

FOR SALE

Future Commercial Land

4290 Smiley Rd, Prosper, TX 75078

± 8.003 Acres



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LOCATION: Southwest Celina; approx. 3.5 mi north of US 380

ACREAGE: ±8.003 Ac

ZONING: Ag (Celina Future Land Plan: "AgriLife")

JURISDICTION: City of Celina

ISD: Prosper

WATER/SEWER: Mustang SUD

ELECTRIC/GAS: CoServ / Oncor

CABLE/FIBER: AT&T, Suddenlink

FRONTAGE: Smiley Rd (Future Major Arterial:
6LD 120' ROW) – Approx. 430'

LEGAL DESCRIPTION: J. Morton Survey, Abstract No. 791, Tract 8A

CAD PROPERTY ID: 178532

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STRATEGICALLY POSITIONED ALONG FUTURE MAJOR TRANSPORTATION CORRIDORS

This approximately 8-acre property represents a rare opportunity to acquire strategically located land within one of the most rapidly expanding growth corridors in North Texas. Positioned along a future major arterial (Smiley Rd) and within close proximity to several planned regional transportation improvements, the property is exceptionally well situated for long-term appreciation and future development potential.

Located within the city limits of Celina — recently recognized as the fastest-growing city in the United States for the second consecutive year — the surrounding area continues to experience substantial residential growth, infrastructure investment, and commercial expansion. As development activity continues pushing north and west from the Dallas North Tollway and US 380 corridors, properties with this level of location advantage and future accessibility are becoming increasingly difficult to find.

The site's strategic positioning near the future Denton County Regional Outer Loop alignment further enhances long-term connectivity and regional accessibility, making this an attractive opportunity for investors, developers, and landholders seeking exposure to one of the strongest growth markets in the country.

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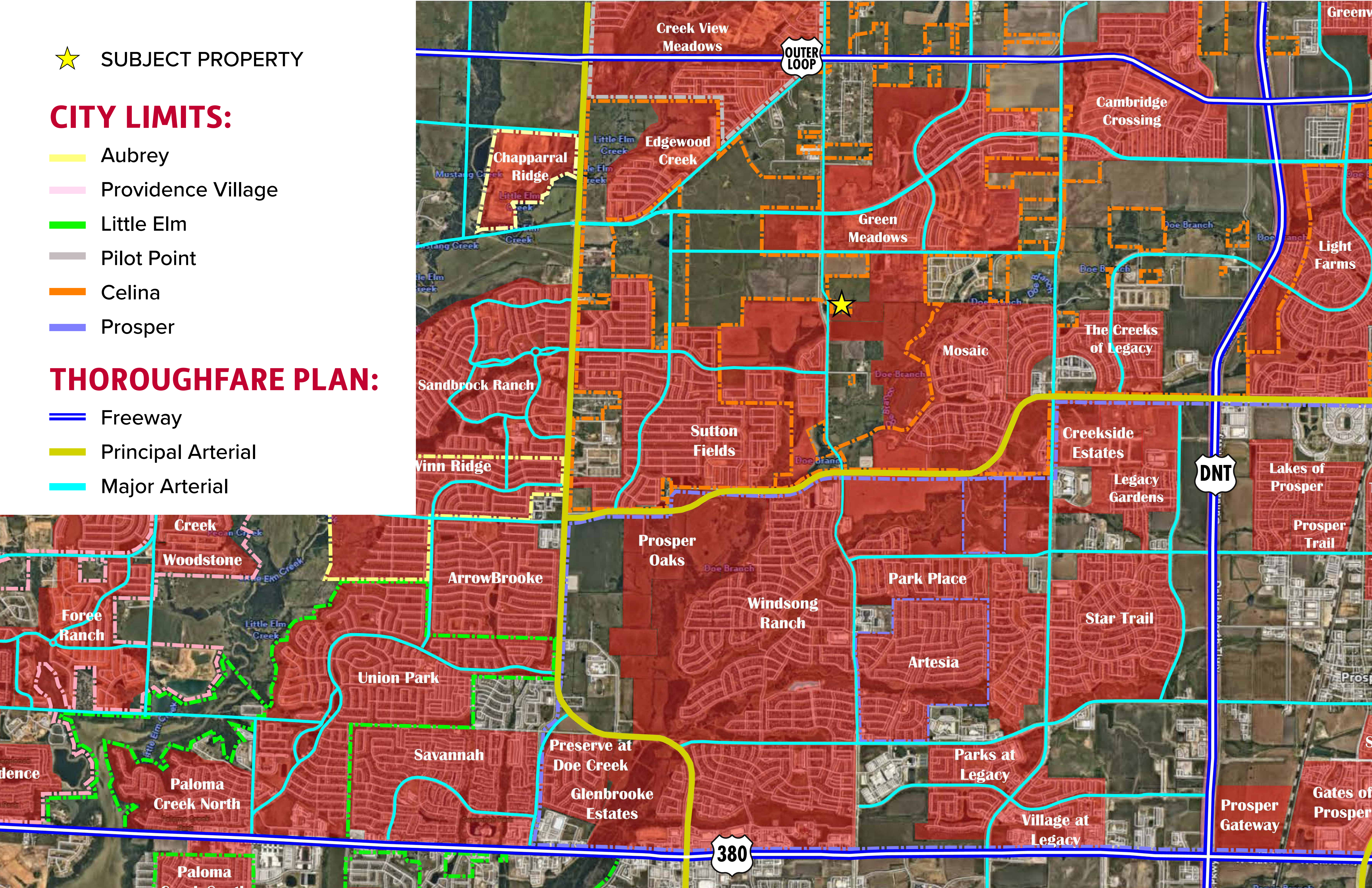
★ SUBJECT PROPERTY

