



LAND FOR SALE

TBD W FM 455 | CELINA, TX 75009



PROPERTY HIGHLIGHTS

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.

PRICE

CALL FOR PRICING

SIZE

+/- 82.5 AC

+/- 3,593,700 SF

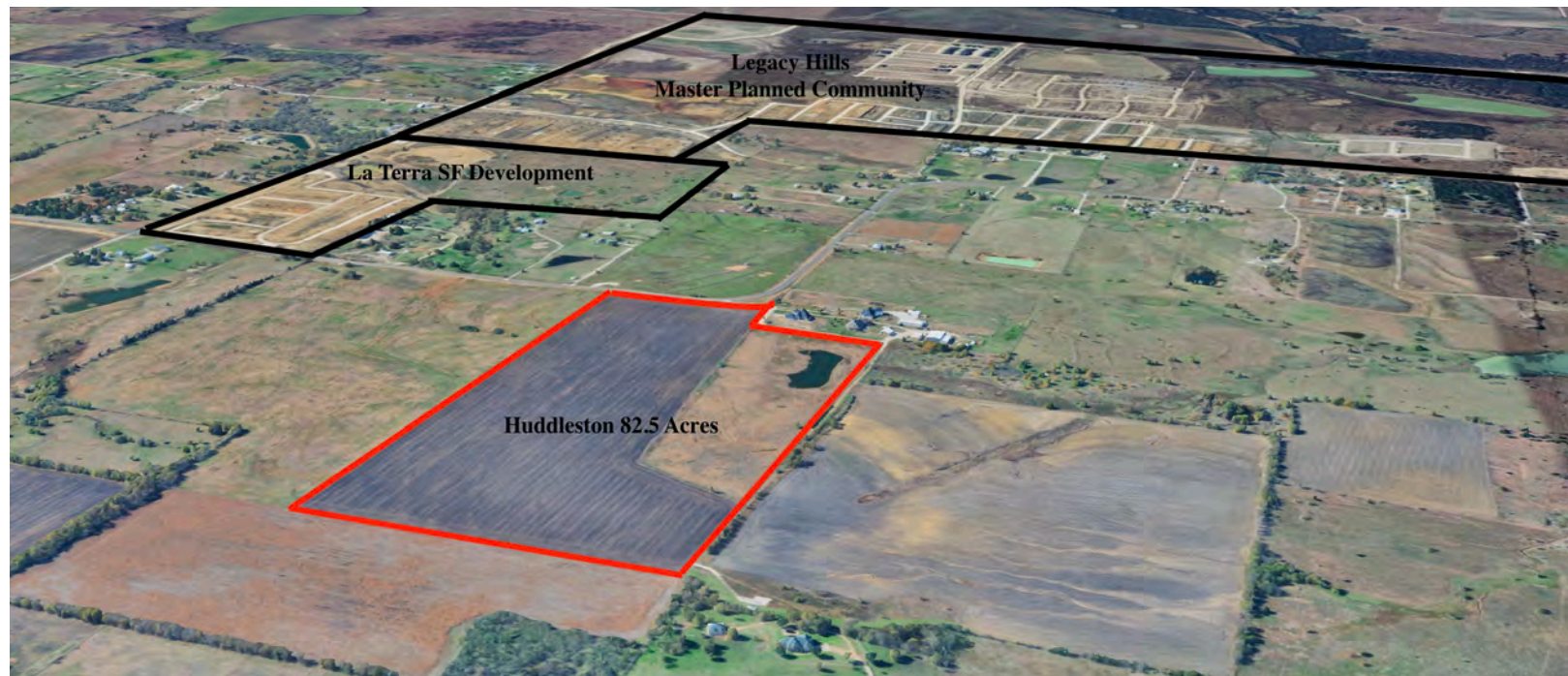
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AUSTIN DAVIS

