

# AVAILABLE NOW

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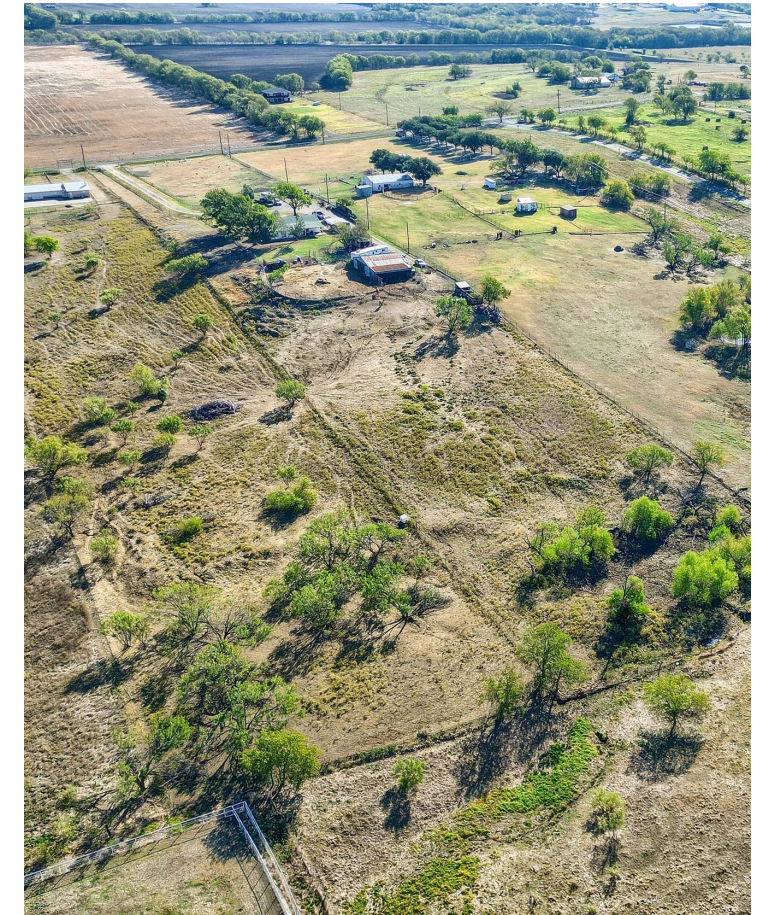
2350 N Louisiana Drive, TX 75009



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## GREAT INVESTMENT PROPERTY IN CELINA

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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.



## GREAT LOCATION INSIDE CELINA CITY LIMITS

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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.

**\$3,299,000**

5.6 acres - Unzoned







## AMAZING HOME/PROPERTY FEATURES

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- 5.6 acres
- Celina ISD
- Outside of City Limits
- Ideal spot for development
- Proposed use: Development
- Unzoned
- No Flood zone
- Just on the edge of Downtown Celina
- Present use: Residential
- Home on property holds no value





## CONTACT ME TODAY TO SCHEDULE A TOUR

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This is one of the most beautiful areas in the State of Texas and we would love the opportunity to show you around. Our goal is to help make your buying or selling experience efficient and pleasurable. Our market knowledge, experience and professional approach clearly makes us your best choice for a great experience!



**Coryann Johnson**

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