

# 15 Acre Tract For Sale

## FM-2478, Celina, TX



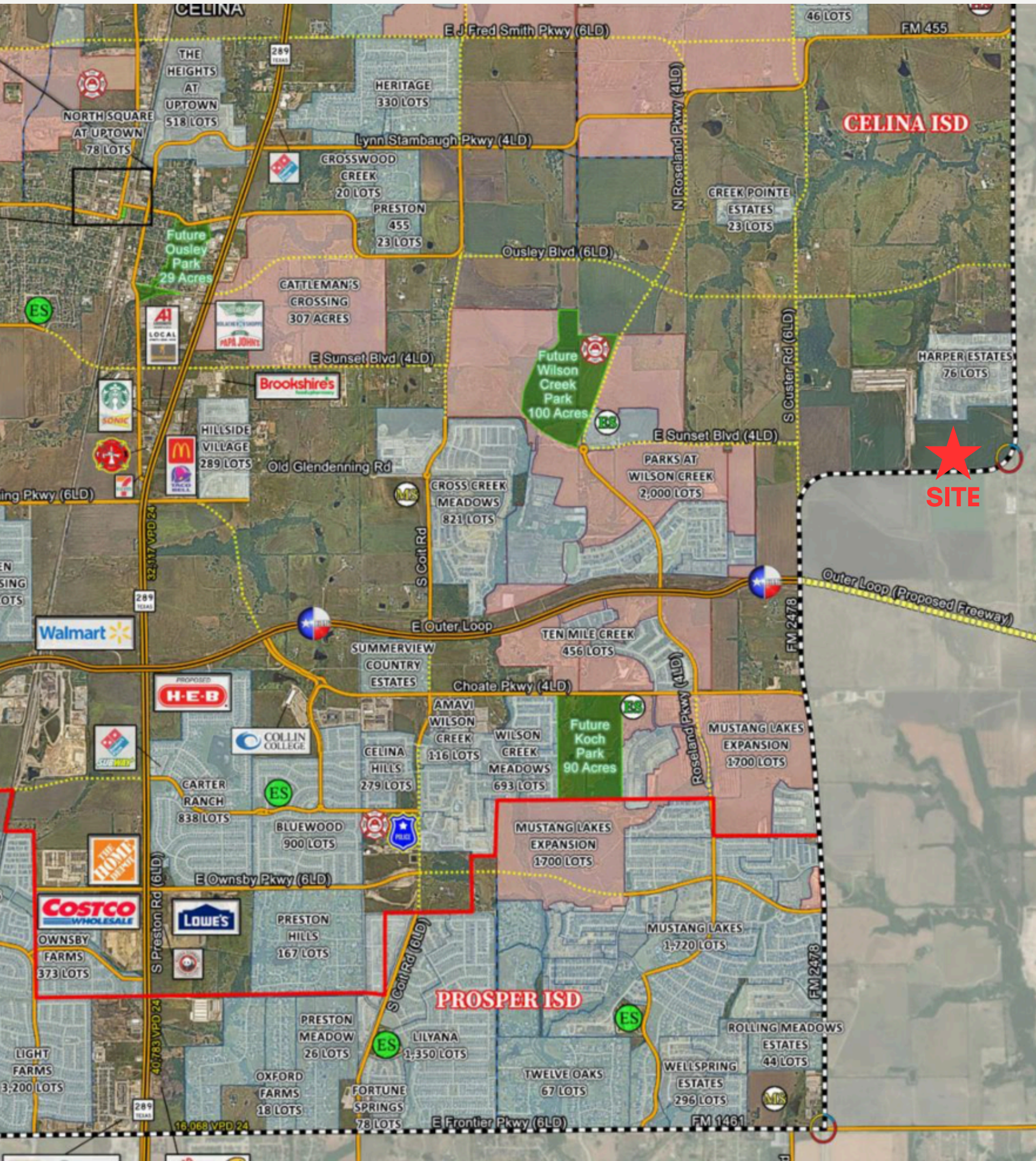


# 10403 FM 2478 Rd Celina, TX 75009

- Size: 15 Acres
- Priced to sell, bring all offers
- 600' frontage on FM 2478 (Future 6 Lane)
- Minutes from Downtown Celina and Collin County Outer Loop, easy access to Prosper, Anna, and McKinney
- Partially in Celina ETJ
- Current zoning: agriculture
- Future zoning: scenic stewardship
- Ideal uses: commercial, retail, multifamily, residential
- Utilities: electricity, water; sewer nearby
- Flood zone: none







