

2350 N Louisiana Drive, Celina, Texas 75009

MLS#: 20771840 \$ Active
Property Type: Land

2350 N Louisiana Drive Celina, TX 75009-2177
SubType: Improved Land

LP: \$3,299,000
OLP: \$3,299,016

Recent: 11/07/2024 : DOWN : \$3,300,000->\$3,299,000

Lst \$/Acre: \$588,057.04



Subdivision: GERMAN EMIGRATION
County: Collin
Country: United States
Parcel ID: [R635700000901](#)
Lot: Block:
Legal: ABS A0357 GERMAN EMIGRATION CO SURVEY, TRACT
Unexempt Tx: \$3,130
Spcl Tax Auth: No

Lake Name:
Plan Dvlpm:
MultiPrcl: Yes MUD Dst: No
PID: No

Rd Front:	Frontg Ft:	Rd Asmt:	No
Land SqFt: 244,372	Acres: 5.610	\$/Lot SqFt:	\$13.50
Appraiser:		Subdivided:	No
Lot Dimen:		Will Subdv:	No
		Land Leased:	No

HOA: None
HOA Website:
HOA Management Email:

HOA Co:

General Information

Crop Retire Prog: No
Land Leased: No
AG Exemption: No

Lakes:
Tanks/Ponds:
Wells:

Pasture Acres:
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Celina ISD
Elementary: Bobby Ray-Afton Martin
Primary:

Middle: Jerry & Linda Moore
Jr High: Celina

High: Celina
Sr High:

Features

Lot Description: Acreage, Interior Lot
Lot Size/Acres: 5 to < 10 Acres
Present Use: Residential
Proposed Use: Development
Zoning Info: Unzoned. Future could be commercial
Development: Unzoned
Street/Utilities: Sewer Available
Road Front Desc: State Road
Soil: Black
Surface Rights:
Waterfront:
Horses: Yes Dock Permitted:

Restrictions: None
Easements: Water Lines
Documents: Aerial Photo
Type of Fence: Barbed Wire
Exterior Bldgs:
Miscellaneous:
Prop Finance: Cash, Conventional
Possession: 30-60 Days
Showing: Appointment Only
Lake Pump:

Remarks

Property Description: This promising 5+ acre investment property fronts on North Louisiana Street, just outside of Celina. It features a high elevation point, providing panoramic views of the surrounding countryside. The land is flood-free and designated for future Industrial Commerce use. While there is a residence on the property, it holds no value. Conveniently located on the edge of Downtown Celina, this property is currently outside the city limits. There is a possibility of more acreage available.

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 2350 N Louisiana Dr.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0

DOM: 0

LD: 11/07/2024 XD: 05/07/2025

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

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**

LA Website: www.texashomesandland.com

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

Pref Title Co: Fidelity National Title

Location: 411 W Pecan St, Celina 4692023125

Showing Information

Call: Showing Service **Appt:** (800) 257-1242 **Owner Name:** Dennis & Anna Shinpaugh
Keybox #: 0000 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr:
Show Srvc: BrokerBay
Occupancy: Owner **Open House:**
Showing: Appointment Only
Surveillance Devices Present: Audio, Video

Prepared By: Coryann Johnson Texas Homes and Land on 11/07/2024 13:54

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