



TRADEMARK

# Shawnee Trail Celina, TX

A MIXED-USE DESTINATION AT THE CROSSROADS OF  
GROWTH INFLUENCED BY FAMILY LEGACY

GLENDENNING

1 8 8 7



# The Opportunity

WHY SHAWNEE TRAIL - CELINA, TX

Located at a major growth intersection of Preston Rd, Collin County Outer Loop, and Glendenning Pkwy, Shawnee Trail sits at the center of rapid residential growth and expanding daily demand.

With 150 acres of developable land and a grocery anchor, the project is fully entitled with all utilities in place and requires no financing for development. Backed by a highly motivated owner, it presents a rare, long-term mixed-use opportunity within one of North Texas' fastest-growing corridors.



All Entitlements  
in Place



All Utilities  
in Place



No Financing  
Needed To Develop



Highly Motivated  
Ownership



Regional Access

Through Glendenning Pkwy,  
Preston Rd, & Collin Co Outer Loop

# Market Momentum

CELINA, TX

Celina is a high-growth market supported by population expansion, residential development, and infrastructure investment.

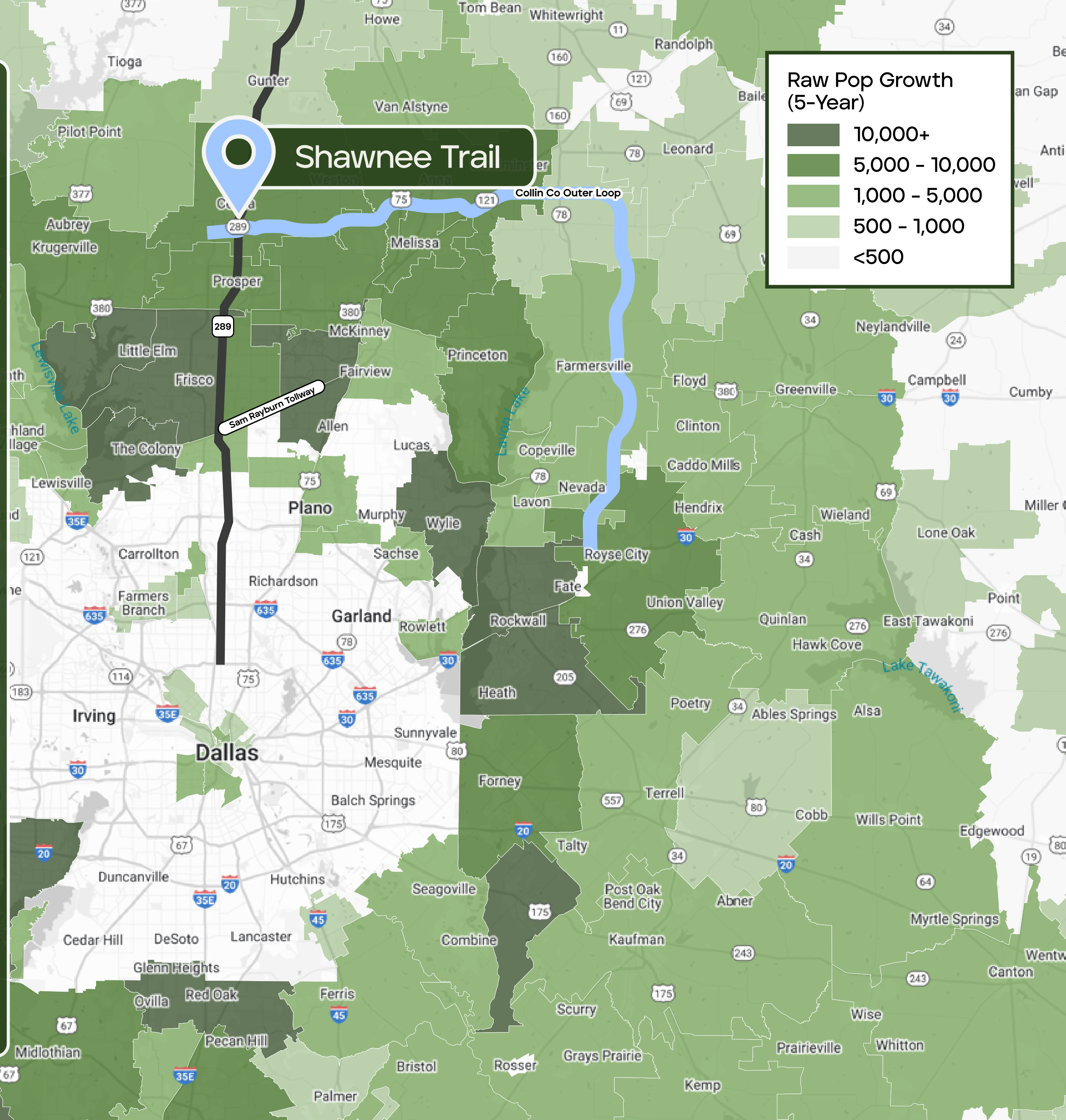
Top 1% Highest Growth ZIP Code in the US

