



3090 N Louisiana Dr

3090 N Louisiana Dr, Celina, TX 75009



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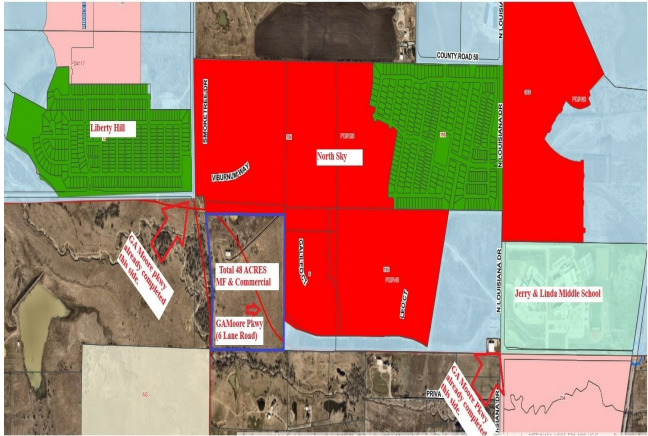
Upon Request

Prime ±48.7-acre mixed-use development opportunity located along the future 6-lane GA Moore Parkway in one of Celina’s fastest-growing corridors. The site is strategically positioned within the path of growth, surrounded by major master-planned communities including Legacy Hills, North Sky, and Liberty Hill, driving strong demand for both multifamily and retail uses.

The property is well-suited for a large-scale mixed-use project, with the potential to support approximately 700–850 multifamily units along with a commercial component along the frontage. Strong visibility...

- * Prime ±48.7-acre mixed-use development opportunity in high-growth Celina corridor
- * Frontage along future 6-lane GA Moore Parkway
- * Supports 700–850 multifamily units + commercial frontage (conceptual)
- * Surrounded by major master-planned communities driving strong housing + retail demand
- * Opportunity to create value through retail pad development along frontage
- * Potential developer agreement ? increased density + reduced/waived impact fees
- * Utilities available to or near site (buyer to verify)
- * Positioned in one of fastest-growing submarkets in North...

- Ideal for mixed-use (multifamily + retail/commercial)
- Frontage along future 6-lane GA Moore Parkway
- Supports 700–850 multifamily units (conceptual)
- Opportunity for city developer agreement potential reduced/waived impact fees
- Utilities available to or near site faster development timeline
- Surrounded by major master-planned communities (Legacy Hills, North Sky, Liberty Hill)



Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Mixed Use
Sale Type:	Investment
Total Lot Size:	48.70 AC
No. Lots:	1
Zoning Description:	Not Zoned
APN / Parcel ID:	R-6654-000-0020-1



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The property is well-suited for a large-scale mixed-use project, with the potential to support approximately 700–850 multifamily units along with a commercial component along the frontage. Strong visibility and access along a major arterial make it ideal for both residential and service-oriented retail development.

The site offers a compelling value-add opportunity through retail pad development, allowing developers to monetize frontage and enhance overall project returns. Additionally, potential city alignment and developer agreement may allow for increased density and reduced impact fees, improving project feasibility.

Utilities are available to or near the site (buyer to verify). With infrastructure already underway and strong surrounding growth, this site presents an exceptional opportunity for mixed-use developers, multifamily builders, and investors seeking scalable development in a high-demand North Texas submarket.