

# FOR SALE



## Ranch Property

7886 C.R. 172 Grove, Celina, TX 75009



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## Ranch / Agricultural Land

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**LOCATION** Northeast side of Celina; between CR 2478 & 543

**ACREAGE** 97.72 Ac

**ZONING** Ag

**JURISDICTION** Weston ETJ

**UTILITIES** Electricity Connected,, Outside City Limits,  
Overhead Utilities, Unincorporated,  
No City Services.

**WATER/SEWER** Individual Water Meter, Rural Water District

**GAS/ELECTRIC** Propane

**CABLE/FIBER** Starlink

**FRONTAGE** Along future thoroughfares

**LEGAL DESCRIPTION** ABSTRACT A0393 CALEB HART SURVEY,  
TRACT 1; ABSTRACT A0185 HEZ CULWELL  
SURVEY, TRACT 1; ABSTRACT A0598 LEVI  
MELVIN SURVEY, TRACT 29. City of Celina,  
Collin County

**CAD PROPERTY ID** 992812; 1004834; 996355

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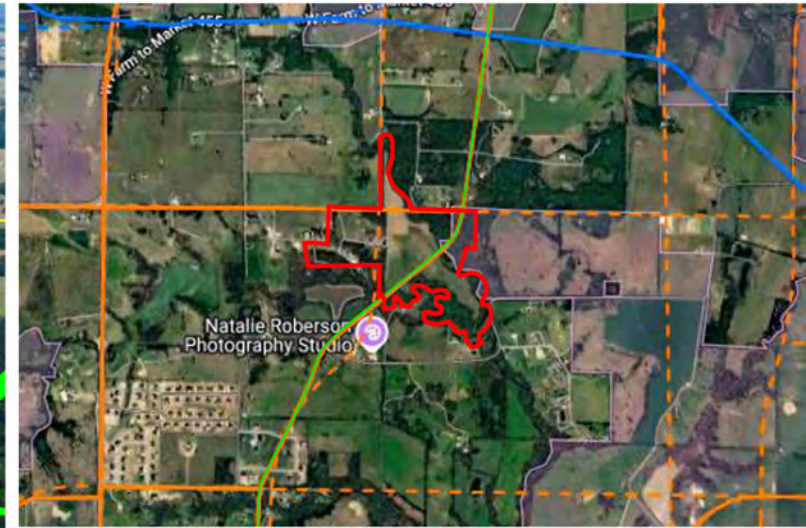
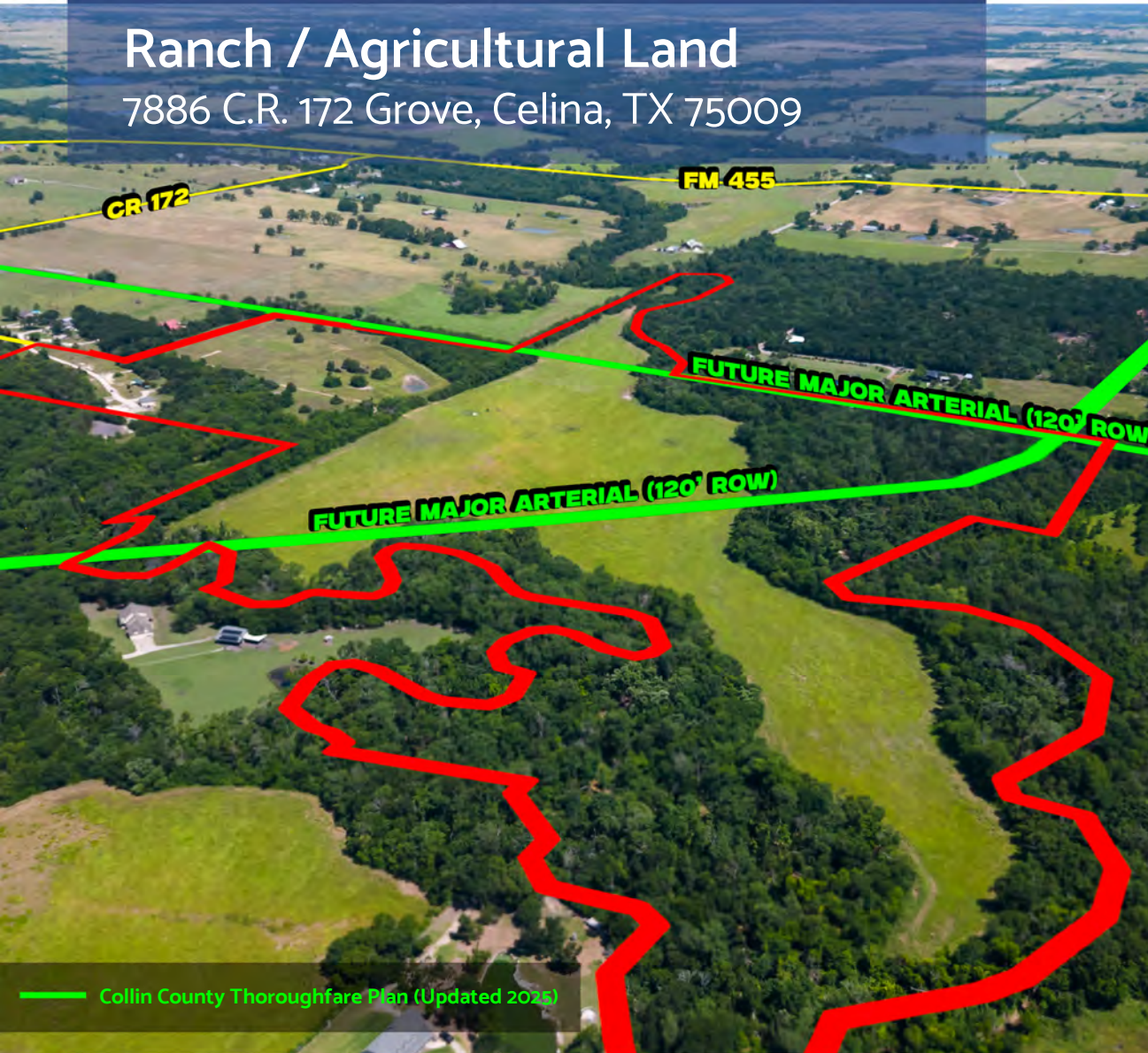
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### Positioned for Long-Term Value with Major Road Frontage

