

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



HOA: None
HOA Website:
HOA Management Email:

HOA Co:

Land Leased: No
AG Exemption: No

Tanks/Ponds: 1
Wells:

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
PID: No

School Dist: Celina ISD
Elementary:
Primary: Celina

Middle: Jerry & Linda Moore
Jr High: Celina

Cultivated Acres:
Bottom Land Ac:

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:**

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
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

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 National Title
LO Fax: Brk Lic: 0450333
LO Email: 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

Showing Information

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 Srv:	BrokerBay			
Showing:	Appointment Only			

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

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