



**TALLEY & CO.**  
REAL ESTATE

# 10 ACRES FUTURE LEGACY ROAD | CELINA, TX

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## 10 ACRES FUTURE LEGACY ROAD 7410 RAWHIDE ROAD, CELINA, TX

**Talley And Company | TalleyAndCo.com | 254.718.6791 | 8914 Hames Road, Pilot Point, TX 76258**

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**LOCATION:** 7410 Rawhide  
Celina, Texas 75009

**COUNTY:** Denton

**ASKING PRICE:** \$2,500,000

**LOT SIZE:** 10 Acres

## PROPERTY HIGHLIGHTS

- Incredibly located 10-acre parcel on Future Legacy, with the Dallas North Tollway less than a mile to the West and FM 455 less than a mile to the East.
- This property is outside city limits and does not have a pre-annexation agreement in place with the City of Celina, making this parcel a rare find with significant potential.
- The property is adjacent to the future Uptown Celina, a 700-acre master planned development with 2,800 single family homes and 1,100 multifamily units planned and immediately South of J Fred Smith Parkway, which will be home to a future H-E-B site and full diamond exit from the Dallas North Tollway.
- The site is within a mile of 12,000 new residential lots including 7,200 lots in the master planned community of Legacy Hills just to the North.









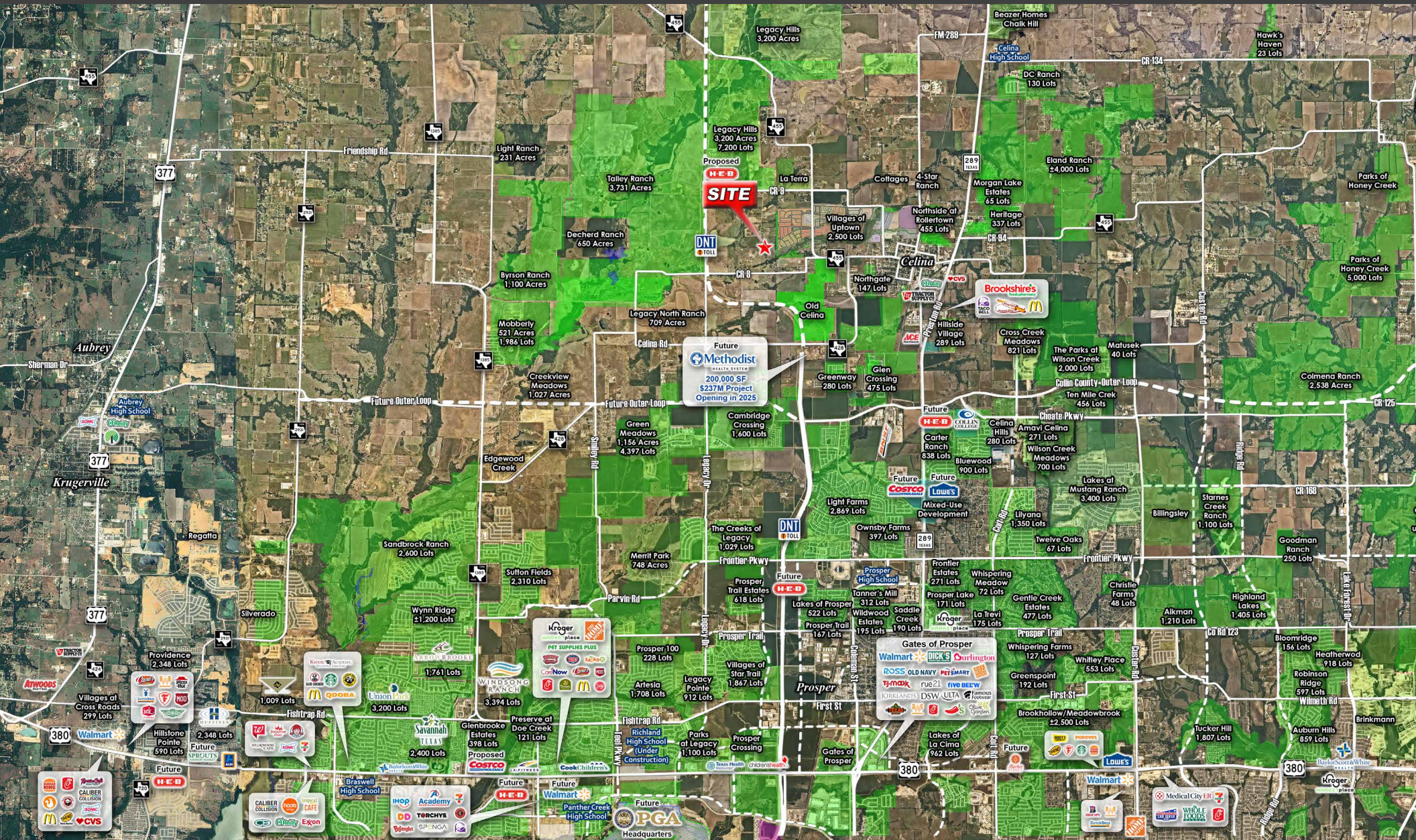




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## ABOUT CELINA



With a current population of over 30,000 people, the City of Celina's population has nearly tripled since 2010. This quick rate of growth makes Celina the fastest-growing city in North Texas.

Situated in high-growth Collin County and nestled between the major arteries of Preston Road to the east and the future Dallas North Tollway to the west, Celina's maximum projected buildout population is approximately 378,000. In other words, Celina is positioned geographically, demographically, and economically to quickly become a big player in the North Texas metropolitan community.

Celina residents enjoy fantastic education options in the highly-rated school districts of both the Celina ISD and the Prosper ISD. In addition, Celina is proud to be home to a 75 acre Collin College campus that offers higher education to northwestern Collin County.