austin@stagcre.com | (940) 400-STAG

SITE

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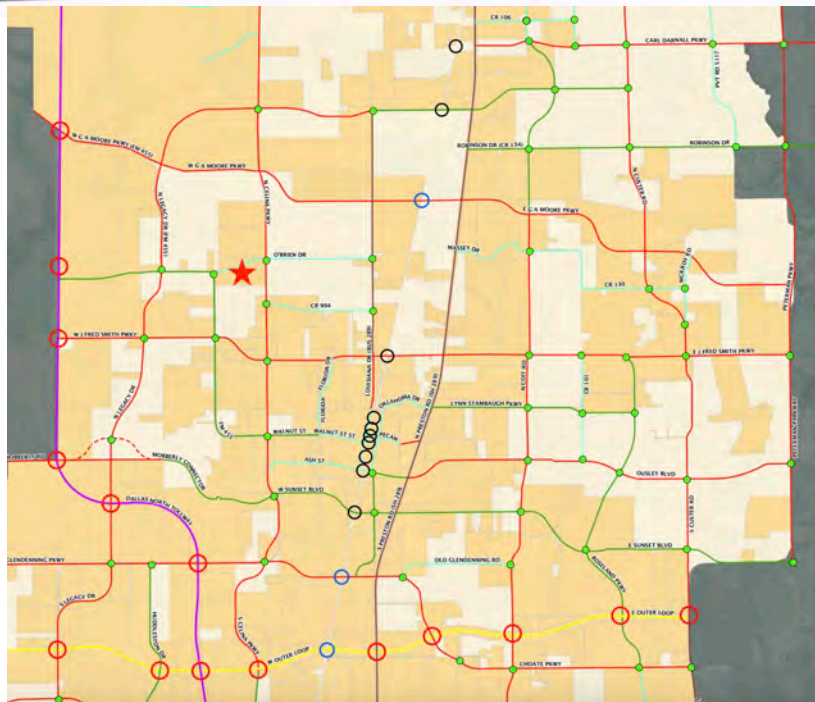
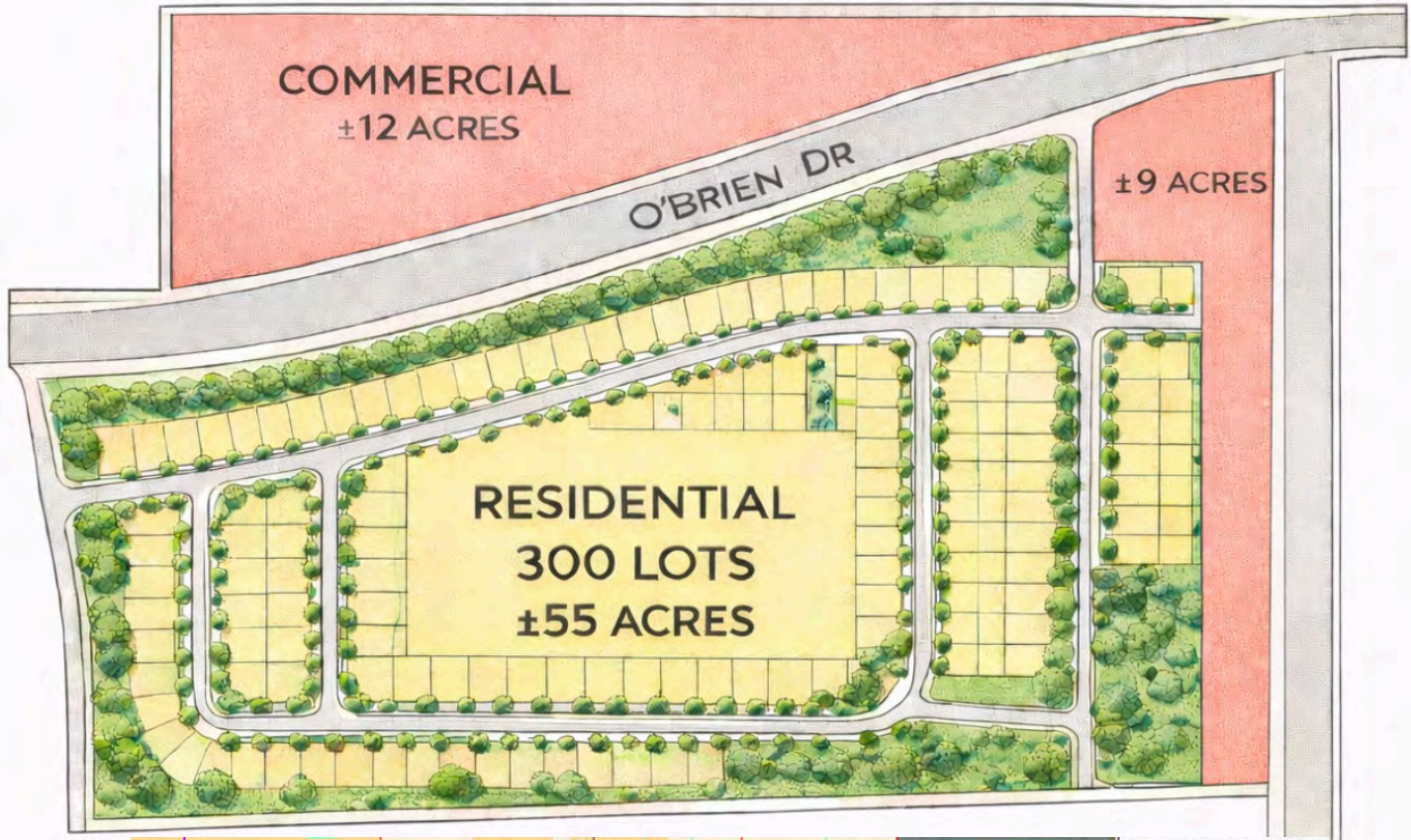
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CONCEPT