#1 Ranked in 5-Year Growth Among U.S. Cities ≤50K Pop.

Average Household Income of \$205K

15,000 New Homes Within 7-miles by 2030

Source: AGS Data, 2026





## High-Value Psychographics

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### Power Elite (~50%):

The wealthiest U.S. households, concentrated in premier neighborhoods with strong discretionary spending

### Flourishing Families (~15%):

Affluent, middle-aged families and couples with active lifestyles and consistent daily-use needs

# Fast-Growing Trade Area

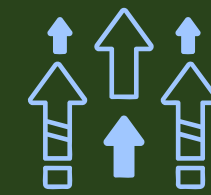
AFFLUENT DEMOGRAPHICS SUPPORTING DEMAND



## Exceptionally Affluent Customer Base

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Average household incomes exceed \$215K, with 60%+ of households earning \$150K+



## Sustained Population Growth

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Both 3- & 5-mile trade areas projected to grow 7%+ annually, driven by new residential development



## Retail-Ready Demand Profile

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Stable, high-spending consumer base supporting grocery, service, dining, and premium retail

# Market Overview

## AT A GLANCE

### 3-MILE RADIUS

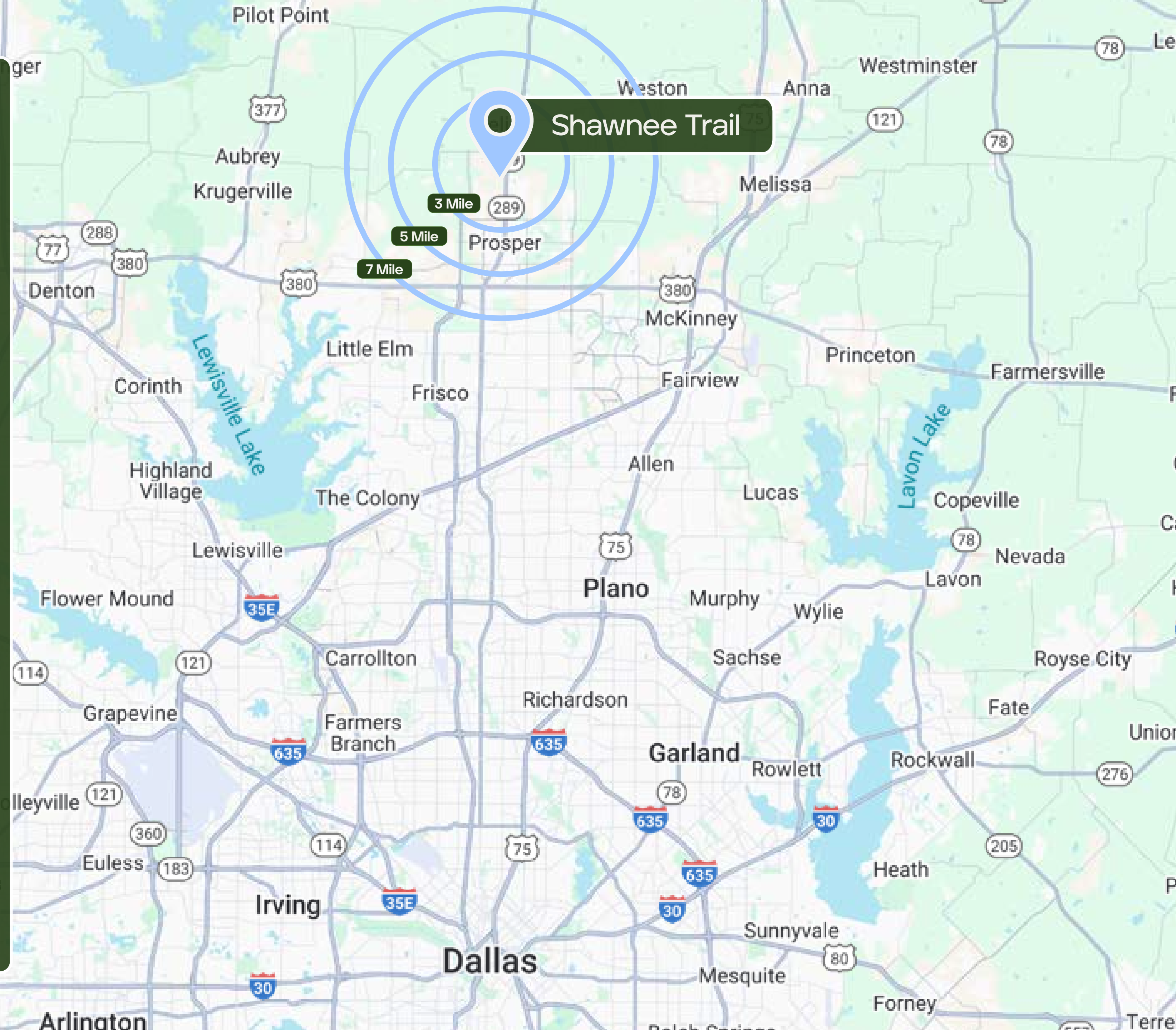
Population 2025:	38,945
Projected Population 2030:	55,936
Projected Annual Pop. Growth:	8.7%
Average HH Income:	\$216,089
Average HH Net Worth:	\$2,130,438
HHI \$150K+%:	60.4%
Bachelor's Degree +%:	59.5%