## AREA ATTRACTIONS & TRAFFIC GENERATORS

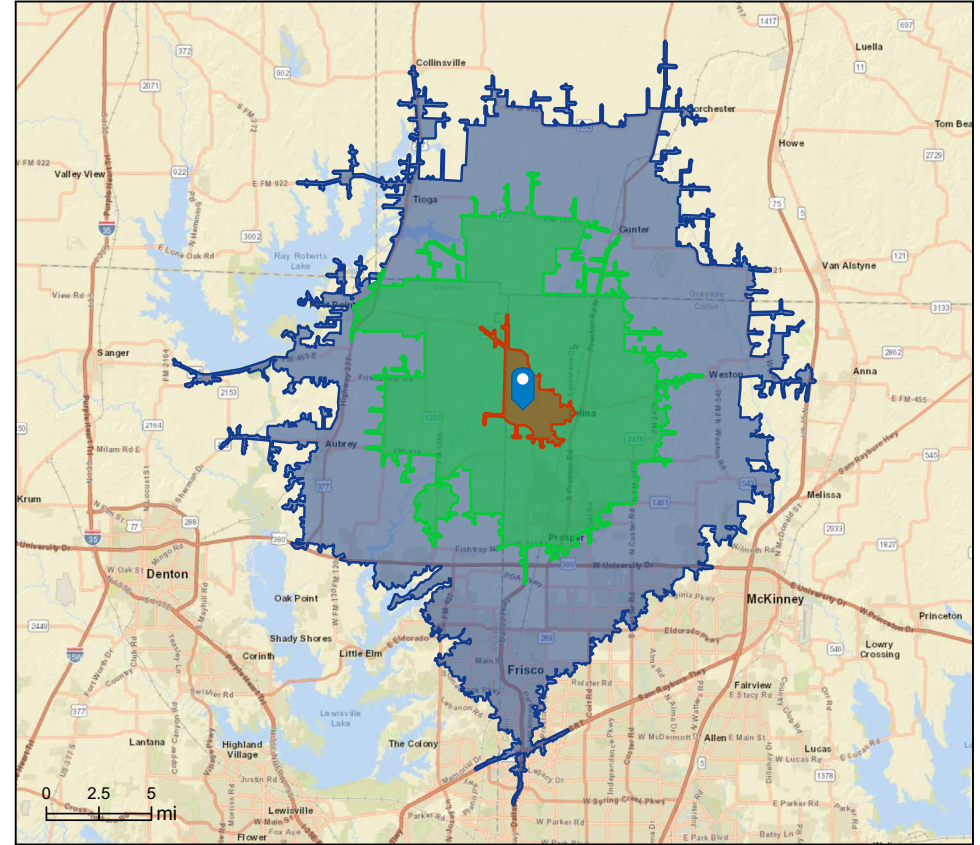


**TEXAS TULIPS**





	10 minutes	20 minutes	30 minutes
<b>Population Summary</b>			
2010 Total Population	2,135	15,212	147,179
2020 Total Population	3,221	41,524	301,759
2020 Group Quarters	0	79	632
2024 Total Population	3,669	73,342	404,023
2024 Group Quarters	0	93	679
2029 Total Population	6,722	127,790	520,068
2024-2029 Annual Rate	12.87%	11.75%	5.18%
2024 Total Daytime Population	3,370	57,051	351,768
Workers	1,266	18,421	153,181
Residents	2,104	38,630	198,587
<b>Household Summary</b>			
2010 Households	726	4,777	48,692
2010 Average Household Size	2.94	3.16	3.01
2020 Total Households	1,106	12,531	98,338
2020 Average Household Size	2.91	3.31	3.06
2024 Households	1,210	22,345	133,551
2024 Average Household Size	3.03	3.28	3.02
2029 Households	2,264	39,731	172,677
2029 Average Household Size	2.97	3.21	3.01
2024-2029 Annual Rate	13.35%	12.20%	5.27%
2010 Families	550	3,981	39,100
2010 Average Family Size	3.39	3.47	3.38
2024 Families	920	19,197	104,932
2024 Average Family Size	3.39	3.51	3.48
2029 Families	1,732	33,435	135,451
2029 Average Family Size	3.32	3.48	3.46
2024-2029 Annual Rate	13.49%	11.74%	5.24%
<b>Housing Unit Summary</b>			
2000 Housing Units	639	3,195	14,587
Owner Occupied Housing Units	68.5%	72.9%	68.9%
Renter Occupied Housing Units	23.8%	20.5%	20.5%
Vacant Housing Units	7.7%	6.6%	10.6%
2010 Housing Units	807	5,228	52,975
Owner Occupied Housing Units	63.2%	73.5%	72.0%
Renter Occupied Housing Units	26.6%	17.9%	19.9%
Vacant Housing Units	10.0%	8.6%	8.1%
2020 Housing Units	1,180	13,729	105,002
Owner Occupied Housing Units	71.4%	80.6%	68.6%
