

403 E Pecan Street, Celina, Texas 75009

MLS#: 20553979 \$ Active
Property Type: Land

[403 E Pecan Street Celina, TX 75009-6157](#)
SubType: Improved Land

LP: \$999,500
OLP: \$1,100,000

Recent: 09/06/2024 : DOWN : \$1,100,000->\$999,500



Lst \$/Acre: \$1,995,009.98
Subdivision: Celina Original Donation
County: Collin
Country: United States
Lake Name:
Parcel ID: [R102306200501](#) **Plan Dvlpm:**
Parcel ID 2: 999398
Lot: 5 **Block: 62** **MultiPrcl:** Yes **MUD Dst:** No
Legal: CELINA ORIGINAL DONATION (CCL), BLOCK 62, LOT
Unexmpt Tx: \$6,081
Spcl Tax Auth: **PID:**
Land SqFt: 21,824 **Acres:** 0.501 **\$/Lot SqFt:** \$45.80
Lot Dimen: **Will Subdv:** No

HOA: None
HOA Website:

HOA Co:
HOA Management Email:
General Information

AG Exemption: No

Wells:
School Information

Bottom Land Ac:

School Dist: Celina ISD
Elementary:
Primary: Celina

Middle: Jerry & Linda Moore
Jr High: Celina

High: Celina
Sr High:

Features

Lot Description: Corner Lot, Few Trees, Lrg. Backyard Grass
Lot Size/Acres: .5 to < 1 Acre
Present Use: Commercial, Retail
Proposed Use
Zoning Info: commercial/retail
Development: Streets Installed
Street/Utilities: City Sewer, City Water
Road Front Desc: City Street
Road Surface: Asphalt
Surface Rights:
Waterfront:
Restrictions: Deed, Development, No Mobile Home
Easements: None
Documents: Aerial Photo
Type of Fence:
Exterior Bldgs:
Miscellaneous:
Road Frontage:
Possession: Closing/Funding
Showing: Appointment Only

Remarks

Property Description: This corner lot, boasting road frontage on both Pecan St. and New Mexico, offers half an acre in the Preston Streams district of Downtown Celina. Situated merely one block away from the upcoming Ousley Park, it presents boundless opportunities.

Public Driving Directions: From Preston Rd in Celina go West on FM 455. Road turns into E Pecan St. Property sits on the Southeast Corner of Pecan St and N New Mexico Dr. You may also use GPS for more specific directions from your location.

Seller Concessions YN:

Agent/Office Information

CDOM: 185 **DOM:** 185 **LD:** 03/08/2024 **XD:** 03/10/2025
List Type: Exclusive Right To Sell
List Off: [Texas Homes and Land \(TXHL01C\) 214-908-5468](#) **LO Fax:** **Brk Lic:** 0450333
LO Addr: 147 N Ohio St Celina, Texas 75009 **LO Email:** coryann@texashomesandland.com
List Agt: [Coryann Johnson \(0450333\) 214-908-5468](#) **LA Cell:** 214-908-5468 **LA Fax:**
LA Email: coryann@texashomesandland.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: www.texashomesandland.com **LO Sprvs:** **Coryann Johnson (0450333) 214-908-5468**
Off Web: <http://www.texashomesandland.com> **Location:** 411 W Pecan St, Celina 469-202-3125
Pref Title Co: Fidelity National Title

Showing Information

Call: Showing Service **Appt:** (800) 257-1242 **Owner Name:** Donna Kaczor
Keybox #: 000 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Please schedule Showing Appointment through Broker Bay
Show Srvc: BrokerBay
Showing: Appointment Only