### 5-MILE RADIUS

Population 2025:	74,748
Projected Population 2030:	102,508
Projected Annual Pop. Growth:	7.4%
Average HH Income:	\$234,894
Average HH Net Worth:	\$2,234,562
HHI \$150K+%:	62.6%
Bachelor's Degree +%:	61.0%

### 7-MILE RADIUS

Population 2025:	130,300
Projected Population 2030:	171,052
Projected Annual Pop. Growth:	6.3%
Average HH Income:	\$224,793
Average HH Net Worth:	\$2,051,386
HHI \$150K+%:	59.5%
Bachelor's Degree +%:	60.8%



# Competitive Landscape

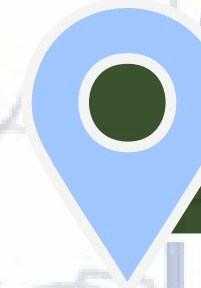
DESIGNED FOR GROWTH BEYOND THE COMPETITION

Located among emerging retail and expanding residential growth, Shawnee Trail offers a highly amenitized, master-planned alternative to surrounding centers.

10 Mile

7 Mile

5 Mile



## Shawnee Trail

150 Acre Grocery-Anchored Retail Development

## The Crossing at Moore Farm

100+ Acre Costco-Anchored Retail Development

## Celina Crossing

56k sq ft Sprouts-Anchored Neighborhood Center

## Shops at Prosper Trail

Kroger-Anchored Retail

## Gates of Prosper

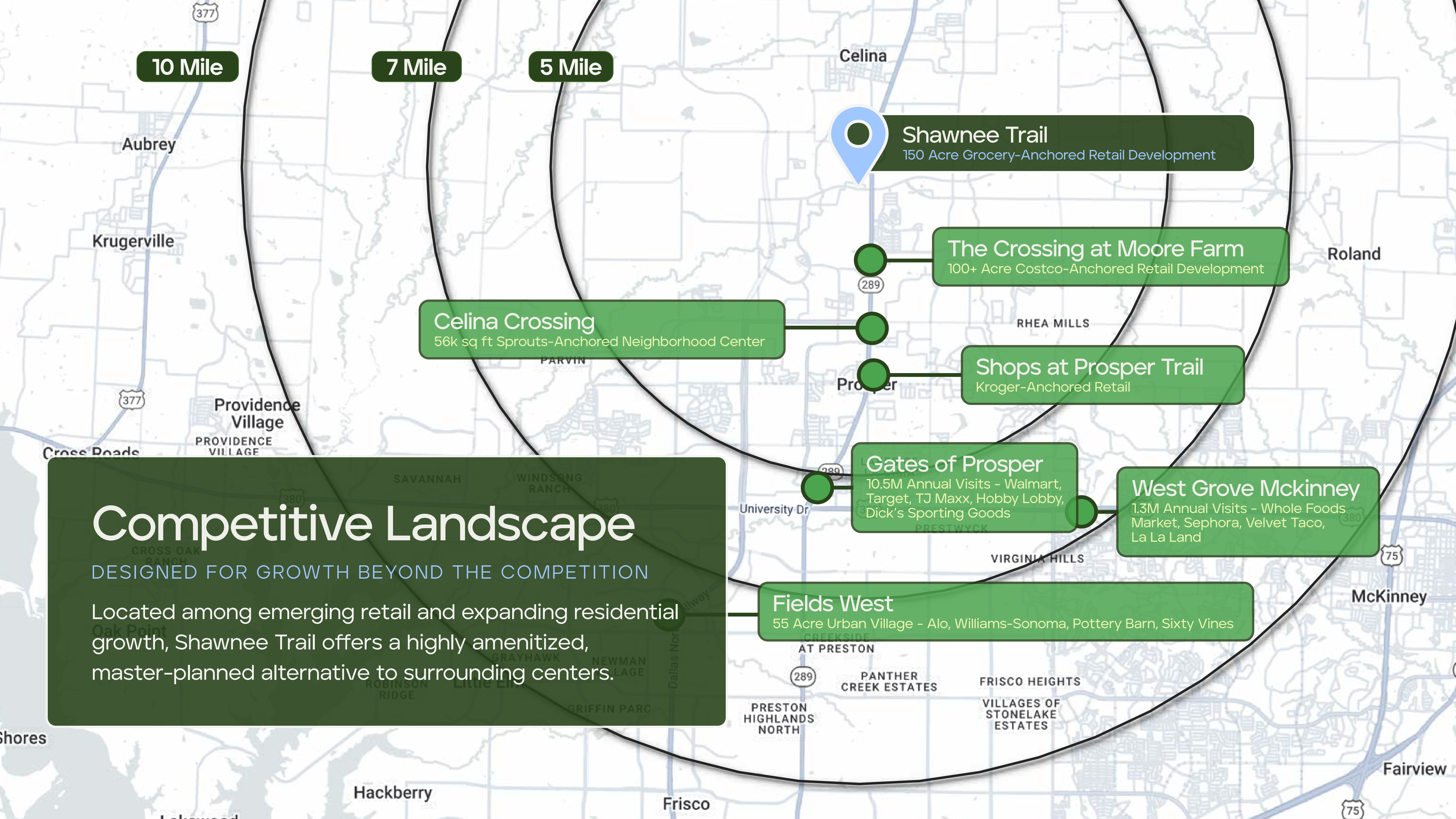
10.5M Annual Visits - Walmart, Target, TJ Maxx, Hobby Lobby, Dick's Sporting Goods

