

THE ESTATES AT  
**LAKE BELLAZIO**

— CELINA, TEXAS —

**Nicky Sheets**  
**469.601.2110**

# ±91.152 ACRES FOR SALE

## PROPERTY HIGHLIGHTS:

- Frontage on CR 106 and Axtell Coit Rd
- Future Coit Rd
- Access on or near site
- Property has zoned for 1 acre lots
- Ideal opportunity to build your dream home
- Property has an ±8 acre lake and two residences
- Located in the city of Red Oak and in the Red Oak ISD, north of School

## AVAILABLE:

±91.152 Acres

## PRICE:

\$199,000 per acre

## TRAFFIC COUNTS:

US-287 (E of US-287 VPD  
(TXDOT, 2023): 30,377 VPD

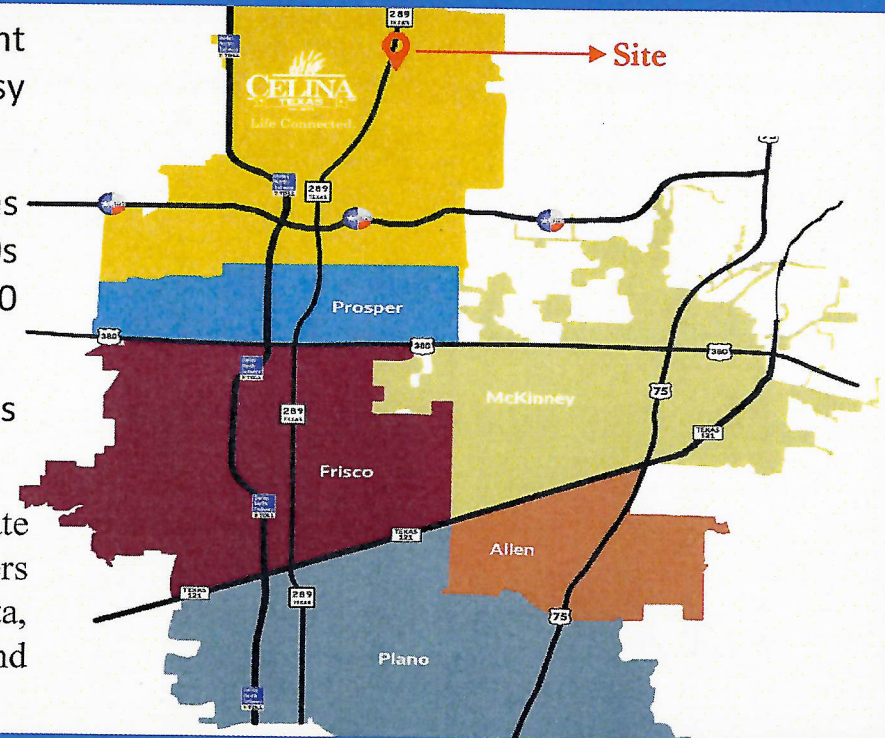
US-380 (W of site):  
30,828 VPD



## VENTURE HIGHLIGHTS

# Estates at Lake Bellazio Celina, TX **Golden Opportunity!**

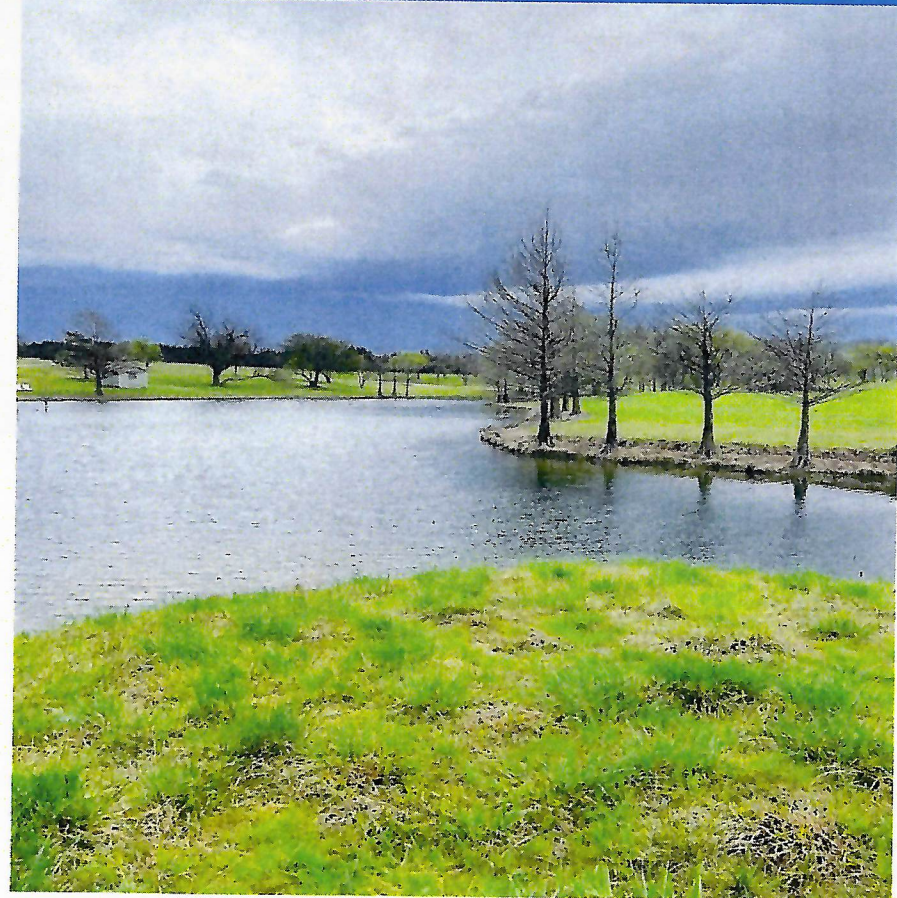
- ✓ **GREAT LOCATION:** In the Heart of Celina Development Corridor, Right Next to Preston Rd (Hwy 289) and Easy Access to Dallas North Tollway (DNT)
- ✓ **America's Fastest Growing City:** Celina's population has tripled since 2010—from 2,000 people in the early 2000s to over 44,000 today—and is projected to surpass 300,000 at full build-out within the next decade.
- ✓ **Premier School District:** A-rated Celina ISD, 5 Minutes from Celina High School
- ✓ **JOB:** Strategically located in one of the nation's top corporate relocation hubs—Celina is just 25 minutes from major job centers in Frisco and Sherman, with leading employers like Toyota, JPMorgan Chase, Texas Instruments, Liberty Mutual, and PepsiCo nearby



## VENTURE HIGHLIGHTS

# Estates at Lake Bellazio Celina, TX **Golden Opportunity!**

- ✓ **DEVELOPMENT READY:** Entitlements secured and city-approved plans in place—this premier property is poised to showcase exclusive one-acre estate lots, each destined for a \$2–\$3 million luxury home.