# Location

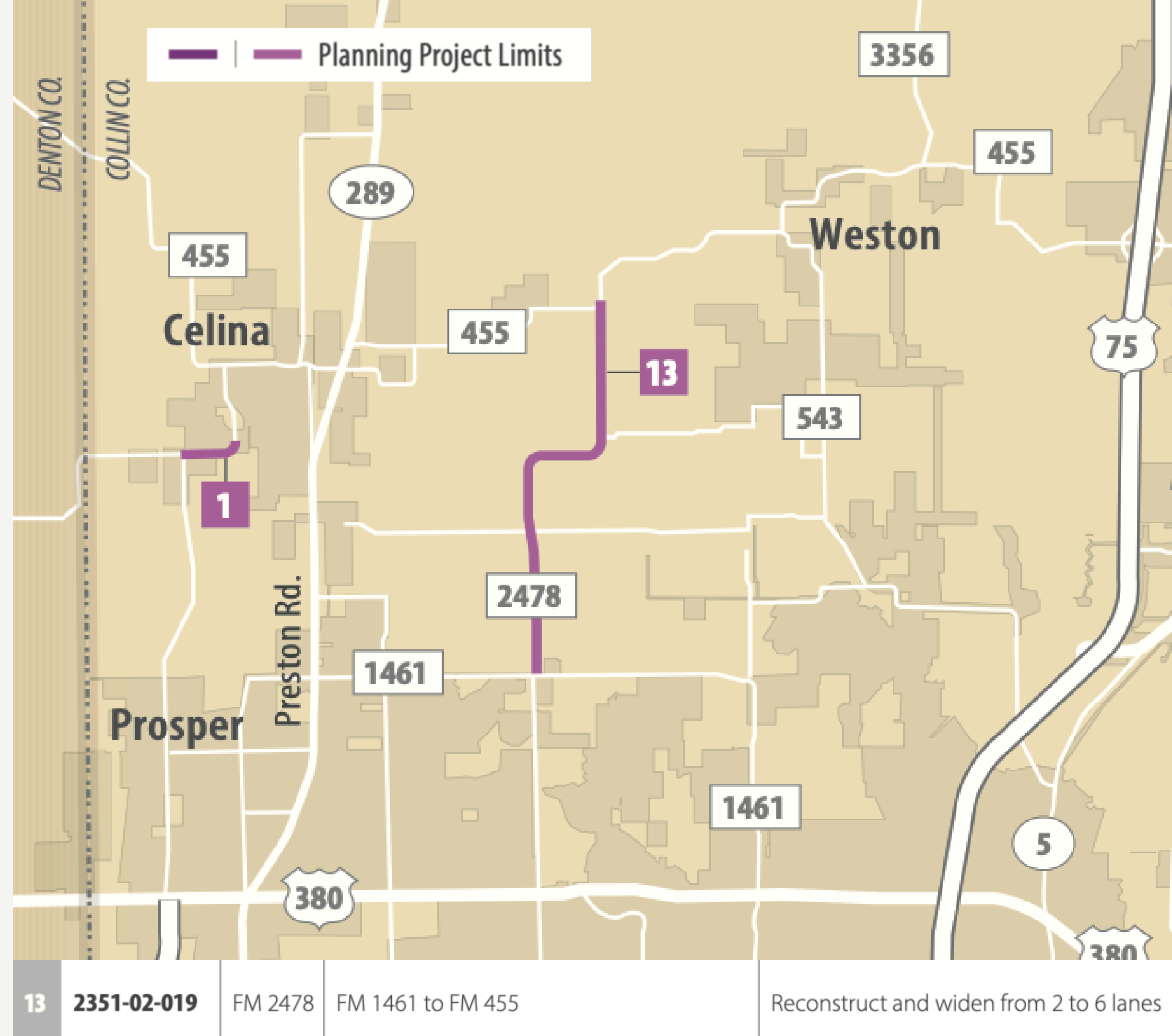
- Celina is the fastest growing city by population growth in the country with a record 26.6% increase in 2024.
- The property is located minutes from:
  - Proposed Collin County Outer Loop expansion
  - Major retailers including HEB, Costco, and Walmart
  - Thousands of new and soon to be constructed homes
- 5-Mile Demographics:
  - Expected future population growth: 24%
  - Average HH income: \$170,407
  - Median home value: #465,089





# Future FM 2478 Expansion

- City of Celina is planning on expanding FM 2478 / Custer Rd to a 6 lane major arterial thoroughfare
- Property has 600' of frontage on FM 2478 / Custer Rd



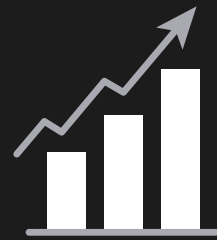


# Learn About Celina, Texas



## Wealth & Demographics

Celina and Prosper are among the fastest-growing wealthy suburbs in the U.S., driving strong household incomes and retail spending power.



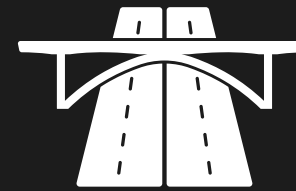
## Fastest-Growing U.S. City

Record-breaking single-family residential permits in 2024, fueling demand for retail, services, and commercial development



## Strong Education & Community Investment

Celina ISD voters approved a \$2.295 billion bond, supporting new schools, infrastructure, and long-term growth.



## Infrastructure Expansion

The Dallas North Tollway expansion connects Celina directly to the Metroplex, positioning it as North Texas' next major commercial hub.

<sup>1</sup> ABC <sup>2</sup> Local Profile







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