PRE-LEASING NOW

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380 W FRONTIER PARKWAY

Celina, Texas 75009

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380 W Frontier Parkway | Celina, Texas 75009

PROPERTY OVERVIEW

PROPERTY DETAILS

380 W Frontier presents a unique opportunity to lease space within a proposed 10,000-square-foot, two-story, retail-style medical office building strategically positioned on a high-traffic corner in the heart of Celina, Texas.

Designed to accommodate a variety of medical and healthcare users, the property will feature modern architecture, expansive storefront glazing, and prominent visibility, creating an attractive and professional environment for patients and providers alike. The building's flexible floor plans allow for single or multi-tenant configurations, making it well-suited for a wide range of medical specialties, outpatient services, and wellness providers.

Located in one of North Texas' fastest-growing communities, 380 W Frontier offers healthcare providers an opportunity to establish or expand their presence in the rapidly developing Celina market, benefiting from strong residential growth, increasing demand for medical services, and convenient accessibility to the surrounding communities.

PROPERTY HIGHLIGHTS

- Planned two-story medical office building designed for healthcare users
- Central elevator lobby provides convenient access between floors
- Flexible shell configuration supports a variety of medical specialties
- Exceptional visibility and signage



BUILDING SIZE
10,000 SF

AVAILABLE SF
10,000 SF

BUILDING & MONUMENT
SIGNAGE AVAILABLE

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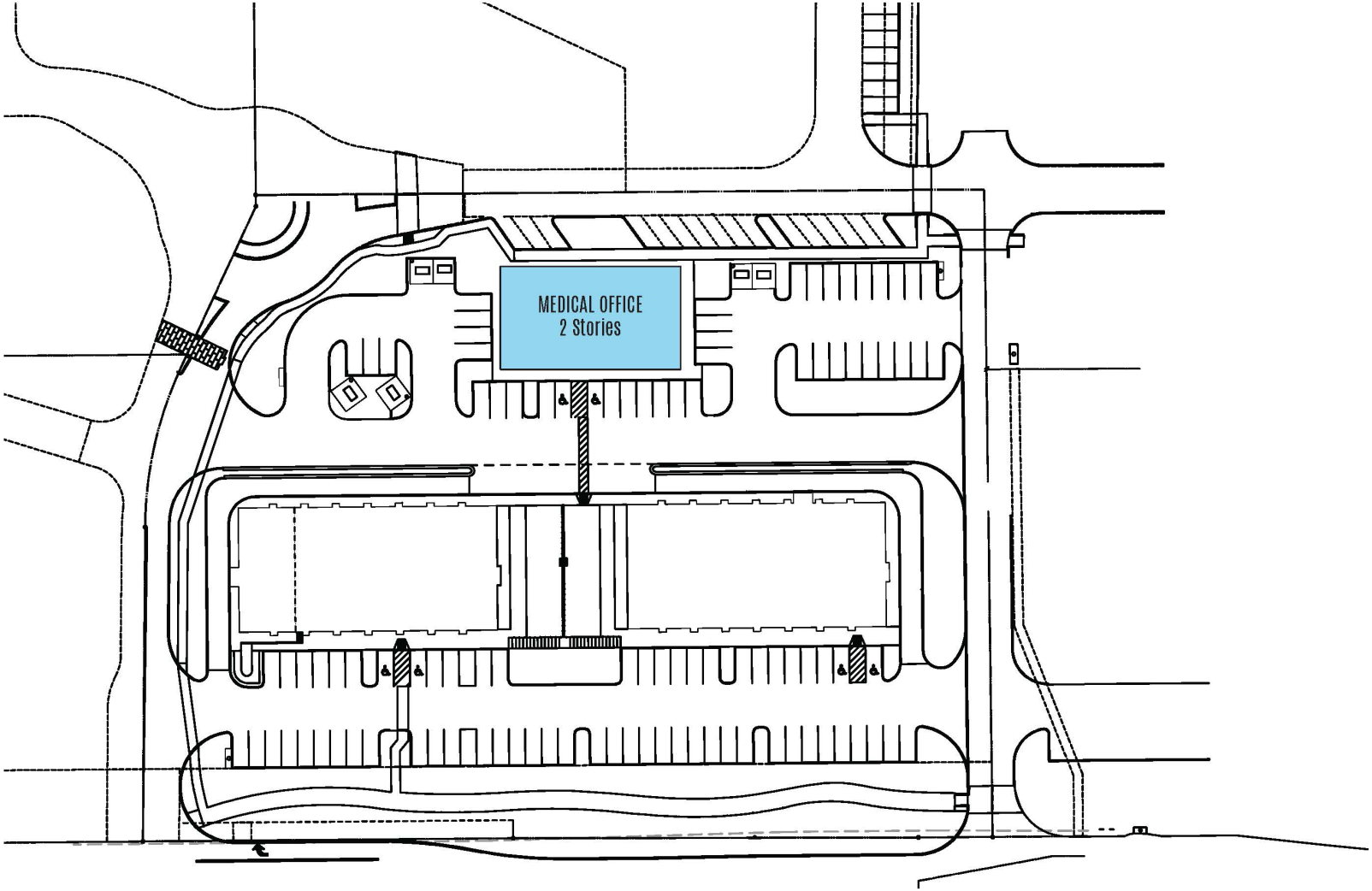
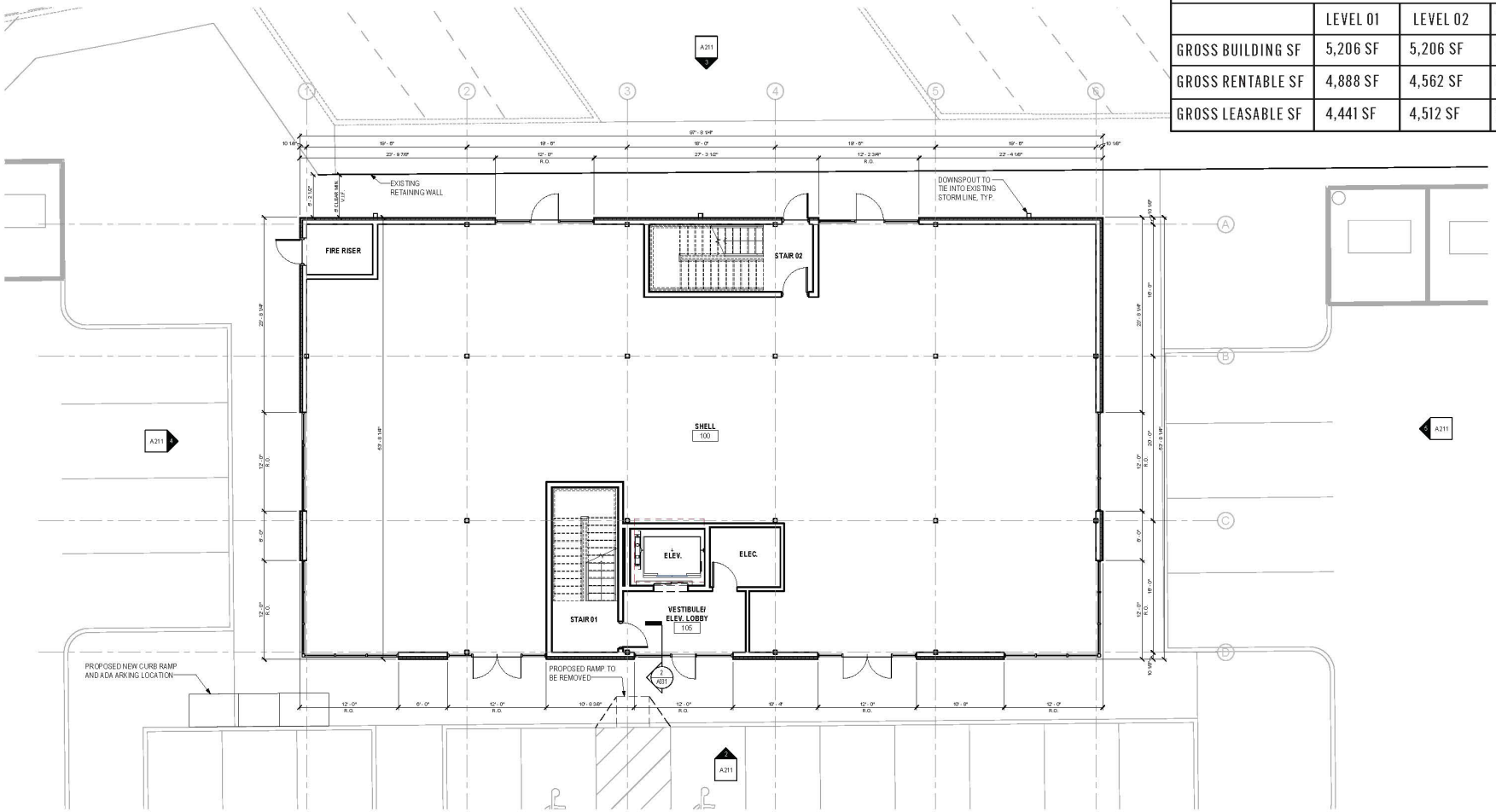
SITE PLAN



