

16917 W Fm 455, Celina, Texas 75009

MLS#: 21202349 **N** Active  
Property Type: Land

16917 W Fm 455 Celina, TX 75009-2149  
SubType: Improved Land

LP: \$1,742,400  
OLP: \$1,742,400

Recent: **03/21/2026 : NEW**



Subdivision: J E HEATH  
County: Collin  
Country: United States  
Parcel ID: [R638700001601](#)  
Lot: Block:  
Legal: ABS A0387 J E HEATH SURVEY, TRACT 16, 5.0 ACR  
Unexempt Tx: \$6,249  
Spcl Tax Auth: No  
Lst \$/Acre: \$348,480.00  
Lake Name:  
Plan Dvlpm:  
MultiPrcl: No MUD Dst: No  
PID:No

Land SqFt: 217,800 Acres: 5.000 \$/Lot SqFt: \$8.00  
Lot Dimen: Will Subdv: No

HOA: None  
HOA Website:  
HOA Management Email:

HOA Co:

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: 5 to < 10 Acres  
Present Use:  
Zoning Info: unzoned  
Development: Unzoned  
Street/Utilities: Electricity Available, Electricity Connected, Outside City Limits  
Road Front Desc: FM Road  
Soil:  
Surface Rights:  
Waterfront:  
Restrictions: No Known Restriction(s)  
Easements: None  
Type of Fence:  
Exterior Bldgs:  
Miscellaneous:  
Prop Finance: Cash, Conventional  
Possession: Closing/Funding  
Showing: Combination Lock Box, Special

Remarks

**Property Description:** Positioned in the rapidly expanding northwest corridor of Celina, this exceptional 5-acre tract offers a rare opportunity to invest in one of North Texas' fastest-growing markets. Planned frontage along the future O'Brien Parkway which has direct access to the Dallas North Tollway, this property is ideally situated for long-term growth and development. With wide-open possibilities, the tract is well-suited for a variety of uses including residential development, a private estate, or future commercial potential. The surrounding area is experiencing significant expansion with new residential communities, infrastructure improvements, and continued northward growth from the Metroplex. Enjoy a blend of open space and strategic location—offering both privacy and convenience. Whether you're looking to build now or hold for future appreciation, this property delivers outstanding potential in a highly desirable location.

**Public Driving Directions:** GPS address  
**Seller Concessions YN:**Yes

Agent/Office Information

CDOM: 2 DOM: 2 LD: 03/21/2026 XD: 09/21/2026

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](mailto:coryann@texashomesandland.com)

LO Fax: Brk Lic: 0450333  
LO Email: [coryann@texashomesandland.com](mailto:coryann@texashomesandland.com)  
LA Cell: 214-908-5468 LA Fax:  
LA Othr: LA/LA2 Texting: Yes/  
LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

LA Website: [www.texashomesandland.com](http://www.texashomesandland.com)

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

Pref Title Co: Fidelity Title-Dana

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

Showing Information

Call: Showing Service, Agent Appt: (800) 257-1242 Owner Name: Cantrell

**Keybox #:** 0000

**Keybox Type:** Combo

**Seller Type:** Standard/Individual

**Show Instr:**

**Show Allowed:** Yes

**Show Srvc:** BrokerBay

**Showing:** Combination Lock Box, Special

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Prepared By: Coryann Johnson Texas Homes and Land on 03/23/2026 10:05

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