

\$2,695,000

**17374 W FM 455
Celina, TX. 75009**



**TEXAS
HOMES & LAND**

10 ACRES

**Prime Investment
Opportunity**



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson - Broker

214-908-5468

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This 10-acre tract presents a rare opportunity to secure land in one of North Texas's fastest-growing corridors. Situated just one mile from the future North Dallas Tollway and along the planned Legacy Drive, the property offers exceptional visibility, accessibility, and strategic positioning for commercial, residential, or mixed-use development. With nearly 300 feet of frontage on FM 455 and located within Celina's Extraterritorial Jurisdiction (ETJ), the site provides flexibility for future development beyond standard city zoning restrictions. Celina's rapid residential and commercial growth, combined with planned infrastructure, positions this tract as a high-value investment in a booming market. Current improvements include a home, being sold as-is; the true value lies in the land and its potential. Whether you're planning retail, mixed-use, residential, or a long-term hold, this property offers significant upside in a corridor poised for continued expansion.

Invest now to claim a strategic piece of Celina's future growth.

Property Details



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Exterior

Property Type: Land

Lot Size Area: 10

Restrictions: No known restrictions

Land Use: Agriculture

Proposed Use:

Residential/investment/Development

Location:

Off W FM 455 which is the future Legacy Drive

Property Highlights

- **Strategic Location:** Adjacent to major planned infrastructure, including Legacy Drive and the future Dallas North Tollway extension.
- **Growth Market:** Celina continues to rank among the fastest-growing cities in Texas, fueled by rapid residential and commercial expansion.
- **Development Flexibility:** Located within Celina's Extraterritorial Jurisdiction (ETJ), offering more options than city-limited zoning.
- **High Visibility:** Nearly 300 feet of road frontage ensures strong traffic exposure for future businesses.
- **Investment Value:** Existing home sold as-is; the true value lies in the land and its long-term development potential.

MLS #21053953

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Other Facts & Features



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Listing Price: \$2,695,000

Special Listing Conditions: Standard

Directions: GPS Address

Current Use: Residential

Zoning Details: ETJ Zoning

Legal & Financial

Parcel ID: R673500001701

Seller Concession: Yes

**Legal: ABS A0735 JOHN RAGSDALE
SURVEY, TRACT 17**

Location Collin County

Investment Advantage:

This 10-acre tract offers a rare combination of location, size, and growth potential in one of North Texas's fastest-expanding markets. Positioned just one mile from the future North Dallas Tollway and along the planned Legacy Drive, the property benefits from high visibility, excellent access, and proximity to major infrastructure.

Being within Celina's Extraterritorial Jurisdiction (ETJ) provides greater flexibility for development than city-limited zoning, allowing for a wide range of commercial, residential, or mixed-use projects. With rapid residential and commercial expansion driving demand in the area, this tract represents a strategic opportunity for investors and developers to acquire land in the direct path of growth and secure long-term value appreciation.

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