- ✓ **Beautiful Lake and Views:** Spectacular sunsets, rolling hills, and mature trees embrace a private lake on the land in a serene countryside vision.
- ✓ **Airport Access:** Just 40 minutes from both DFW International Airport and Dallas Love Field giving national and international connectivity.
- ✓ **GREAT SYNERGY:** City plans show Coit Rd extension along the western edge and 6-lane thoroughfare to connect the 500-acre Serenade master-planned community to the north of this property, perfectly positioned for future growth.





# SAMSUNG

## IS MOVING ITS U.S. HEADQUARTERS TO **PLANO, TEXAS!**

★ BRINGING 1,000 JOBS ★

Samsung Electronics is moving its U.S. headquarters from New Jersey to Plano, Texas, creating approximately 1,000 high-quality jobs and strengthening North Texas as a hub for innovation and business growth.



### MAJOR INVESTMENT

Samsung is investing in the future of Plano and North Texas.



### 1,000 NEW JOBS

Creating approximately 1,000 high-quality jobs in our community.



### ECONOMIC GROWTH

Strengthening Plano's position as a leader in technology and innovation.



### A SMART MOVE FOR THE FUTURE

Plano offers an exceptional quality of life and the ideal environment for success.



**NICKY SHEETS**  
COMMERCIAL / RESIDENTIAL



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LOCAL EXPERTISE.  
**POWERFUL RESULTS.**



**PLANO, TEXAS.**  
**THE RIGHT PLACE.**  
**THE RIGHT FUTURE.**

STRONG ECONOMY.  
TALENTED WORKFORCE.  
LIMITLESS OPPORTUNITY.





