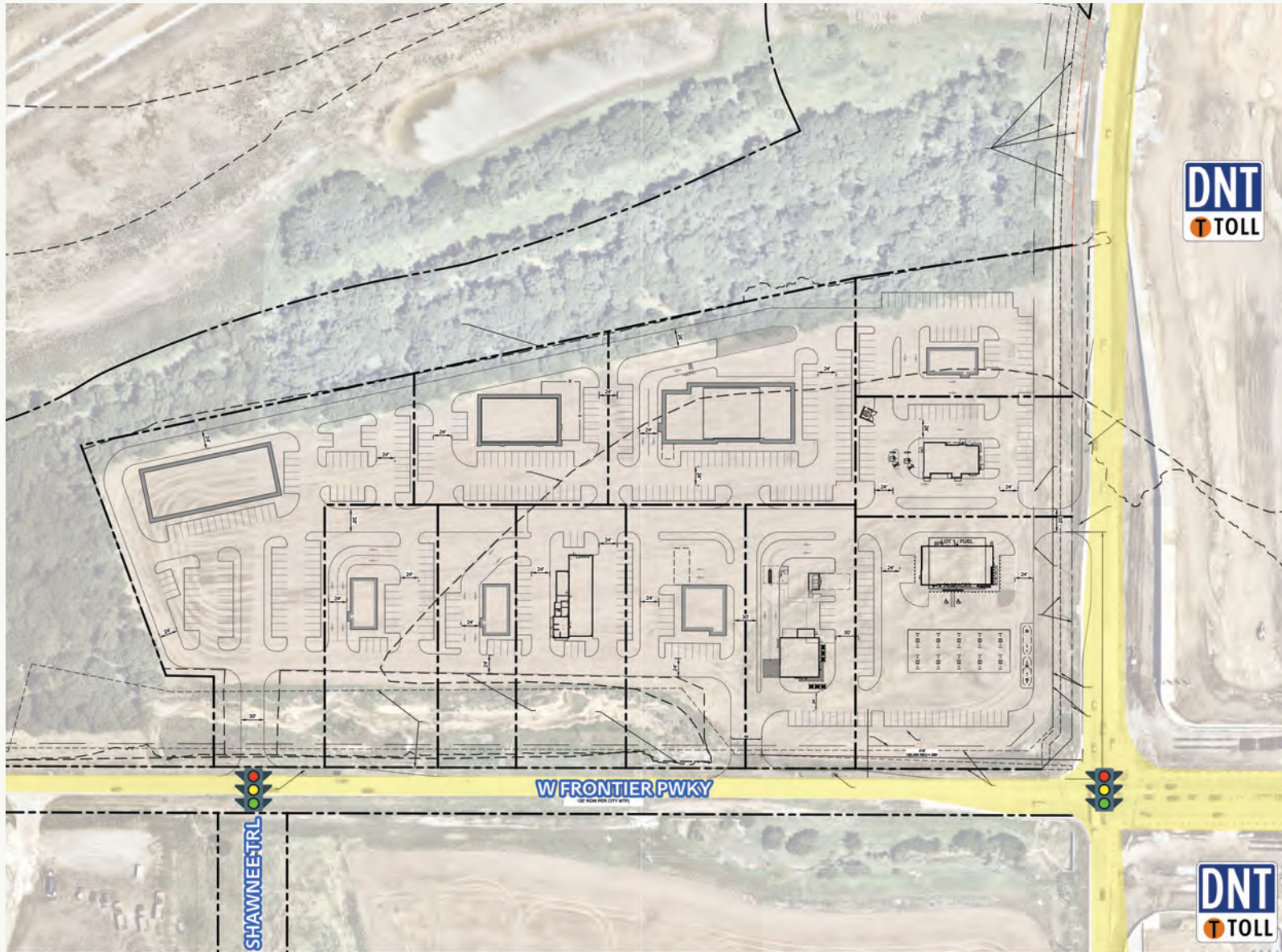
## 2025 Demographic Summary

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



# Site 1

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# Photo

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# Celina Fast Facts

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## 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

