

16880 W Fm 455 (O'Brien Pkwy), Celina, Texas 75009

MLS#: 21061651 **N Active**
Property Type: Land

16880 W Fm 455 (O'Brien Pkwy) Celina, TX 75009-2146
SubType: Improved Land

LP: \$895,000
OLP: \$895,000

Recent: **09/29/2025 : NEW**

Lst \$/Acre: \$447,500.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No



Subdivision: JOHN RAGSDALE

County: Collin

Country: United States

Parcel ID: [R673500004101](#)

Lot: Block:

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 41, 2.0

Unexempt Tx: \$4,060

Spcl Tax Auth: No

Land SqFt: 87,120

Acres: 2.000

\$/Lot SqFt: \$10.27

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Middle: Jerry & Linda Moore

High: Celina

Features

Lot Description: Acreage, Interior Lot

Lot Size/Acres: 1 to < 3 Acres

Present Use:

Proposed Use

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only

Lake Pump:

Remarks

Property Description: This two-acre tract is an excellent opportunity for commercial use. Located in the rapidly growing area of West Celina, it is near a future school site and surrounded by numerous homes under construction. The property will be situated along the upcoming O'Brien Parkway, positioned between the Dallas North Tollway extension and Celina Parkway. It currently features a metal building serving as a residential home. The future possibilities for this property are endless and ready to meet your needs.

Public Driving Directions: GPS Address

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 1

DOM: 1

LD: 09/29/2025

XD: 05/29/2026

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#)

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#)

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Fidelity Title-Dana

LO Fax: Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call: Showing Service

Keybox #: 0000

Show Instr:

Appt: (800) 257-1242

Keybox Type: None

Owner Name: Davis Hogan

Seller Type: Standard/Individual

Show Srvc: BrokerBay
Showing: Appointment Only

Prepared By: Coryann Johnson Texas Homes and Land on 09/30/2025 10:12

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