"Where serene  
lakes, rolling  
hills, and sunsets  
meet.



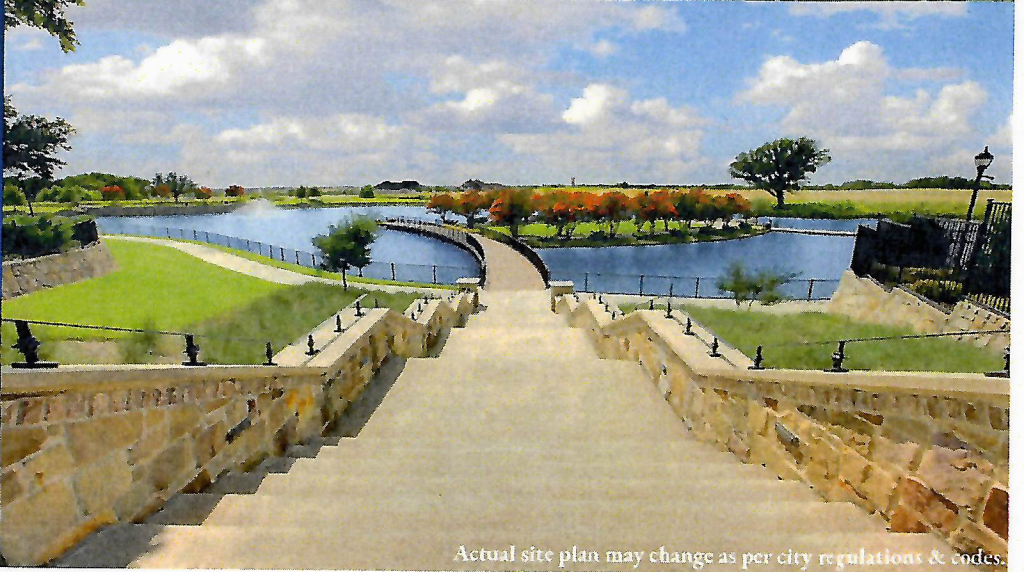
# Bellazio Lakes Luxury 1+ Acre Estates Future Plan



## → Serenade by Huffines:

A 414-acre master-planned community with close to 1,200 homes, 63 acres of multifamily, retail, amenity center etc.,

Stallcup Blvd  
(future 6 Lanes)

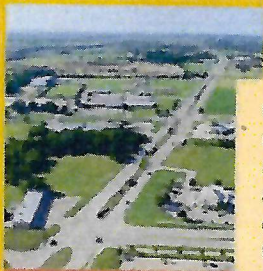


Actual site plan may change as per city regulations & codes.



# Celina, Texas

Hometown Spirit. Business Friendly.



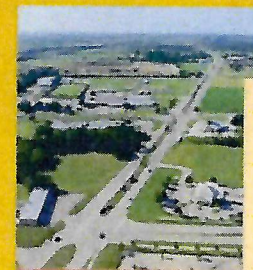
Celina is nestled between the major arteries of Preston Road and the Dallas North Tollway and offers 10 miles of commercial corridor on each bustling thoroughfare.

## LOCATION



Welcoming spirit from shop owners and residents alike make you feel as if your family has been here for generations.

## COMMUNITY



Celina's historic Downtown Square maintains small-town charm, embraces the entrepreneurial spirits, and supports the local business community.

## DOWNTOWN



Businesses are welcomed by the City's friendly and helpful leaders, and backed by a connected community that is eager to shop local.

## BUSINESS FRIENDLY



For multiple years in a row, the 2 school districts servicing Celina students - the Celina & Prosper ISDs have received "A" ratings.

## SCHOOLS

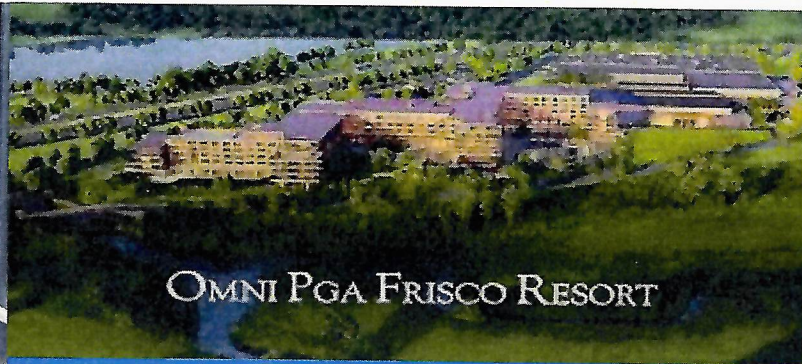


Methodist Celina Medical Center has launched 200,000 square feet, \$200 million facility on 46.7 acres. This 5-story hospital set to be complete in 2025.

