SUNGROWTH RETAIL CENTER

Premium Retail Space in Celina, Texas

44,000 SQ FT of Prime Retail Space
in Celina's Fastest-Growing Corridor

SunGrowth Retail Center represents an exceptional opportunity in one of DFW's fastest-growing submarkets, Celina (North Texas). This thoughtfully designed retail center features four strategically positioned buildings totaling 44,000 square feet at the thriving intersection of Coit Road and Punk Carter Parkway.

Positioned to serve Celina's rapidly expanding population and high-income demographics, SunGrowth Retail Center offers customizable spaces designed to meet the specific needs of your business.

This Modern Architecture Sungrowth Retail Center will boost the much anticipated Celina city growth Easy access and strategically positioned to supporting the growing traffic on Coit Rd, with the proposed expansion of Coit Rd to 4 lines in 2025-26

A High Visible QSR building (~7850 SQ FT) is strategically located in the corner of Coit rd and Punk Carter Pkwy.

Secure Your Space Today

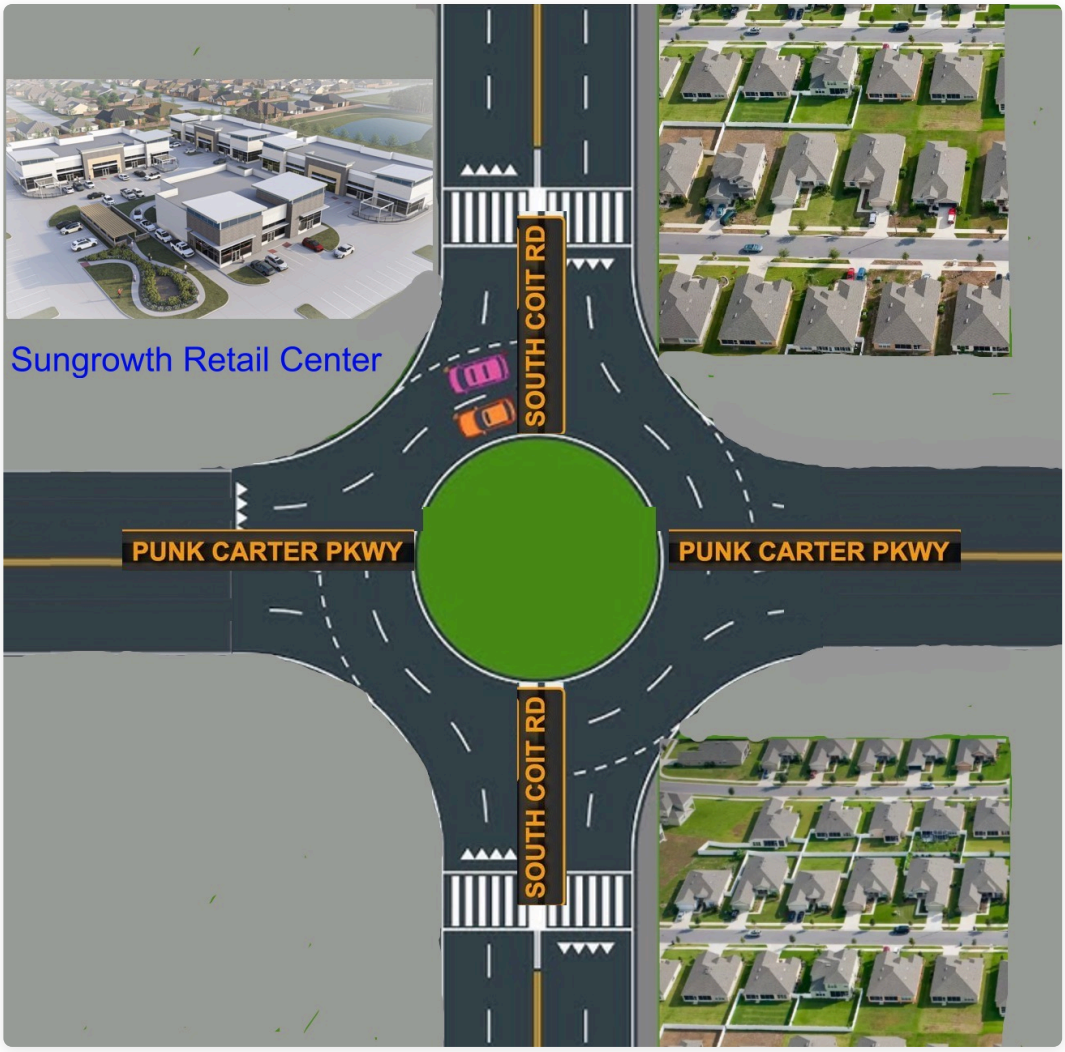
Phone 1: (913) 620-4499 **Phone 2:** (305) 250-8720

