



McKissick & Associates
www.resmckinney.com
972.562.9090

214 Acres NORTH COLLIN COUNTY

5655 CR-171, CELINA, TX 75009

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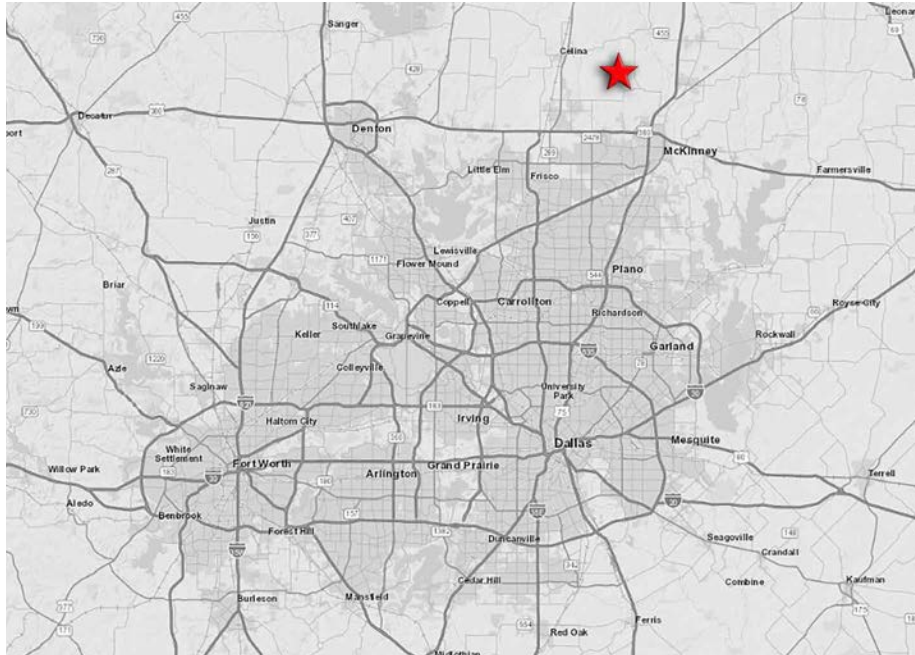


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PROPERTY INFORMATION

214 Acres - For Sale

5655 CR-171, CELINA, TX 75009



SITE FEATURES

LOCATION:	5655 CR-171, CELINA, TX 75009
PRICE:	\$21,400,000.00
SIZE:	214 AC
ELECTRIC:	Grayson Collin Electric Cooperative
WATER:	Mustang SUD
SCHOOL DISTRICT:	Celina ISD

PROPERTY DESCRIPTION

This rare, 214-acre property in booming Celina, TX, is an unparalleled development opportunity. Held under the same family ownership for over 50 years, this former cattle ranch is rich in natural beauty, with a landscape that's perfect for creating a prestigious luxury estate community.

- Strategic Location with Exceptional Accessibility
- Unmatched Development Potential
- Exceptional Natural Features
- Proximity to Affluent Buyers
- Top-Tier Schools and a Thriving Community

DEMOGRAPHICS

2024 (Source ESRI)	3-Mile	5-Mile	10-Mile
Total Population	1,643	4,023	118,535
Average Household Income	\$174,099	\$199,073	\$172,395
Total Household	538	5,686	91,183
2029 Population	3,884	41,767	381,613



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WHY THIS PROPERTY IS PERFECT FOR DEVELOPERS

Strategic Location with Exceptional Accessibility:

- Located near major thoroughfares, including Preston Road (State Highway 289), Custer Road, and Collin County Outer Loop, ensuring convenient access to major cities and amenities.
- Close proximity to the Dallas North Tollway and Highway 380, connecting the property to the region's fastest-growing areas.

Unmatched Development Potential:

- Ideal for 1-5 acre luxury estates, this property is ideal for crafting a high-end residential community with a natural, upscale appeal.
- Features existing concept plan-streamlining development planning.