## HEALTHCARE



**shops &  
outlets**



OMNI PGA FRISCO RESORT



**Natural Areas  
& Trails**

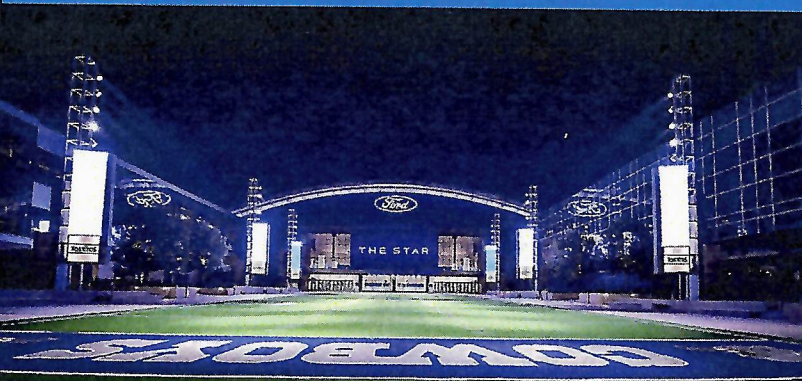


### **Celina: The Best Place to Live**

- Oasis for Outdoor-Lovers
- Foodie's Paradise—The Best PGA Golf Resort Texas –Cowboys STAR
- A Shopper's Dream & A Person's Ideal Location to Call Home