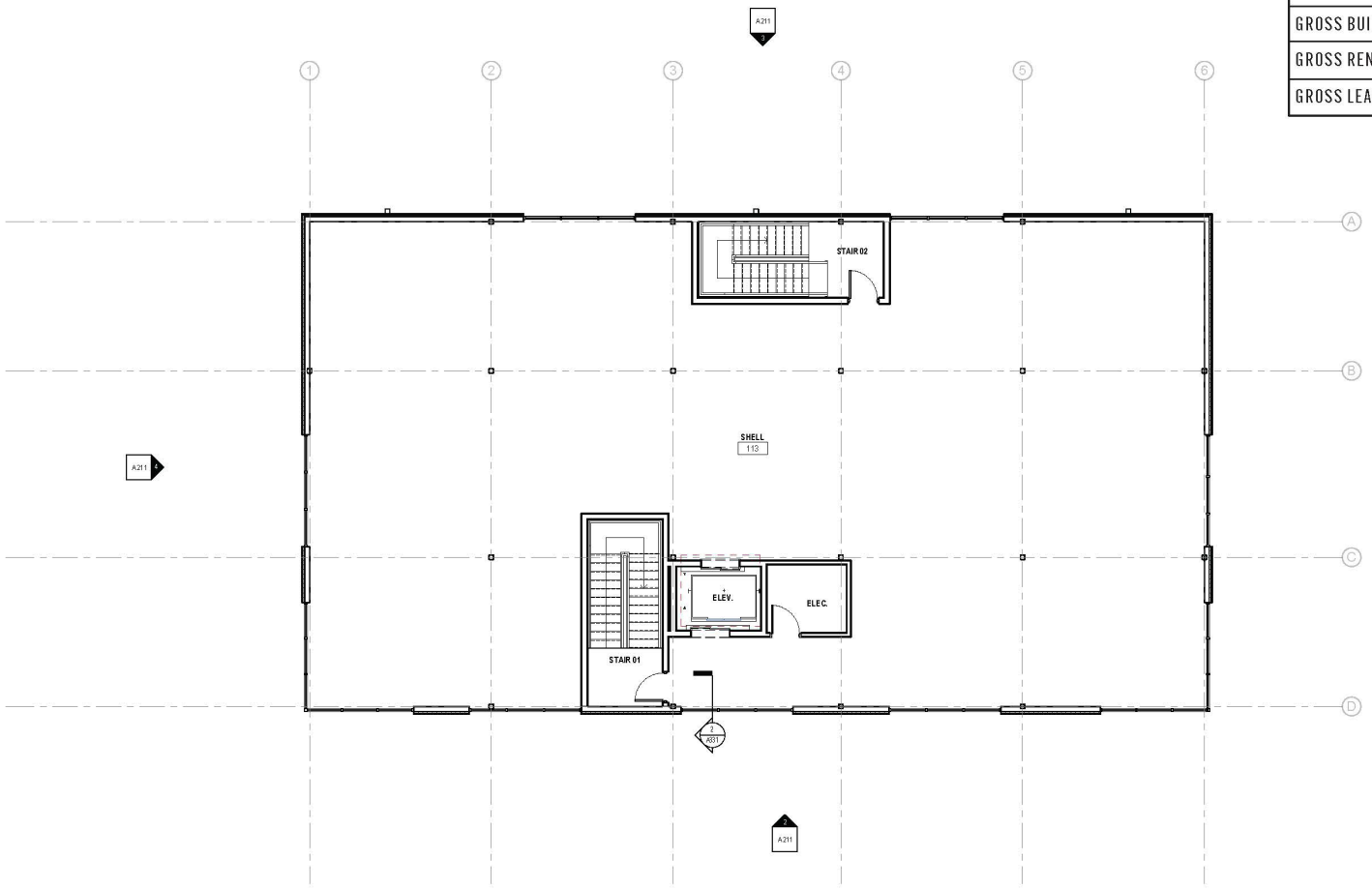
FLOOR PLANS – LEVEL 1

BUILDING AREAS			
	LEVEL 01	LEVEL 02	TOTAL
GROSS BUILDING SF	5,206 SF	5,206 SF	10,412 SF
GROSS RENTABLE SF	4,888 SF	4,562 SF	9,450 SF
GROSS LEASABLE SF	4,441 SF	4,512 SF	8,953 SF



