



PROPERTY SUMMARY

PROPERTY:	Huddleston Land Tract
LOCATION:	TBD W FM 455, Celina, TX
TYPE:	Development Site
ZONING:	Ag - Agriculture
POTENTIAL USE:	Single Family Retail Commercial
AVAILABLE:	Immediately
LAND:	+/- 82.5 acres +/- 3,593,700 SF
TOPOGRAPHY:	Level
FRONTAGE/ACCESS:	FM 455 & Future N Celina Pkwy
VISIBILITY:	High
UTILITIES:	Near Site
TAXES:	Property ID: 1014510 (Ag exempt)
PRICING:	Call Broker for Pricing
TERMS:	Cash at Closing
LISTED:	LoopNet, Costar, Crexi and many more
COMMENTS:	This 82.5-acre tract in Celina, TX offers significant development upside in one of the fastest-growing markets in the North Texas region, with strong demand for both new housing and commercial services. Boasting nearly 1,400 feet of frontage along the future N Celina Parkway, the property provides exceptional visibility and access, enhancing its appeal for a range of development concepts. Proximity to expanding infrastructure and population growth supports potential retail and office uses that cater to the growing Celina and surrounding DFW area. With Celina's robust real estate market and limited large-parcel availability, the property presents a rare opportunity for long-term value creation.
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