CITY LIMITS:

- Aubrey
- Providence Village
- Little Elm
- Pilot Point
- Celina
- Prosper

THOROUGHFARE PLAN:

- Freeway
- Principal Arterial
- Major Arterial



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LOCATED IN THE DIRECT PATH OF NORTH TEXAS EXPANSION

Situated approximately 3.5 miles north of US 380 and approximately 2.5 miles west of the Dallas North Tollway, the property benefits from exceptional regional connectivity within one of the most active development corridors in the Dallas-Fort Worth Metroplex. The surrounding area has experienced explosive residential and commercial growth in recent years, driven by continued population expansion, infrastructure improvements, and strong demand throughout North Texas.

The property is also located approximately 1.5 miles from FM 428, the projected future alignment of the Denton County Regional Outer Loop, which is anticipated to ultimately connect with the Collin County Outer Loop system. These major transportation improvements are expected to significantly enhance accessibility and further accelerate growth throughout the surrounding area.

Surrounded by active and planned residential development, this property presents an outstanding opportunity for investors and developers seeking a strategically located land investment within the future path of continued regional expansion.

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KEY FEATURES

- Approx. 8 Acres of Land for Development
- Celina City Limits / Prosper ISD
- Frontage along Smiley Road - Future Major Arterial
- Approx. 3.5 Miles North of US 380
- Approx. 2.5 Miles West of Dallas North Tollway
- Approx. 1.5 Miles South of Future Denton County Regional Outer Loop Alignment
- Positioned Within One of DFW's Fastest-Growing Markets
- Surrounded by Active Residential Development
- Strong Appreciation Potential
- Excellent Regional Accessibility & Connectivity
- Strategic Investment / Development Opportunity



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Craig International is a full-service commercial real estate brokerage, development, and consulting firm, family owned and operated in Collin County since 1980.

Headquartered in McKinney, Texas, Craig International has built a respected reputation over more than four decades through perseverance, dedication, and a long-standing commitment to its clients, partners, and community.

As an established leader in commercial real estate investment and development, the company has been associated with some of the region's most high-profile projects.

Guided by vision, attention to detail, and follow-through, Craig International continues to build on a proven track record of performance, success, and lasting value creation.

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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.

11-03-2025
 EQUAL HOUSING OPPORTUNITY

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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