Email: leasing.sungrowthretail@gmail.com

Website: www.sungrowthretail.com

Additional Information

Intersection Layout - Coit Rd & Punk Carter Pkwy

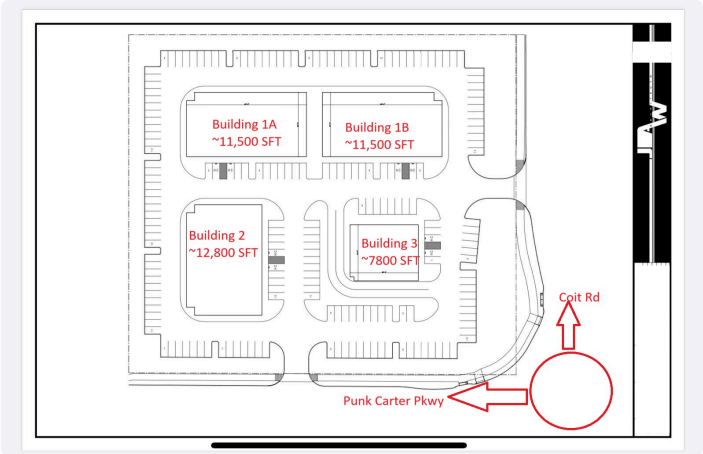


4-Lane Coit Rd & 2-Lane Punk Carter Pkwy Intersection

- Proposed uses: QSR/Retail/dental/medical/office/restaurant/grocery
- Buildings total size: ~44,000 SQ FT (Including ~7800 SFT of QSR)
- Zoning: Commercial (As per PD72 of Celina city Ordinance)
- Building Height: 28 ft+
- Parking: 180 shared parking spaces
- Total Parking required: 180 spaces
- Total Parking Provided: 180 spaces
- Lease rental rate $43/sf + NNN (Approx $8.25/sf) for inline space. $47/sf + NNN (Approx $8.25/sf) for the end cap. 3% annual lease bumps. Contact us for QSR pricing
- Tenant Improvement Allowance = Negotiated based on lease terms and proposed use, tenant credit quality)
- Zoning/Permitted uses –As per PD72 of Celina City Ordinance
- Building Architect: JAW Architects
- Average Household Income: ~ $180K (5 mile radius)

- Handicap Parking Provided: yes
- Building Depth: 75 to 85 feet
- Building signage available for future tenants
- Interior Finish - The interior will be delivered in shell condition currently, so it can be built out in any configuration
- Median Household Income: ~ $150K (5 mile radius)
- Anticipated delivery – Q3 2026.

Site Plan & Building Specifications



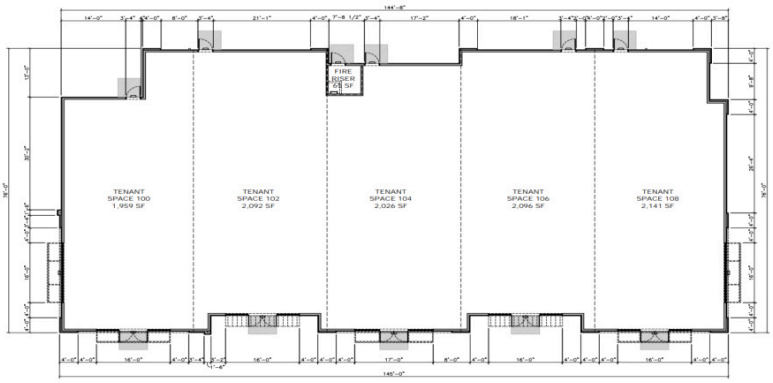
Site Plan Overview

Suite (Bldg)	SF
1A - 1A-100	2,108
1A - 1A-102	2,386
1A - 1A-104	2,322
1A - 1A-106	2,576
1A - 1A-108	2,251
1B - 1B-100	2,108
1B - 1B-102	2,386
1B - 1B-104	2,322
1B - 1B-106	2,576
1B - 1B-108	2,251
2 - 2-200	2,343
2 - 2-202	2,288
2 - 2-204	3,553
2 - 2-206	2,290
2 - 2-208	2,379
3 - 3-300	2,301
3 - 3-302	3,140
3 - 3-304	2,443

