

2364 N Louisiana Drive, Celina, Texas 75009

MLS#: 20778918 **N Active**
Property Type: Land

[2364 N Louisiana Drive Celina, TX 75009-2177](#)
SubType: Improved Land

LP: \$2,754,734
OLP: \$2,754,734

Recent: **04/10/2025 : NEW**

Lst \$/Acre: \$555,389.92

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No



Subdivision: GERMAN EMIGRATION

County: Collin

Country: United States

Parcel ID: [R635700000501](#)

Lot: Block:

Legal: ABS A0357 GERMAN EMIGRATION CO SURVEY, TRACT

Unexmpt Tx: \$5,494

Spcl Tax Auth:

Land SqFt: 216,058

Acres: 4.960

\$/Lot SqFt: \$12.75

Lot Dimen:

Will Subdv: Yes

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

Middle: Jerry & Linda Moore

High: Celina

Features

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

Lot Size/Acres: 3 to < 5 Acres

Present Use:

Zoning Info: contact City

Development: Unzoned

Street/Utilities: City Sewer, City Water

Soil:

Surface Rights:

Restrictions: No Known Restriction(s)

Easements: None

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Remarks

Property Description: This promising 4.9-acre investment property is located on North Louisiana Street, just outside of Celina. It features a high elevation point that offers panoramic views of the surrounding countryside. The land is flood-free and designated for future industrial commerce use. Additionally, there is a residence on the property that could serve as an excellent office space. Conveniently situated on the edge of Downtown Celina, this property is currently outside the city limits, with the possibility of acquiring additional acreage.

Public Driving Directions: From Preston Rd go West on G.A. Moore Pkwy then South on N Louisiana Dr. Property will be on the right. You can also use GPS address 2364 N Louisiana Dr.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0

DOM: 0

LD: 04/10/2025

XD: 10/10/2025

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

LA Website: www.texashomesandland.com

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

Pref Title Co: Fidelity Title-Dana

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 469-202-3125

Showing Information

Call:

Keybox #: 0000

Show Instr:

Show Srvc: BrokerBay

Showing:

Appt: (800) 257-1242

Keybox Type: None

Owner Name: Rupesh Sunkara

Seller Type: Standard/Individual