Renter Occupied Housing Units	22.3%	10.7%	25.1%
Vacant Housing Units	6.7%	9.0%	6.0%
2024 Housing Units	1,473	24,805	144,134
Owner Occupied Housing Units	62.5%	80.5%	69.1%
Renter Occupied Housing Units	19.6%	9.6%	23.5%
Vacant Housing Units	17.9%	9.9%	7.3%
2029 Housing Units	2,506	42,918	184,405
Owner Occupied Housing Units	45.7%	75.3%	68.6%
Renter Occupied Housing Units	44.6%	17.2%	25.1%
Vacant Housing Units	9.7%	7.4%	6.4%
<b>Median Household Income</b>			
2024	\$86,669	\$154,576	\$142,018
2029	\$107,205	\$157,908	\$154,423
<b>Median Home Value</b>			
2024	\$447,710	\$573,287	\$540,499
2029	\$498,042	\$614,034	\$592,656
<b>2024 Households by Income</b>			
Household Income Base	1,210	22,345	133,551
<\$15,000	0.7%	2.0%	2.7%
\$15,000 - \$24,999	6.3%	5.5%	2.4%
\$25,000 - \$34,999	3.7%	2.8%	2.6%
\$35,000 - \$49,999	4.2%	4.1%	4.5%
\$50,000 - \$74,999	25.1%	6.8%	9.1%
\$75,000 - \$99,999	18.2%	7.6%	9.9%
\$100,000 - \$149,999	13.1%	19.0%	21.1%
\$150,000 - \$199,999	12.0%	18.5%	18.0%
\$200,000+	16.6%	33.9%	29.6%
Average Household Income	\$127,697	\$185,216	\$176,094



#### 2024 Population 25+ by Educational Attainment

Total	2,296	44,734	250,497
Less than 9th Grade	3.7%	2.6%	1.7%
9th - 12th Grade, No Diploma	1.8%	1.9%	1.9%
High School Graduate	15.4%	11.0%	10.9%
GED/Alternative Credential	5.1%	2.1%	2.0%
Some College, No Degree	21.4%	16.8%	15.1%
Associate Degree	5.2%	8.0%	8.1%
Bachelor's Degree	36.0%	39.6%	39.1%
Graduate/Professional Degree	11.5%	18.1%	21.3%

#### 2024 Population 15+ by Marital Status

Total	2,798	54,675	305,565
Never Married	27.4%	26.6%	26.1%
Married	57.7%	63.2%	63.2%
Widowed	2.5%	2.9%	3.3%
Divorced	12.3%	7.3%	7.3%