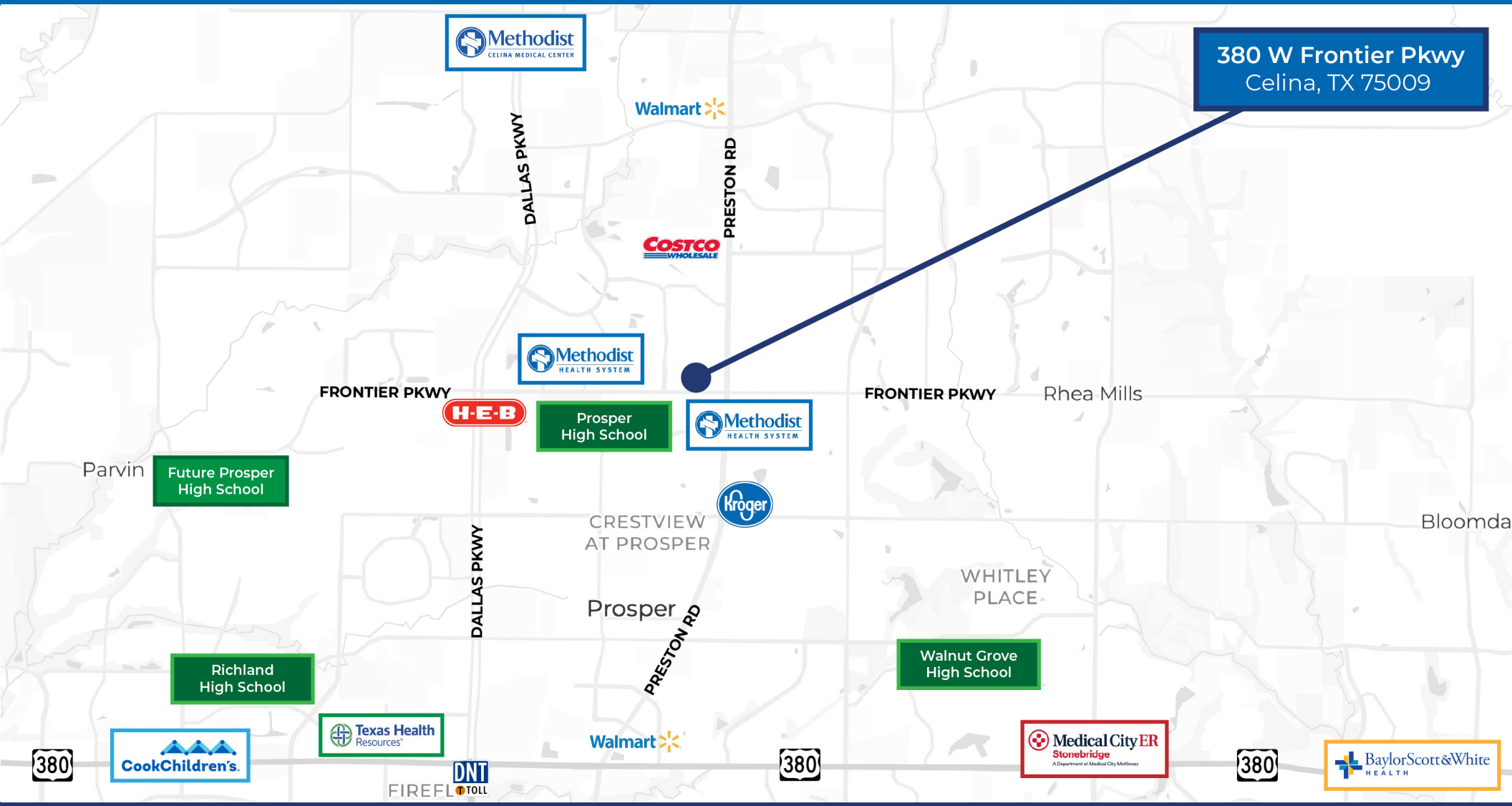
FLOOR PLANS — LEVEL 2

BUILDING AREAS			
	LEVEL 01	LEVEL 02	TOTAL
GROSS BUILDING SF	5,206 SF	5,206 SF	10,412 SF
GROSS RENTABLE SF	4,888 SF	4,562 SF	9,450 SF
GROSS LEASABLE SF	4,441 SF	4,512 SF	8,953 SF



