

TBD Legacy (FM 455) Lane, Celina, Texas 75009

MLS#: 20979542 **N** Active

TBD Legacy (FM 455) Lane Celina, TX 75009-2171

LP: \$1,995,000

Property Type: Land

SubType: Improved Land

OLP: \$1,995,000

Recent: 06/24/2025 : **NEW**

Lst \$/Acre: \$332,500.00



Subdivision: JOHN RAGSDALE SURVEY

County: Collin

Country: United States

Parcel ID: [R673500001901](#)

Lot: **Block:**

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 19, 6.0

Unexempt Tx: \$2,717

Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

Rd Front: 246 **Frontg Ft:** 246 **Rd Asmt:**

Land SqFt: 261,360 **Acres:** 6.000 **\$/Lot SqFt:** \$7.63

Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Tommie Dobie Bothwell

Primary:

Middle:

Jr High: Celina

High: Celina

Sr High:

Features

Lot Description: Acreage, Interior Lot

Lot Size/Acres: 5 to < 10 Acres

Present Use: Agricultural

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: Outside City Limits

Road Surface:

Soil:

Surface Rights:

Horses: Yes **Dock Permitted:**

Restrictions: No Known Restriction(s)

Easements: None

Type of Fence:

Exterior Bldgs:

Road Frontage: 246

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Lake Pump:

Remarks

Property Description: This prime property has approx 246 feet of frontage along Future Legacy Rd. (FM 455) and is ideally located just east of the Dallas Parkway, offering excellent visibility and access. Situated in one of the fastest-growing corridors in North Texas, this tract is well-suited for retail or commercial development. With extensive development already underway in the surrounding area, the possibilities are endless. Whether you're looking to develop immediately or hold for future appreciation, this property offers both strategic location and long-term value. Don't miss this exceptional opportunity to invest in a high-growth area! Home can be seen after looking and expressing interest in the land. There is an additional 6 ac to the south also available. That would be a nice addition to have a 12 ac block.

Public Driving Directions: Head North on Dallas Pkwy from Celina, turn Right (East) on 455. Turn Right (West) on Dusty Lane, property will be on the left. GPS Address

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0

DOM: 0

LD: 06/24/2025

XD: 12/24/2025

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

LA Website: www.texashomesandland.com

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

Pref Title Co: Fidelity Title- Dana

LO Fax: **Brk Lic:** 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call: Agent

Appt: 214-908-5468

Owner Name: See Tax Role

Keybox #: 0000

Keybox Type: None

Seller Type: Standard/Individual

Show Instr: Reach out to agent to schedule a showing, access to house will be by appt. only through Listing Agent.

Showing:

Prepared By: Coryann Johnson Texas Homes and Land on 06/24/2025 14:59

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