

13424 W Fm 455, Celina, Texas 75009

MLS#: 21021567 \$ Active

[13424 W Fm 455 Celina, TX 75009](#)

LP: \$750,000

Property Type: Land

SubType: Improved Land

OLP: \$840,000

Recent: 01/16/2026 : DOWN : \$840,000->\$750,000

Lst \$/Acre: \$357,142.86

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 8, 2.1

PID: No



Subdivision: JOHN RAGSDALE SURVEY

County: Collin

Country: United States

Parcel ID: [1010462](#)

Lot: Block:

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 8, 2.1

Unexempt Tx: \$4,619

Spcl Tax Auth: No

Land SqFt: 91,476

Acres: 2.100

\$/Lot SqFt: \$8.20

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Crop Retire Prog:

Lakes:

Pasture Acres: 2.10

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Middle: Jerry & Linda Moore

High: Celina

Features

Lot Description: Acreage, Cleared, Level

Lot Size/Acres: 1 to < 3 Acres

Present Use: Investment, Vacant

Proposed Use

Zoning Info: Unzoned

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water, Electricity Available

Road Front Desc: FM Road

Crops/Grasses:

Soil:

Surface Rights:

Waterfront:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Special Notes: Aerial Photo

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Go (Appt Svc Only)

Remarks

Property Description:

Great opportunity to own 2.1 level acres in a high-visibility location along the path of growth. With no zoning in place, this property is a blank slate ready for your vision—whether commercial, residential, or investment. Positioned along the future Legacy Road corridor, the property offers approximately 210 feet of frontage on FM 455 and is currently accessed via Dusty Lane. A future entrance off FM 455 is possible, enhancing long-term access and usability. The property is fully fenced and already equipped with a water meter and electricity, providing a head start for development.

Public Driving Directions:

Use GPS for 13424 Dusty Lane

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 164

DOM: 164

LD: 08/05/2025

XD: 02/05/2026

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

LA Website: www.texashomesandland.com

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

Pref Title Co: Fidelity Title-Dana

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**

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

Showing Information

Call: Showing Service, Agent **Appt:** (800) 257-1242 **Owner Name:** David Lewis
Keybox #: **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Please schedule showing appt through Broker Bay
Show Allowed: Yes
Show Srvc: BrokerBay
Occupancy: Vacant **Open House:**
Showing: Go (Appt Svc Only)

Prepared By: Coryann Johnson Texas Homes and Land on 01/16/2026 11:36

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