380 W Frontier Parkway | Celina, Texas 75009

PROPERTY LOCATION MAP



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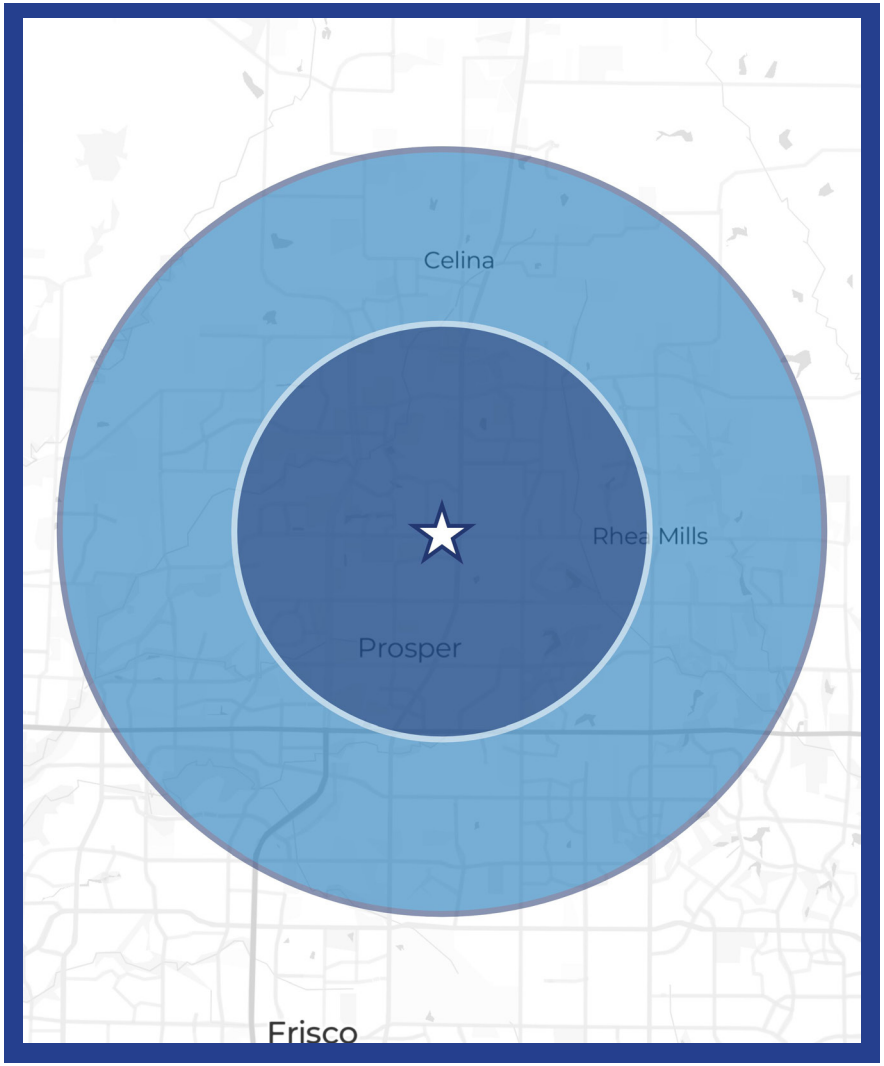
DEMOGRAPHICS



POPULATION	3 MI	5 MI
Population	68,822	133,611
Households	20,891	41,475
Average Age	36.2	36.1
Median Household Income	$203,667	$192,711
Population Growth (2026 - 2031)*	+31.13%	+34.74%
Household Growth (2026 - 2031)*	+32.70%	+36.46%

**Projected Growth as of 2026*



CONTACT FOR MORE INFORMATION



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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. 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

EQUAL HOUSING OPPORTUNITY

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

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