This property offers significant upside potential thanks to future major thoroughfares planned to run directly through and alongside the site. These forthcoming infrastructure improvements will create at least two valuable hard corners and provide extensive road frontage—dramatically increasing visibility, accessibility, and long-term development potential. As key transportation routes expand in this high-growth area, this property stands to benefit directly, making it a strategic acquisition for investors seeking prime positioning in the path of progress.

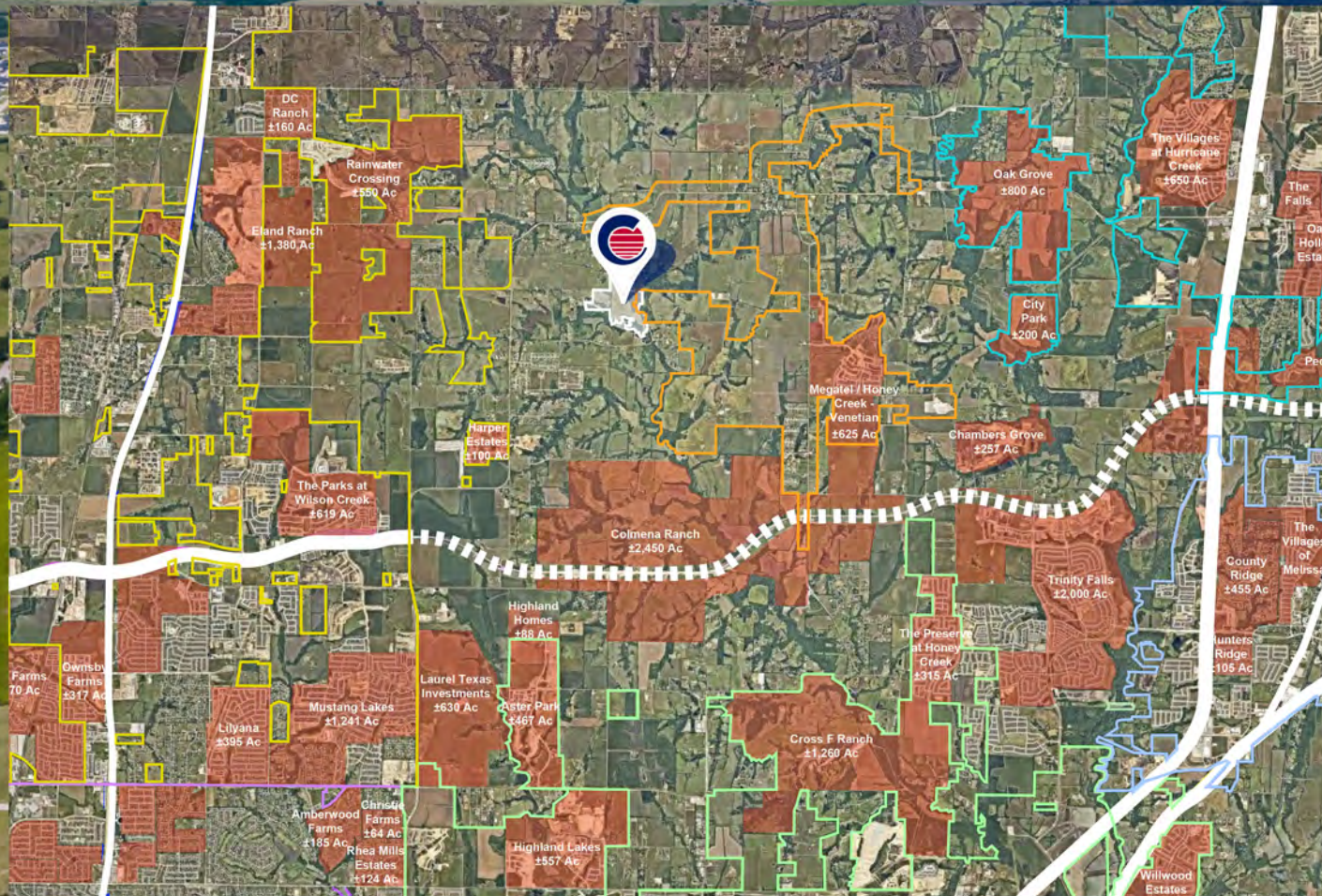
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## Prime Investment Opportunity in the Path of Growth

