

# Creekside Celina Office Park

## Medical Office Space For Sale / Lease

### 1,250 SF – 2,500 SF

**CONSTRUCTION  
UNDERWAY!**



#### Location:

Creekside Celina Office Park  
3925, 3935, 3945, & 3955  
S. Preston Road  
Celina, Texas 75078



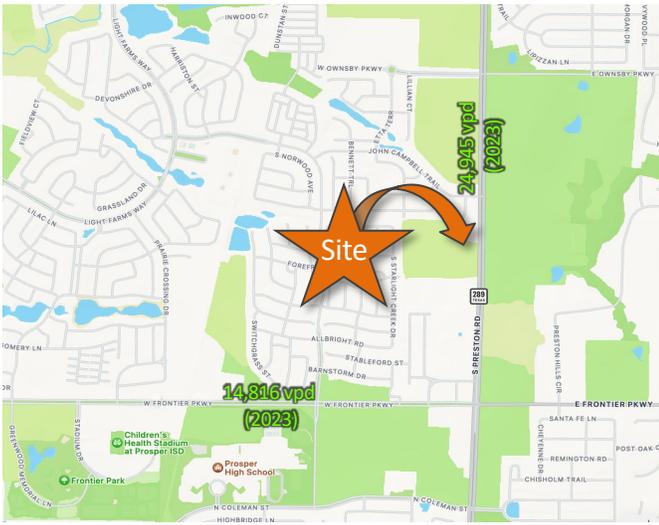
#### Space Available:

Fully Finished Out & Shell Space  
Medical Office Available  
1,250 SF – 2,500 SF  
\$38 - \$40 + NNN for Lease  
\$475 - \$480 /SF for Sale

- Multi-building professional / medical project on Preston Road
- Shell space & fully finished out suites available Summer 2025
- Abundant parking with medical ratio parking
- Perfectly placed on Preston Road on the Celina / Prosper border
- Building & Monument signage available
- Close proximity to Preston Road, the Dallas North Tollway, and U.S. HWY 380

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FOR MORE INFORMATION CONTACT  
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[Martinez@LCRTexas.com](mailto:Martinez@LCRTexas.com) / [Tito@LCRTexas.com](mailto:Tito@LCRTexas.com)



- Service to growing communities of Celina, Prosper, North Frisco, & McKinney
- Nearby Prosper High School, Frontier Park, & Prestonwood Baptist Church
- Close proximity to Gates of Prosper & downtown Prosper Restaurant & Retail Amenities

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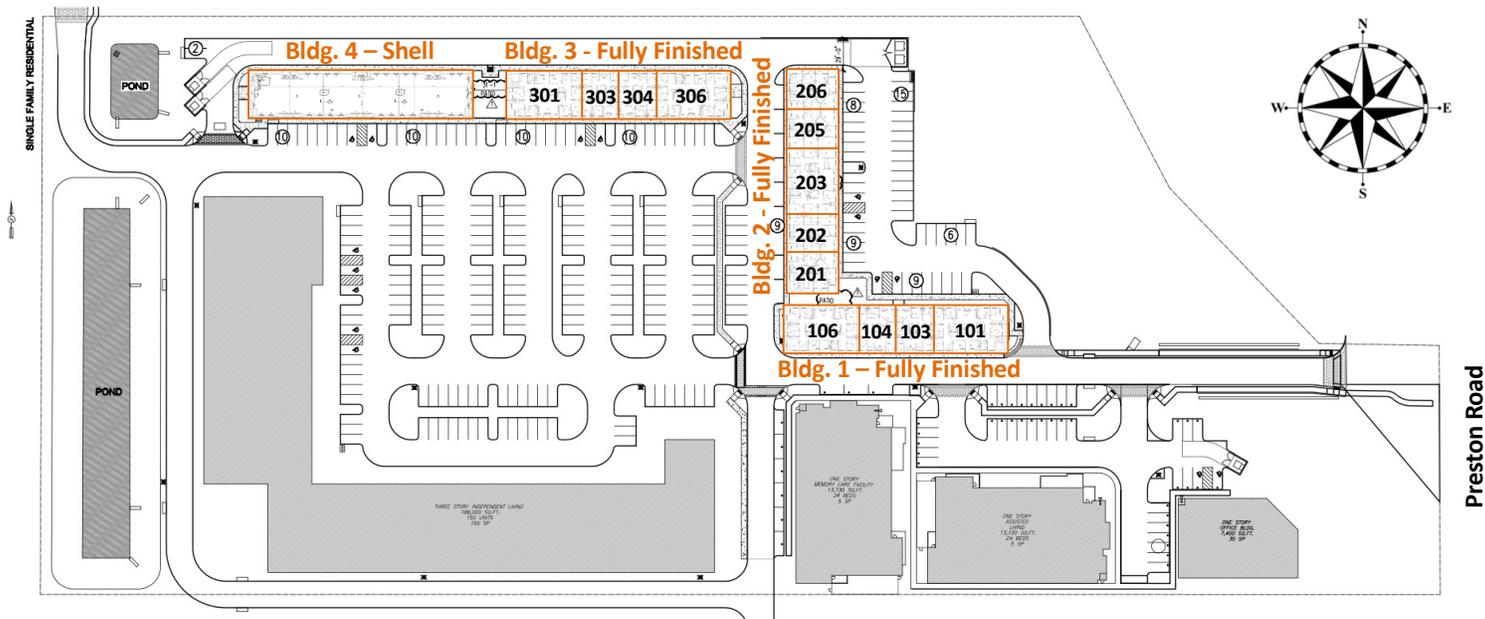
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# Site Plan



