

# 17405 W Fm 455, Celina, Texas 75009

MLS#: 20867051 \$ Active

Property Type: Land

17405 W Fm 455 Celina, TX 75009-2159

SubType: Improved Land

LP: \$2,750,000

OLP: \$4,000,000

Recent: 07/17/2025 : DOWN : \$3,600,000->\$2,750,000

Lst \$/Acre: \$261,382.00



Subdivision: J R 517 Acre Surv Abs #735

County: Collin

Country: United States

Parcel ID: [R673500003701](#)

Parcel ID 2: R673500003801

Lot: Block:

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 37, 6.9

Unexempt Tx: \$16,015

Spcl Tax Auth: No

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

PID:No

Land SqFt: 458,295

Acres: 10.521

\$/Lot SqFt: \$6.00

Appraiser:

Subdivided: No

Lot Dimen:

Will Subdv: No

Land Leased: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

## General Information

Land Leased: No

AG Exemption: No

# Tanks/Ponds: 1

# Wells:

Cultivated Acres:

Bottom Land Ac:

## School Information

School Dist: Celina ISD

Elementary:

Primary: Celina

Middle: Jerry & Linda Moore

Jr High: Celina

High: Celina

Sr High:

## Features

Lot Description: Acreage, Interior Lot, Lrg. Backyard Grass

Lot Size/Acres: 10 to < 50 Acres

Present Use: Ranch, Residential

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Electricity Connected, Propane, Septic

Road Front Desc: FM Road

Road Surface: Asphalt

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions: No Restrictions

Easements: None

Type of Fence: Chain Link, Fenced, Full, Pipe

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only

Lake Pump:

## Remarks

Property Description:

Acreage with 428 ft of frontage on Future Legacy Rd. just west of Celina. This property has 10.5 ac that offers great investment opportunity along a prime commercial use area. This property includes custom-built traditional home, that can be used for residential or business purposes. Two access points gives an exceptional variety of uses. This area of Celina is in the ETJ but has no zoning at this time. This area is poised for significant future growth and profitability. Residential development to the south of west. This property is an excellent investment opportunity, especially considering its prime location along Future Legacy Rd. west of Celina. With 10.5 acres and 428 feet of frontage, it offers great visibility and accessibility, which is essential for both residential and commercial development. The custom-built traditional home adds flexibility for various uses, whether as a business or residential property. Key highlights include: Large Acreage: 10.5 acres with 428 feet of road frontage on a major thoroughfare, offering multiple access points. Prime Location: Situated in an area poised for future growth and development, especially with residential developments already underway nearby. Zoning Potential: The fact that the property is in Celina's Extraterritorial Jurisdiction (ETJ) and has no zoning at this time means there is flexibility in how the property can be developed in the future. Investment Opportunity: With residential and commercial development likely to continue in the area, this property holds significant potential for appreciation in value and profitability. This property offers both short-term flexibility and long-term investment potential. Whether you're interested in residential development, commercial use, or a combination of both, it's an exciting prospect. If you're looking into potential uses, zoning considerations down the road would be something to keep an eye on, given the growth and evolving plans for the area.

Public Driving Directions:

Take Dallas North Tollway North, Turn Right (East on J. Fred Smith Parkway) Turn Left (North) on FM 455, property will be on the left between Dusty Lane and Mimosa Lane. You may also use GPS for more specific directions from your location.

Seller Concessions YN:Yes

## Agent/Office Information

CDOM: 129

DOM: 129

LD: 03/10/2025 XD: 09/10/2025

**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](mailto:coryann@texashomesandland.com)

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

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

**Pref Title Co:** Fidelity National Title

**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**

**Location:** 411 W Pecan St, Celina, TX 4692023125

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**Showing Information**

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**Call:** Showing Service

**Appt:** (800) 257-1242

**Owner Name:** Melvin Robinett

**Keybox #:** 0000

**Keybox Type:** Combo

**Seller Type:** Standard/Individual

**Show Instr:** Please schedule Showing Appointment through Broker Bay

**Show Srvc:** BrokerBay

**Showing:** Appointment Only

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Prepared By: Coryann Johnson Texas Homes and Land on 07/17/2025 08:04

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