Exceptional Natural Features:

- Hundreds of mature pecan trees, majestic oaks, and other hardwoods provide a park-like setting.
- The eastern boundary is Honey Creek, offering natural beauty and potential for trails, green spaces, or water features.
- Multiple scattered ponds add to the charm and utility for future landscaping or recreation.

Proximity to Affluent Buyers:

- The Celina area is located within one of the wealthiest regions of North Texas, making it a prime destination for high-end buyers.

Top-Tier Schools and a Thriving Community:

- Served by the highly regarded Celina ISD, a major draw for families seeking quality education.

Celina was named the fastest-growing city in the US, offering robust infrastructure, a strong sense of community, and increasing demand for luxury housing.

This remarkable property combines natural beauty, accessibility, and economic opportunity, making it the ideal foundation for your next premier development project.

Don't Miss This Opportunity!



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PROPERTY IMPROVEMENTS

214 Acres - For Sale

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Property Details:

- Approximately 2,112' of paved county road frontage
- 2 entry gates off CR-171
- Main entrance is 6 rock columns, double entrance, deep setback, four rail pipe fence
- Electric and water from road to the barns and cattle pens
- 4 ponds/lakes - Stocked. 1 contains island and is great for duck hunting and contains lots of bass.
- Approx. 500+ pecan trees
- Numerous hardwoods
- Barns & scattered loafing sheds

Structures:

- 3 Buildings at barn/equipment area



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Barn #1

- 5" concrete floor-100%
- Sky lighting in roof - covers 100%
- 0 amp electric outlet
- Numerous 110 amp outlets
- Work bench
- Heavy shelving - one wall lengthwise
- Double sliding doors at each end for ventilation, approx. 20' wide
- 1 sliding door south side of barn (single sliding - approx. 12' wide)
- 1 walk-in door
- Security alarm
- Motion detector lights
- Adequate for large motorhome



Barn #2

- Equipment Barn
- Open on east side
- 200 amp electrical
- Electrical Outlets



Barn #3 - Covered Cattle Pens

- 25" pipe approx. 7' tall fencing - approx. 9" spacing between pipes
- Center aisle 12' wide
- 2 - 24x24 catch pens on each side of center aisle - gates cross center aisle for cattle separation
- Concrete floor storage area at north end - 12x24 gated to outside and aisle
- 12x24 catch pen at northeast corner leading to aisle way to squeeze chute at southeast end of barn
- Electric, water, lighting, fans
- Lot around cattle pens/ barn area
- Pipe & cable fencing (7 cable approx. 6' high with pipe top rail)
- Lot contains 4 gates leading to separate pastures
- Grain Bins - 2 pirated and 1 cone bottom



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Stone & Hardi Plan Siding Home Construction

- 5" concrete slab with perimeter piers
- Framework
- Pipe columnist concrete on 12'6" centers with pipe welded trusses. Roof purling with 2" pipe on approx. 4' centers all welded, braced & cross braced. Columns are angle braced from top to bottom on all 4 corners
- Sidewall frame work-plywood screwed to 2x6 bolted to pipe columns and concrete floor. Covered on outside with 5/8 plywood. Joints taped outside, plywood covered in vapor seal. Plywood covered in hardiplank- caulked each 1 plank top and bottom @ time of installation
- Wainscot approx. 3' high. Stone with fall header joints
- Aluminum frame thermopile windows
- Extra lighting up high
- 12' ceilings
- Roof joist-2x8
- Tile floor, carpet in bedroom
- Full insulation in ceilings
- Walls-6" insulation
- Well lit
- Granite kitchen countertops
- Stainless steel appliances
- Central heat/ac
- 3 ceiling fans inside home(2 outside fans on both front & back porch)
- Fireplace designed with double wall firebox to heat entire house with separate heating ducts from fireplace to each living area of house. Dual fans located under the hearth
- Double tank septic system with double leach fields, with oversized tanks
- Safe-room-a/c vents to relieve pressure. Screwed to floor. covered on both sides with plywood
- Ceilings in attic and closet covered in plywood on both side, sheet rock, all studs are 16" or closer