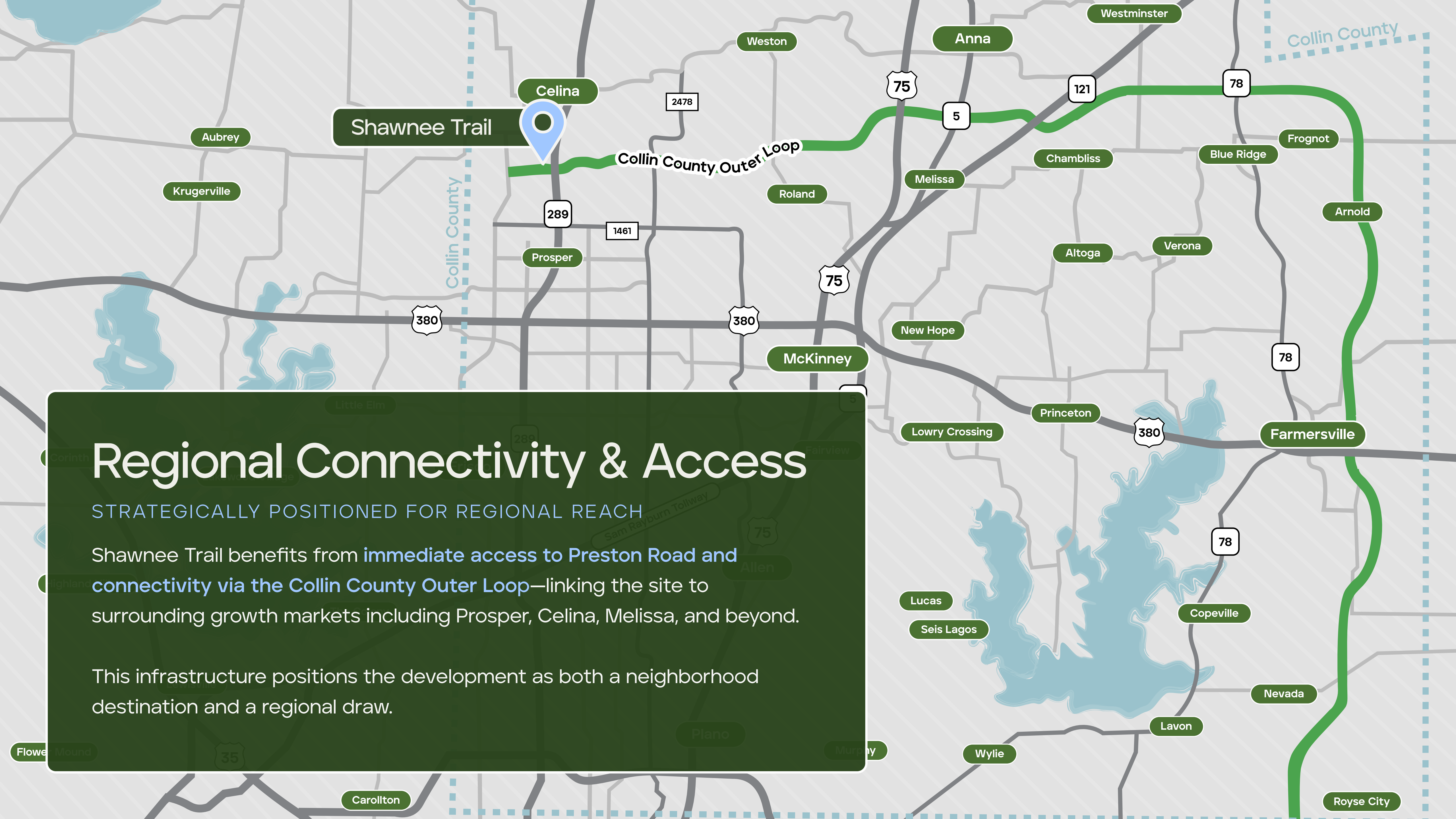
## West Grove McKinney

1.3M Annual Visits - Whole Foods Market, Sephora, Velvet Taco, La La Land

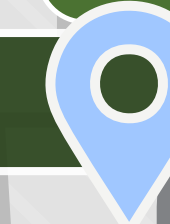
## Fields West

55 Acre Urban Village - Alo, Williams-Sonoma, Pottery Barn, Sixty Vines





Shawnee Trail



Collin County Outer Loop

**Regional Connectivity & Access**  
STRATEGICALLY POSITIONED FOR REGIONAL REACH  
Shawnee Trail benefits from immediate access to Preston Road and connectivity via the Collin County Outer Loop—linking the site to surrounding growth markets including Prosper, Celina, Melissa, and beyond.  
This infrastructure positions the development as both a neighborhood destination and a regional draw.

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# A Master-Planned Destination at Scale

DESIGNED TO GROW WITH THE MARKET

Designed as an integrated retail environment, Shawnee Trail offers flexibility across uses while maintaining a cohesive, walkable layout. The site supports a mix of anchors, shop space, restaurant pads, and future phases—allowing retailers to grow alongside the market.



High-Exposure Frontage  
Along Preston Road



Intentional Internal  
Circulation



Phased Development  
Opportunities



# Contact Us

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