Unit Sizes & Specifications

Building 1A Floor Plan

Building 1A



Building 1A Specifications

Size: Approximately 11,500 sq ft

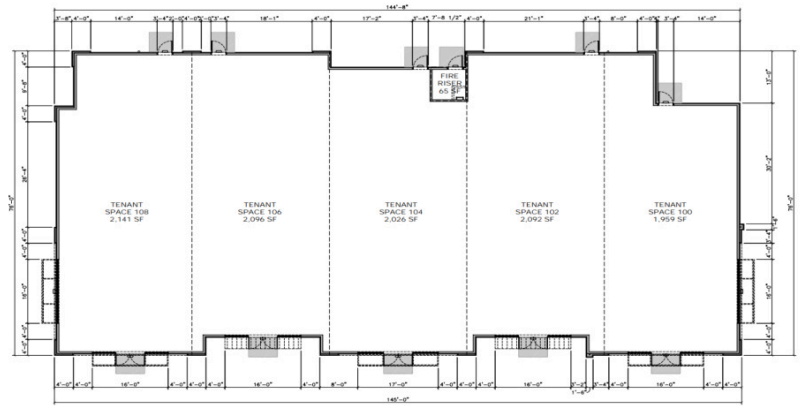
Configuration: Divisible spaces available

Ideal For: Dine-in restaurants, Supermarket

Features: Multiple entry points, High visibility

Building 1B Floor Plan

Building 1B



Building 1B Specifications

Size: Approximately 11,500 sq ft

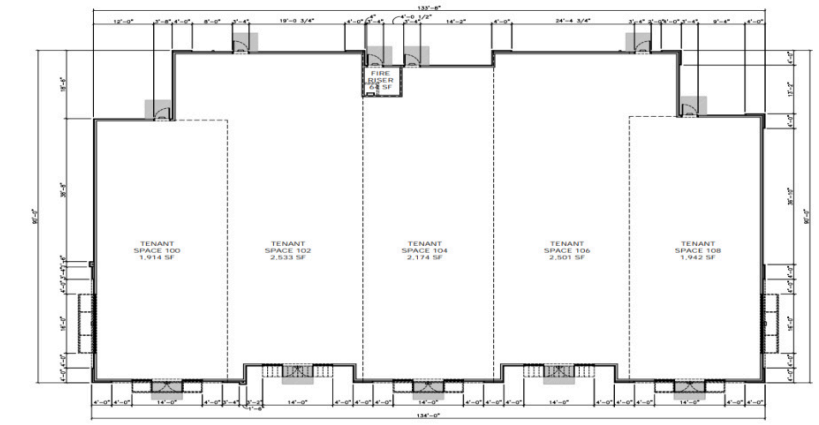
Divisions: Customizable to tenant requirements

Ideal For: Various retail and service concepts

Features: Premium location within development

Building 2 Floor Plan

Building 2



Building 2 Specifications

Size: Approximately 12,800 sq ft total

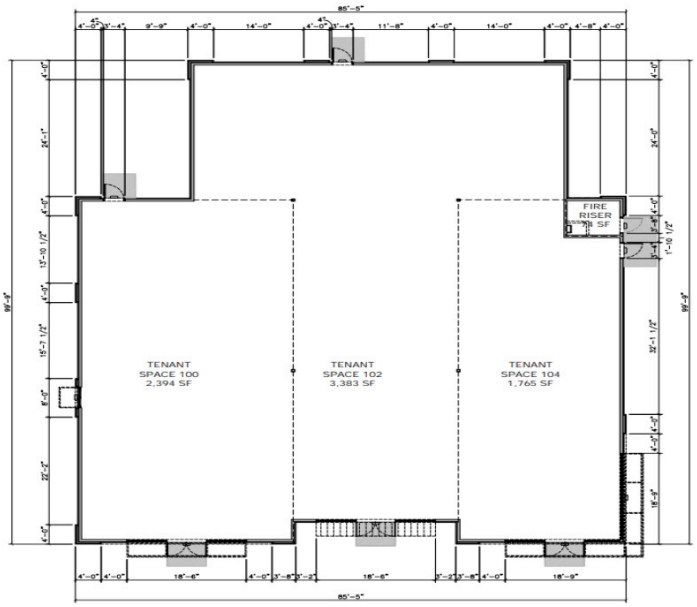
Unit Sizes: From 2,100 sq ft to larger combinations

Configuration: Multi-tenant capability

Ideal For: Mixed retail and service businesses

Building 3 Floor Plan

Building 3



Building 3 Specifications

Size: Approximately 7,900 sq ft

Location: High visibility corner position

Features: Drive-thru capability

Ideal For: Quick Service Restaurants (QSR)

Development Highlights

- ✓ Four Building Campus (44,000 square feet)
- ✓ Flexible Space Options (2,100 to 12,800 sq ft)
- ✓ Modern Design with Premium Finishes
- ✓ High Visibility Corner Location
- ✓ Outdoor Patio Opportunities
- ✓ Abundant Parking
- ✓ Growing Traffic Counts
- ✓ Proximity to New Developments
- ✓ Multiple Ingress/Egress Points