**Dining &  
Live Music**



**Arts &  
Museums**

# Outstanding Area Growth

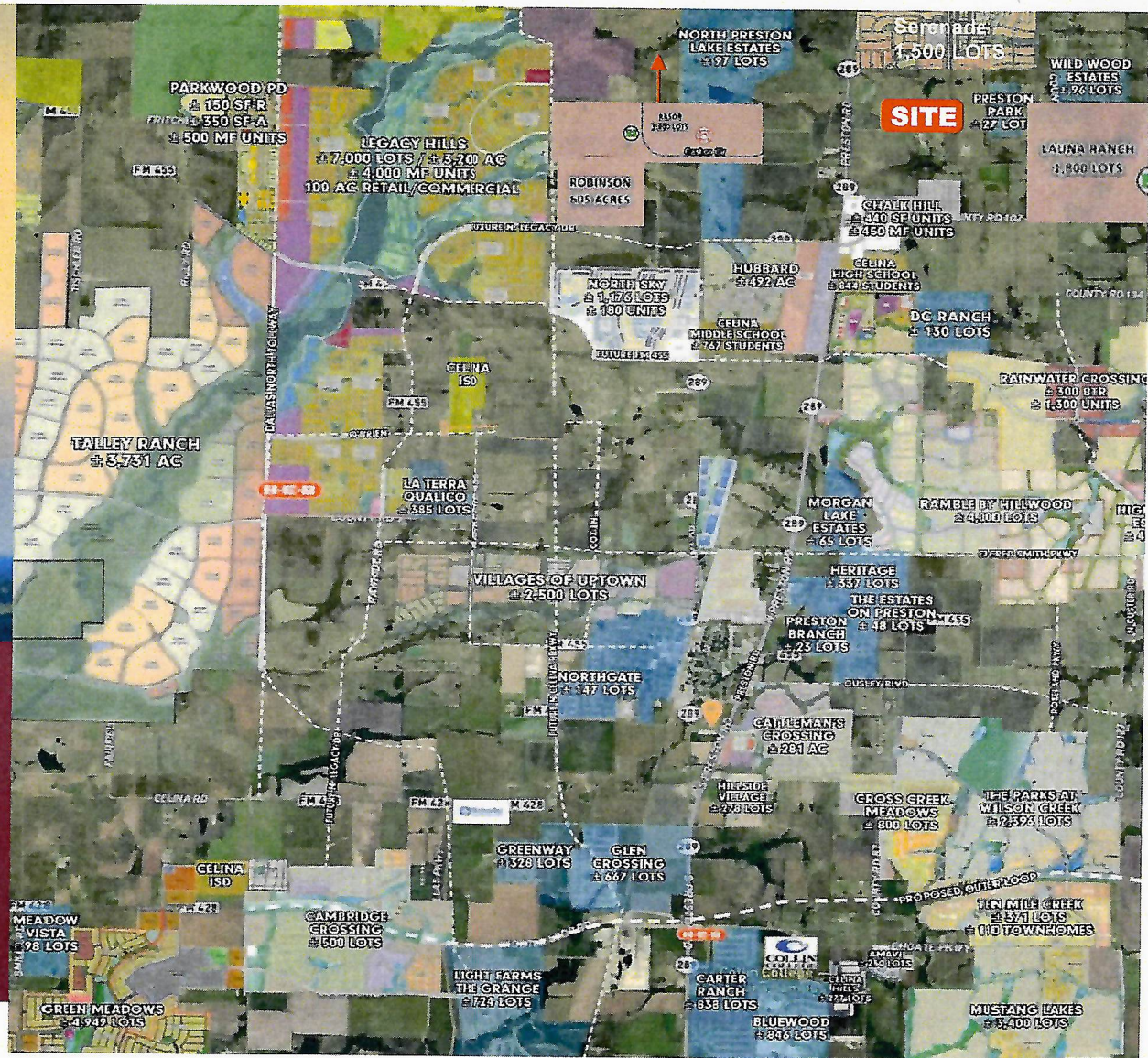
**CELINA**  
TEXAS

EST. 1876

## Celina Population Projected Growth



<https://celinaedc.com>



# Celina Latest Developments

 Dallas News

## H-E-B buys land in Celina

HEB has snapped up land for potential future use in Celina. The grocer, based in San Antonio, acquired a 21-acre tract from Suresh Manyam of Squeaky Realty...

Apr 17, 2024

 Community Impact | News

## Costco Wholesale to be completed in Celina later in 2024

Costco Wholesale in Celina is under construction. The big-box store will be under construction throughout 2024 and is slated to be completed...

Jan 19, 2024

 Dallas News

## Texas health care system buys 21 acres in Celina

A North Texas health care system has purchased 21 acres of land in Celina. Arlington-based Texas Health Resources purchased two tracts of...

1 month ago

 Community Impact | News

## Lowe's to open in Celina following city, EDC agreement

Home improvement store Lowe's is slated to open in Celina by 2027 following a new agreement between the chain, the city and the Celina Economic Development...

Sep 24, 2024

 Dallas News

## Walmart builds in Frisco, Melissa, Celina to capitalize on growth

Walmart told The Dallas Morning News Friday that it will begin building four new stores, one each in Celina, Frisco and Melissa in North Texas and one near...

Apr 19, 2024



## Celina and Dallas North Tollway corridor are considered the as the "Fast Growing City" in America!!!

 D Magazine

## Behind the Deal: How the \$4.5 Billion Legacy Hills Development in Celina Came to Be

Behind the Deal: How the \$4.5 Billion Legacy Hills Development in Celina Came to Be. Developed by Centurion American, executives close to the "...

Dec 14, 2023

 Dallas Innovates

## America's Fastest-Growing City: How Celina's Strategic Plan Aims To Spur Further Growth

When the U.S. Census Bureau released its Vintage 2023 Population Estimates last week, it put a spotlight on the North Texas city of Celina...

May 20, 2024

 The Real Deal

## Hillwood plans 4,000 more homesites in Dallas suburb Celina

Ross Perot Jr.'s Hillwood Communities has acquired 1380 acres of ranchland near downtown Celina, with plans to build a 4000-home community...

Jan 31, 2024

 Dallas Innovates

## Green Brick and HFI Announce Celina Residential Project with Nearly 2,000 Home Sites

North Texas' relentless growth just got another boost with yet another development announced in fast-growing Celina.

Feb 23, 2024

 Dallas News

## Centurion American buys 1,000 acres near Celina from Blue Star Land

Real estate firm Centurion American Development Group purchased the 1100-acre Bryson Ranch situated between Celina and Pilot Point from Blue...

Jun 24, 2024







**Thank you  
for your  
interest in  
Bellazio  
Lakes!**