 Indicates Leased

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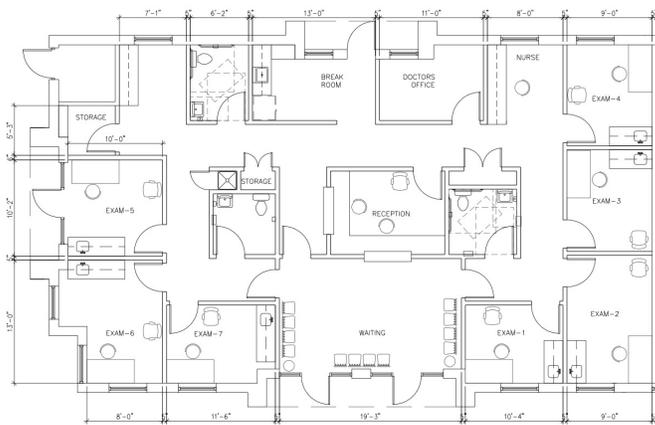


**Space Available:**

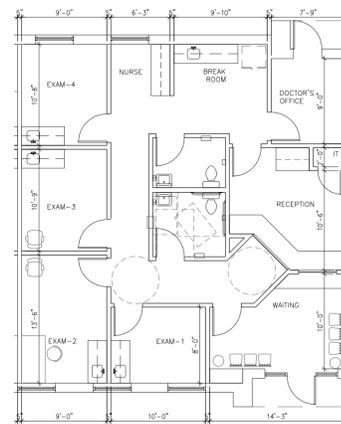
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# Floor Plans

## Buildings 1 & 3

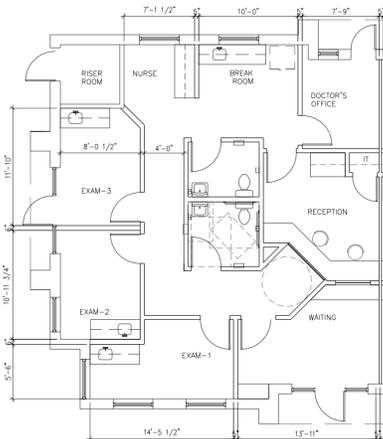


**End Unit  
2,500 SF**

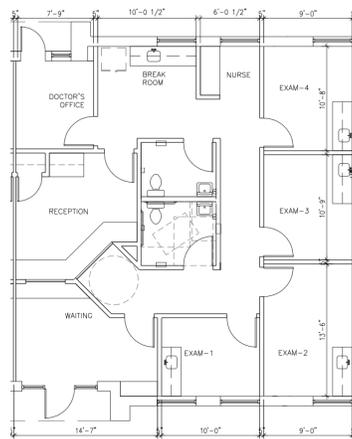


**Middle Unit  
1,250 SF**

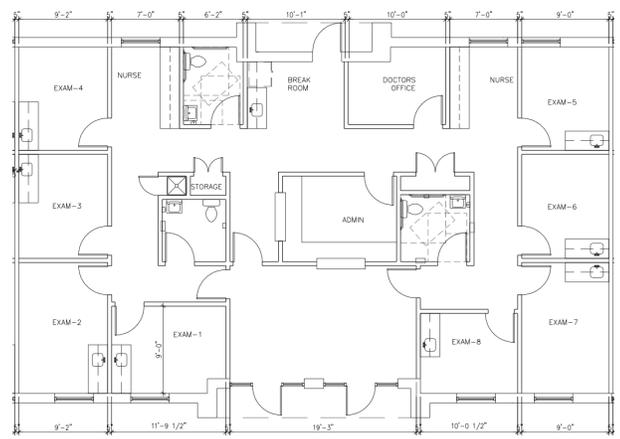
## Building 2



**End Unit  
1,250 SF**



**Interior Unit  
1,250 SF**



**Middle Unit  
2,500 SF**

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# Celina Demographics

## Celina Fast Facts

### 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



### Demographics

Median Age: 37

#### Education

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

Median Household Income: \$139,813  
Average Home Value: \$ 552,081

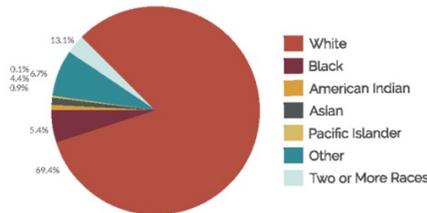
### Transportation

#### 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)



### 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

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