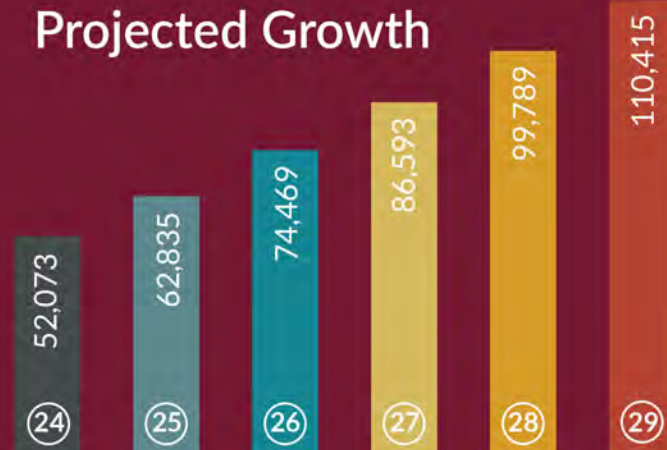
Median Age: 37

### 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



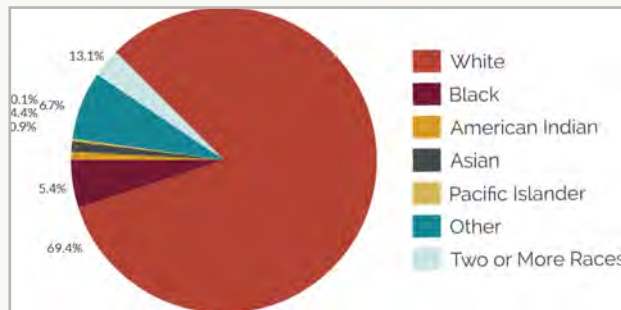
ECONOMIC DEVELOPMENT CORPORATION

## Education

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

Prosper ISD (Celina): 5 elementary schools

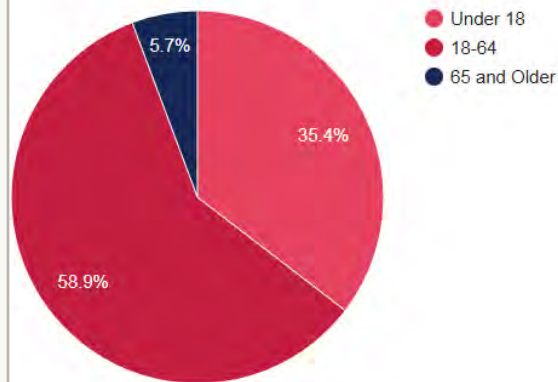
Collin College: Celina Campus



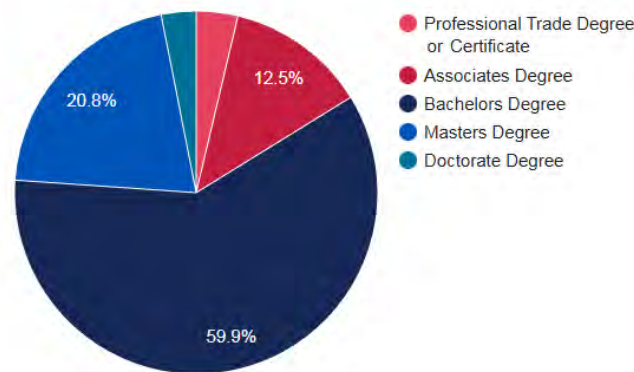
# Prosper Fast Facts

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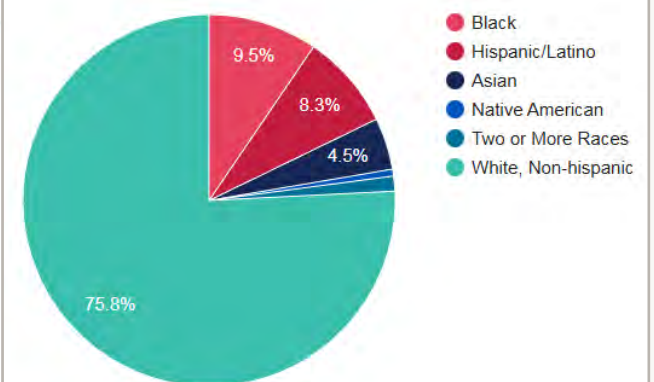
## Age Breakdown



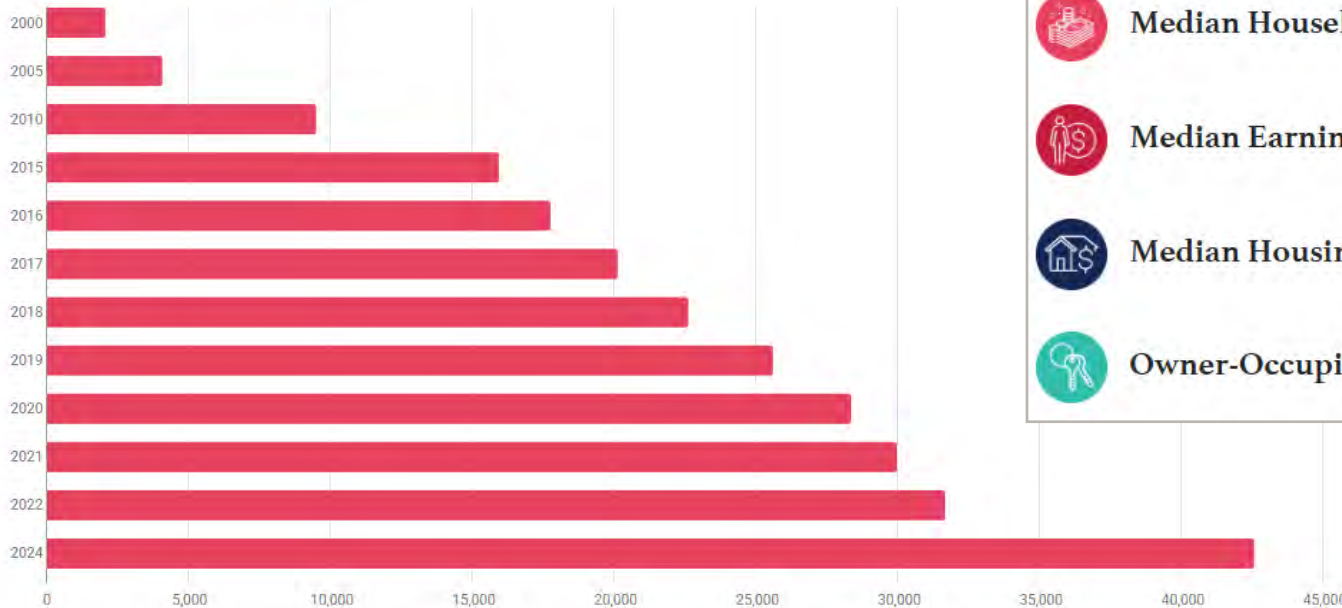
## Prosper Higher Education Attainment



## Race Breakdown



## Population Growth



## Economic Indicators

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

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**VENTURE**

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