Nearby Developments

- New Costco, Lowes, and Home Depot on Ownsby Pkwy & Preston Rd
- Upcoming Walmart and HEB on Collin outer loop (5 mins drive)
- Approximately 5 miles from upcoming prestigious Universal Studios development
- Open air dining and seating options to enjoy the weather

Celina Market Overview

30,000+
Current Celina Population
(quadrupling in the next decade)

$124,375
Median Household Income
(well above DFW average)

2,000+
New Homes Built Annually
(among the fastest in the nation)

$150M+
Infrastructure Investment
(roads, utilities, public facilities)

Thriving Neighborhoods

Celina Hills

1,500+ homesites at completion

Resort-style amenities with homes ranging from the $400s to $800s+

1-3 min drive

Bluewood

800+ homesites at completion

Community with lake amenities and homes from the $400s

2-5 min drive

Light Farms

1,500+ homesites at completion

Resort-style amenities with homes ranging from the $400s to $800s+

5 min drive

Mustang Lakes

1,800+ homesites at completion

Award-winning community with 20+ acre amenity center and luxury homes

8 min drive

Cambridge Crossing

1,600+ homesites at completion

Master-planned community with homes from the $400s to $700s+

10 min drive

Green Meadows

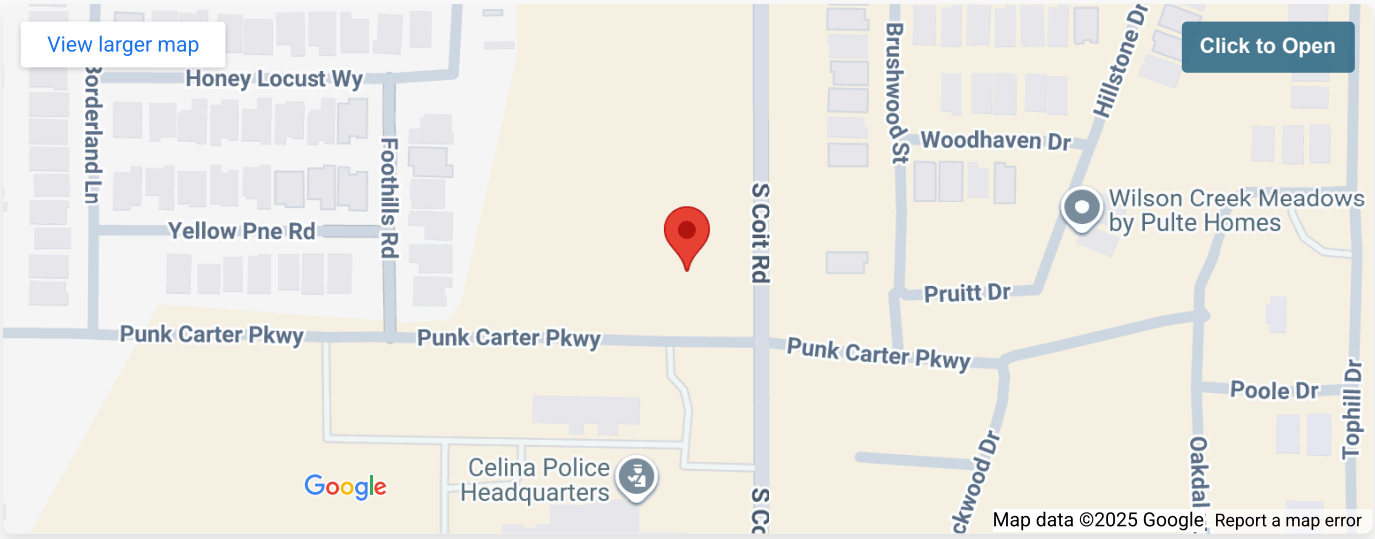
1,400+ homesites at completion

Family-oriented community with extensive green spaces

7 min drive

Location Map

Click on the map below to open in Google Maps for detailed directions and satellite view.



Open in Google Maps

Highway Connectivity

- **Dallas North Tollway (DNT)** - Currently extending to Gaylord Parkway with plans to reach Celina by 2025
- **US Highway 380** - Major east-west corridor connecting McKinney to Denton
- **Preston Road (SH 289)** - Primary north-south thoroughfare through Celina
- **Future Outer Loop** - Collin County Outer Loop planned to traverse southern Celina

Drive Times From SunGrowth Retail Center

Legacy/Frisco 15-20 minutes	**McKinney** 20-25 minutes
DFW Airport 40 minutes	**Downtown Dallas** 45-50 minutes

Retail Leasing Opportunities

Food & Beverage

- Sit-down restaurants
- Fast-casual concepts
- Coffee shops
- Specialty food

Retail

- Supermarket
- Boutiques
- Home goods
- Specialty retail

Services

- Medical/dental
- Financial services
- Personal care
- Professional offices

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