

\$5,500,000

**17256 W FM 455
Celina, TX 75009**



**TEXAS
HOMES & LAND**

19.76 ACRES

**Prime Investment
Opportunity**



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson - Broker

214-908-5468

Coryann@texashomesandland.com

Acreage on Future Legacy Rd. just west of Celina offers 19.7 acres of prime investment potential in a key commercial area. The property is suitable for both residential and business purposes, located in Celina's ETJ with no current zoning, providing flexibility for future development. This area is positioned for significant growth, with residential developments to the south and west and proximity to the future intersection of O'Brien Parkway and Legacy Dr. Key features include: - Large Acreage: 19.7 acres with 550 feet of road frontage on a major thoroughfare - Prime Location: Situated in an area set for growth, with nearby residential developments already underway. - Zoning Potential: Located in Celina's ETJ with no zoning, allowing for versatile development options. - Investment Opportunity: With ongoing residential and commercial expansion in the area, the property holds strong potential for value appreciation and profitability. This property offers both short-term adaptability and long-term investment prospects, making it ideal for residential, commercial, or mixed-use development. Monitoring future zoning considerations will be important as the area continues to evolve.

Property Details



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Exterior

Property Type: Land

Lot Size Area: 19.76

Restrictions: No known restrictions

Land Use: Residential

Proposed Use:
Residential/investment/Development

Location: Road frontage on W FM 455

Property Highlights

- Size & Frontage: 19.7 acres with approx. 550 feet of frontage on a major future thoroughfare.
- Prime Location: Positioned in Celina's ETJ, surrounded by residential growth to the south and west, and near the future intersection of O'Brien Parkway and Legacy Drive.
- Flexibility: Currently unzoned, allowing for residential, commercial, or mixed-use development.
- Growth Potential: With strong residential and commercial expansion underway in the area, this tract offers excellent long-term appreciation and development opportunities.

MLS #21045268

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Other Facts & Features



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Listing Price: \$5,500,000

Special Listing Conditions: Standard

Directions: GPS Address

Current Use: Residential

Zoning Details: Unzoned, Celina ETJ

Listing Brokerage: Texas Homes and Land

Legal & Financial

Parcel ID: R673500002201

Seller Concession: Yes

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 22, 19

Location

County: Collin

Investment Advantage:

This property provides both short-term adaptability and long-term upside as the Celina market continues to thrive. Its location, size, and lack of zoning restrictions make it an attractive option for developers, investors, and businesses seeking a strategic position in one of North Texas's fastest-growing regions.

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