Located just northeast of Downtown Celina, within the Weston ETJ, this property combines open space with strategic proximity to North Texas' fastest-growing corridors. Situated less than 2.5 miles from the Collin County Outer Loop and only an 11-minute drive to Celina's vibrant downtown, the location offers both tranquility and accessibility.

Surrounded by active developments, this land presents a rare opportunity to invest ahead of the curve. With major infrastructure and community growth already underway in every direction, this property is perfectly positioned to appreciate in value—making it an ideal hold or development opportunity for forward-thinking investors and builders.

— City of Weston — City of McKinney  
— City of Anna — City of Prosper  
— City of Melissa — City of Celina

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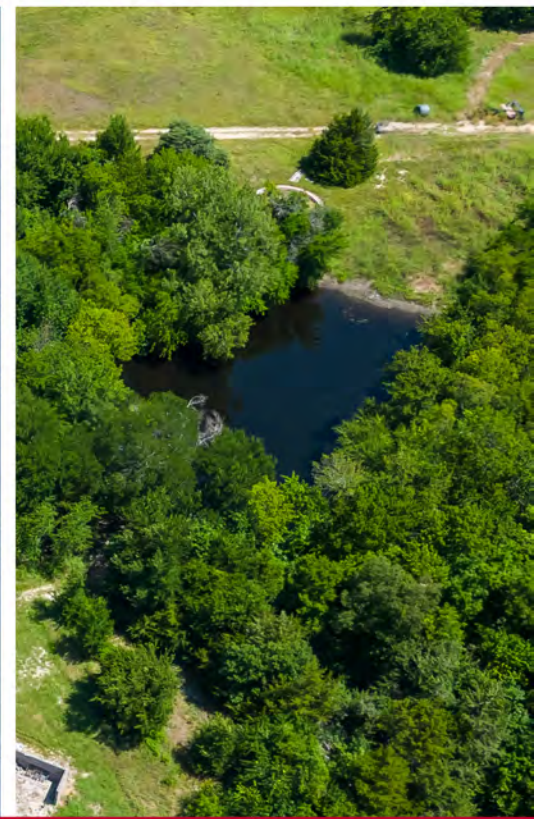
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## Key Features

- Quaint hunting cabin
- 2 car garage
- Two ponds (1/3 of an acre & 1/4 of an acre)
- Great hunting land
- Rolling topography
- Zoned for Celina ISD
- Located in ETJ
- Creek runs through portion of property



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Craig International is a full service Commercial Real Estate Brokerage, Development & Consulting firm, family owned and operated in Collin County since 1980.

