

\$5,000,000

**1199 E Sunset Blvd.
Celina, TX. 75009**



**TEXAS
HOMES & LAND**

11.39 ACRES

**Prime Investment
Opportunity**



All information in this document is considered reliable, but not guaranteed. Please verify these property details with your agent.

Coryann Johnson/Broker

214-908-5468

Coryann@Texashomesandland.com

Property Description

This 12-acre tract is ideally positioned just east of Brookshire's along Sunset Blvd, placing it in the path of rapid growth and development. Planned for commercial use, the property sits along a future 4-lane east-west thoroughfare, making it a highly desirable location for retail, office, or mixed-use development.

Sunset Blvd currently serves as a key east-west corridor with strong activity near Preston Road (SH 289), one of the area's main commercial hubs. With ongoing and planned improvements—including road widening, reconstruction, and infrastructure upgrades—this corridor is quickly evolving into a major artery through southern Celina.

Surrounded by booming residential and commercial growth, the area is seeing increased demand driven by new housing developments and population expansion. Future plans call for Sunset Blvd to extend further across Celina, connecting multiple developments and tying into larger regional transportation routes.

This property offers a rare opportunity to secure a strategic position along what will become one of Celina's most significant growth and traffic corridors.

Property Details

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Exterior

Property Type: Land

Lot Size Area: 11.39

Restrictions: No Known Restrictions

Land Use: Commercial

Proposed Use: Development,
Commercial, Ag, Investment

Location: This 12 ac tract sits just east of
Brookshires on Sunset Blvd.



Utilities

Electric Available

Water Available

Outside City Limits

MLS# 21214436

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Other Facts & Features

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Listing Price: \$5,000,000

Special Listing Conditions: Standard

Current Use: Residential

Zoning Details: Commercial

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

**Legal: ABS A0167 COLLIN COUNTY SCHOOL
LAND**

Seller Concessions: Yes

Parcel ID: R616700110401,2661897,2109701

County: Collin

MLS# 21214436

Property Highlight



- **±12 Acres positioned in a high-growth corridor in Celina**
- **Planned Commercial Use with strong development potential**
- **Frontage along future 4-lane Sunset Blvd (major east-west thoroughfare)**
- **Just east of Brookshire's & near Preston Road (SH 289)—a key commercial hub**
- **High traffic exposure with increasing daily vehicle counts**
- **Surrounded by rapid residential & commercial development**
- **Strong population growth driving retail and service demand**
- **Ongoing infrastructure improvements including road expansion and utilities**
- **Future connectivity to major regional transportation routes**
- **Ideal for retail, office, or mixed-use development**
- **Excellent long-term appreciation and investment potential**

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