

# TBD N Louisiana Drive, Celina, Texas 75009

MLS#: 20903100 \$ Active

Property Type: Land

TBD N Louisiana Drive Celina, TX 75009-2177

SubType: Improved Land

LP: \$11,570,934

OLP: \$8,816,200

Recent: 09/29/2025 : UP : \$8,816,200->\$11,570,934

Lst \$/Acre: \$599,374.98



Subdivision: GERMAN EMIGRATION CO SURVEY

County: Collin

Country: United States

Parcel ID: [R635700000901](#)

Parcel ID 2: R635700000501, R635700000801

Lot: Block:

Legal: ABS A0357 GERMAN EMIGRATION CO SURVEY, TRACT

Unexempt Tx: \$3,433

Spcl Tax Auth: No

PID:No

Land SqFt: 840,926

Acres: 19.305

\$/Lot SqFt: \$13.76

Appraiser:

Subdivided: Yes

Lot Dimen:

Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

## General Information

AG Exemption: No

# Wells:

Bottom Land Ac:

## School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Primary: Celina

Middle: Jerry & Linda Moore

Jr High: Celina

High: Celina

Sr High:

## Features

Lot Description: Acreage, Interior Lot

Lot Size/Acres: 10 to < 50 Acres

Present Use:

Proposed Use

Zoning Info: unzoned

Development: Unzoned

Street/Utilities: City Water, Outside City Limits

Soil:

Surface Rights:

Waterfront:

Horses:

Dock Permitted: No

Restrictions: No Known Restriction(s)

Easements: Other

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Go (Appt Svc Only)

Lake Pump: No

## Remarks

Property Description:

Prime Development Opportunity Just North of Downtown Celina. Located just north of Downtown Celina, this property presents an exceptional opportunity for development in one of the fastest-growing areas in North Texas. Situated along North Louisiana Street, just north of the future O'Brien Parkway intersection, the site offers excellent access and high visibility—making it ideal for commercial, residential, or investment use. 19 total ac. Key Highlights: Strategic Location: Minutes from Downtown Celina, and directly across from a 130-acre residential development. Educational Growth: Close proximity to newly opened elementary and middle schools. Zoning & Future Use: Designated for future Industrial Commerce use, providing long-term development potential. Topography: The property features a high elevation point, offering stunning panoramic views of the surrounding countryside. Flood-Free Land: Ensures safety and usability for a wide range of developments. Existing Structure: While a residence currently sits on the property, could be repurposed as an office or temporary space. Outside City Limits: Offers flexibility and fewer regulatory restrictions, while still benefiting from Celina's booming growth. This is a rare chance to secure a prominent site on the edge of one of the most dynamic small cities in Texas. Whether you're an investor, developer, or business owner looking for a future-forward location, this property checks all the boxes. Also listed as separate parcels: MLS:20771858, MLS:20778918, MLS:20772695

Public Driving Directions:

From Preston Road go West on G.A. Moore Pkwy, then South on N Louisiana Drive. Property will be on the right, you can also GPS address 2350 N Louisiana Drive.

Seller Concessions YN:Yes

## Agent/Office Information

CDOM: 157

DOM: 157

LD: 04/25/2025

XD: 10/29/2025

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)

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/

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

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

**Pref Title Co:** Fidelity National Title

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

**Location:** 411 W Pecan Street, Celina 469-202-3125  
Dana

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**Showing Information**

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**Call:** Showing Service

**Keybox #:** 0000

**Show Instr:**

**Show Srvc:** BrokerBay

**Showing:** Go (Appt Svc Only)

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

**Keybox Type:** None

**Owner Name:** See Tax Role

**Seller Type:** Standard/Individual

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Prepared By: Coryann Johnson Texas Homes and Land on 09/29/2025 10:02

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