The company is an industry leader in aggressive, high-profile commercial real estate investment and development.

Headquartered in McKinney, Texas, our corporation has been successful for over 40 years through perseverance, dedication, and unwavering integrity.

Vision, attention to detail, and follow through are the hallmarks of our philosophy, which has allowed us to achieve one of the finest track records in our industry for financial success and performance.

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Craig International, Inc.	403157	jcraig@craightl.com	(972) 529-1371
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

James Tolivar Craig, III	531352	jcraig@craightl.com	(972) 529-1371
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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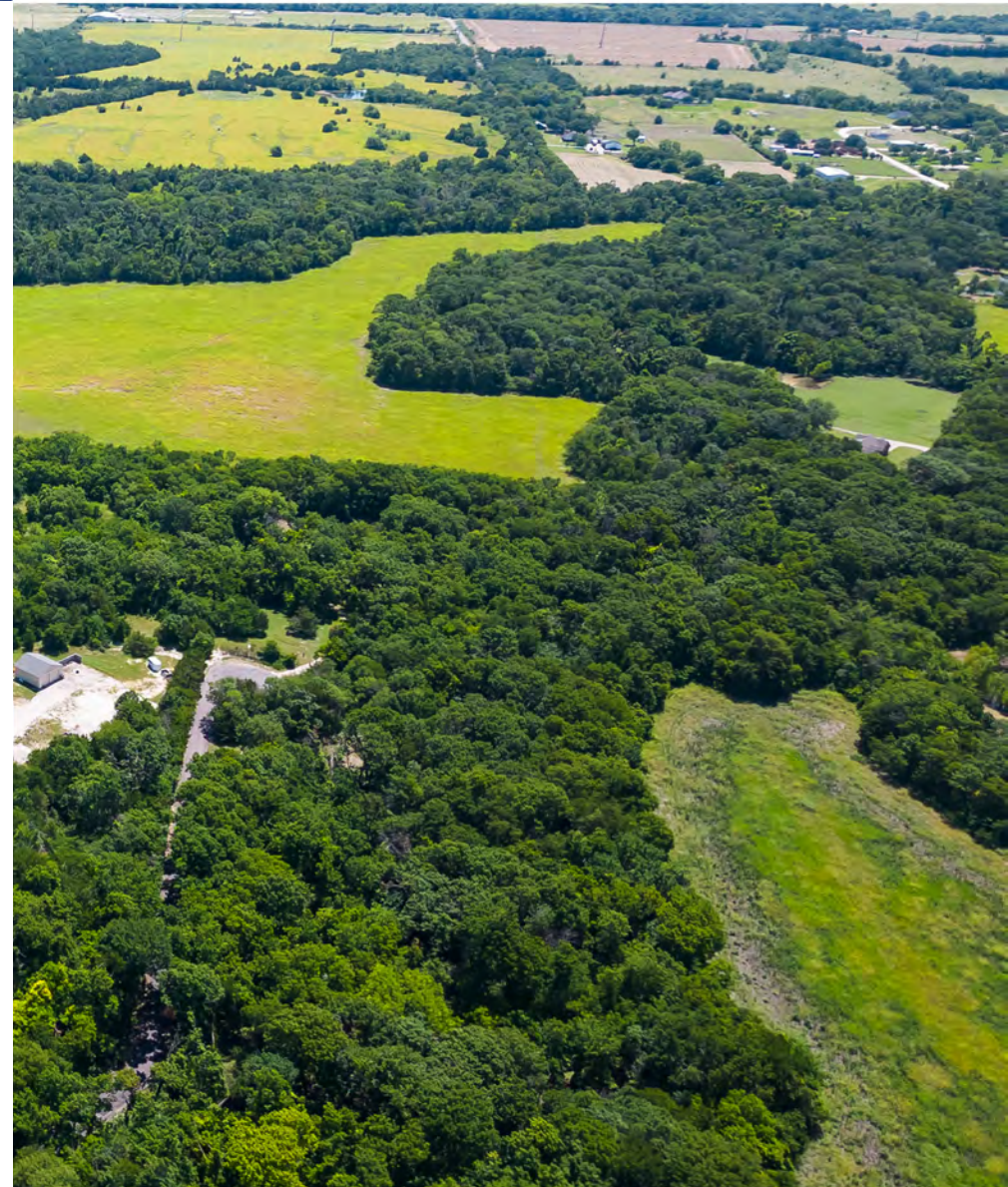
Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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