

17256 W Fm 455, Celina, Texas 75009

MLS#: 21045268 N Active
Property Type: Land

[17256 W Fm 455 Celina, TX 75009-2154](#)
SubType: Improved Land

LP: \$5,500,000
OLP: \$5,500,000

Recent: 09/10/2025 : NEW



Subdivision: JOHN RAGGSDALE
County: Collin
Country: United States
Parcel ID: [R673500002201](#)
Lot: **Block:**
Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 22, 19.
Unexempt Tx: \$907
Spcl Tax Auth: No
Lst \$/Acre: \$278,227.44
Lake Name:
Plan Dvlpm:
MultiPrcl: No **MUD Dst:** No
PID:No

Land SqFt: 861,094 **Acres:** 19.768 **\$/Lot SqFt:** \$6.39
Appraiser: **Subdivided:** No
Lot Dimen: **Will Subdv:** Subdivided
Land Leased: No

HOA: None **HOA Co:**
HOA Website:
HOA Management Email:

General Information

Crop Retire Prog: No **# Lakes:** **Pasture Acres:** 19.00
Land Leased: No **# Tanks/Ponds:** 1 **Cultivated Acres:**
AG Exemption: Yes **# Wells:** **Bottom Land Ac:**

School Information

School Dist: Celina ISD
Elementary: Bobby Ray-Afton Martin **Middle:** **High:** Celina
Primary: **Jr High:** Celina **Sr High:**

Features

Lot Description: Acreage, Agricultural, Cleared, Interior Lot, Pasture, Tank/ Pond
Lot Size/Acres: 10 to < 50 Acres **Restrictions:** No Known Restriction(s)
Present Use: Agricultural **Easements:** None
Proposed Use: **Documents:** Abstract, Aerial Photo
Zoning Info: unzoned **Type of Fence:**
Development: Unzoned **Exterior Bldgs:**
Street/Utilities: Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Septic
Road Front Desc: FM Road **Miscellaneous:**
Soil: **Prop Finance:** Cash, Conventional
Surface Rights: **Possession:** Closing/Funding
Waterfront: **Showing:** Appointment Only, Showing Service
Horses: Yes **Dock Permitted:** **Lake Pump:**

Remarks

Property Description: 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.

Public Driving Directions: GPS Address

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 2 **DOM:** 2 **LD:** 09/10/2025 **XD:** 05/11/2026

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/

LA Website: www.texas homes and land.com

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Off Web: <http://www.texas homes and land.com>

Pref Title Co: Fidelity Title-Dana

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call: Showing Service, Agent

Appt: (800) 257-1242

Owner Name: Sue Huff

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr:

Show Srvc: BrokerBay

Occupancy: Owner

Open House:

Showing: Appointment Only, Showing Service

Prepared By: Coryann Johnson Texas Homes and Land on 09/12/2025 10:12

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