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Thoroughfare Plan

City of Celina

Legend

- Roundabout
- Thoroughfare Crossing
- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings
- Thoroughfare Plan**
- 2LC 60' - 80' ROW***
- 4LD 90' - 100' ROW*
- 6LD 140' ROW*
- 6LD 120' ROW*
- 6LD-ALT 120' ROW
- Freeway 400' ROW
- Outer Loop 500' ROW
- City Limits
- ETJ Limits

Notes:

* MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS

** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS

*** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY

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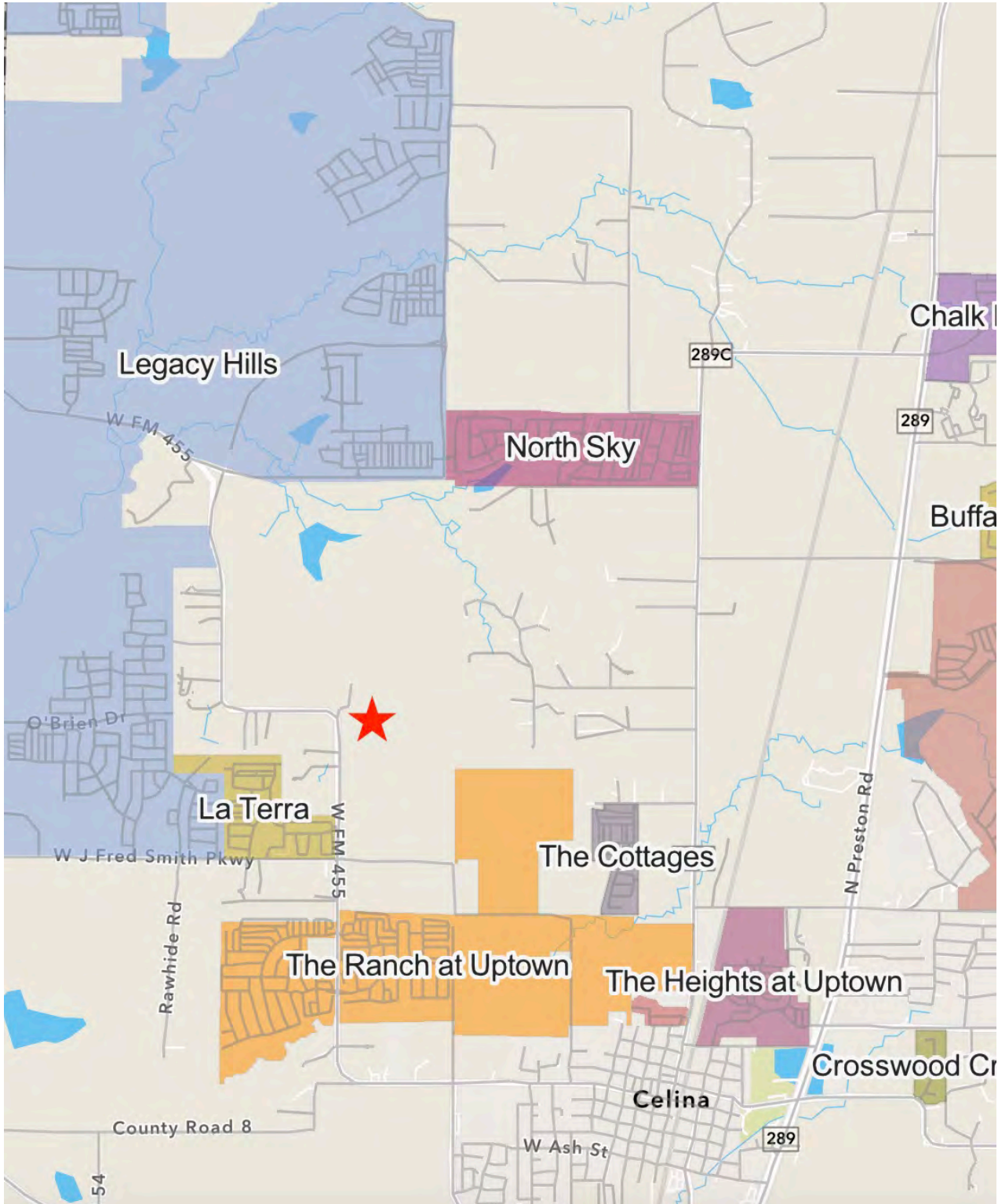
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PROPERTY SUMMARY

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.
CONTACT:	Austin Davis (940) 400-STAG austin@stagcre.com

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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.

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date