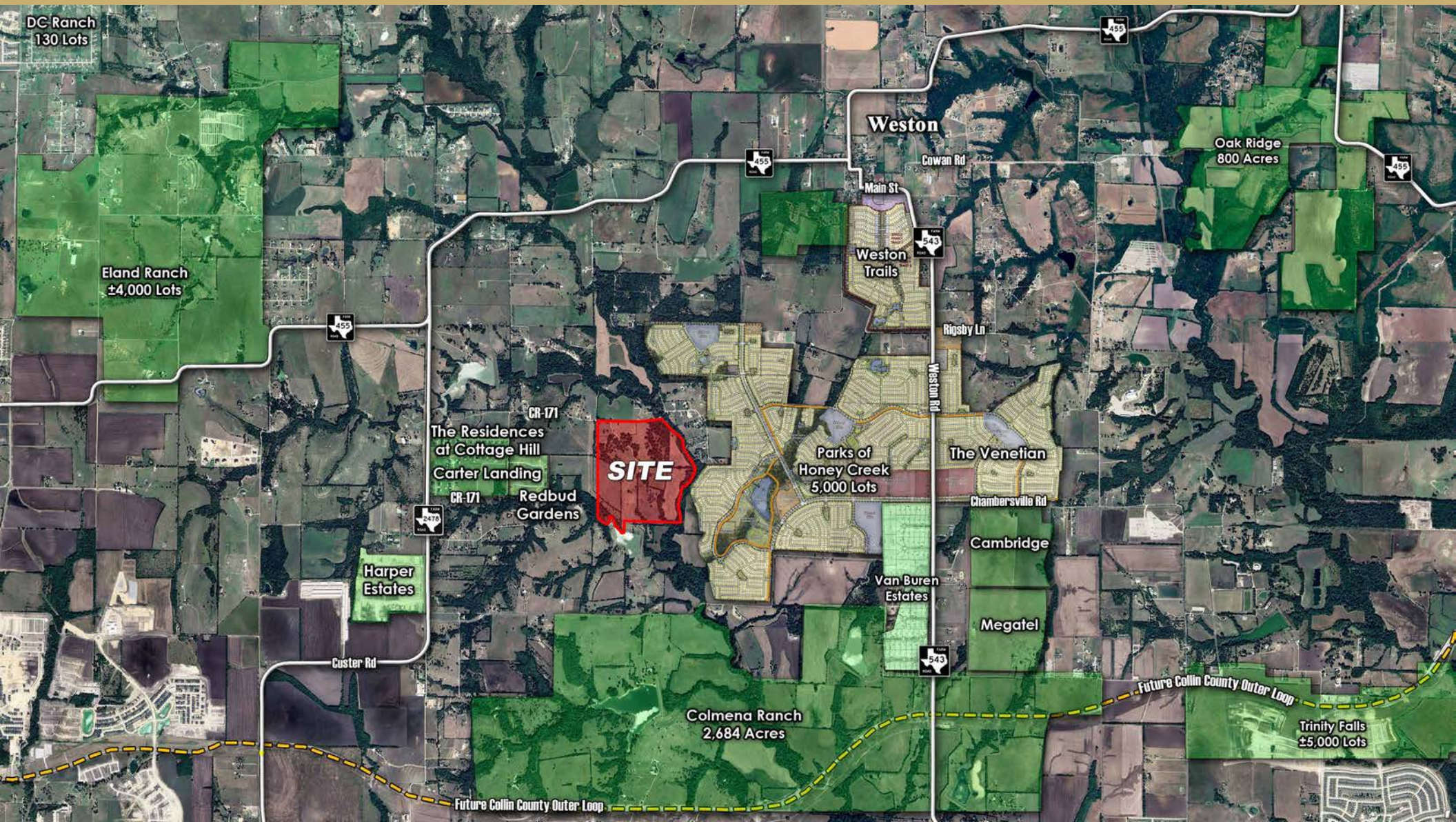
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CLOSE AERIAL

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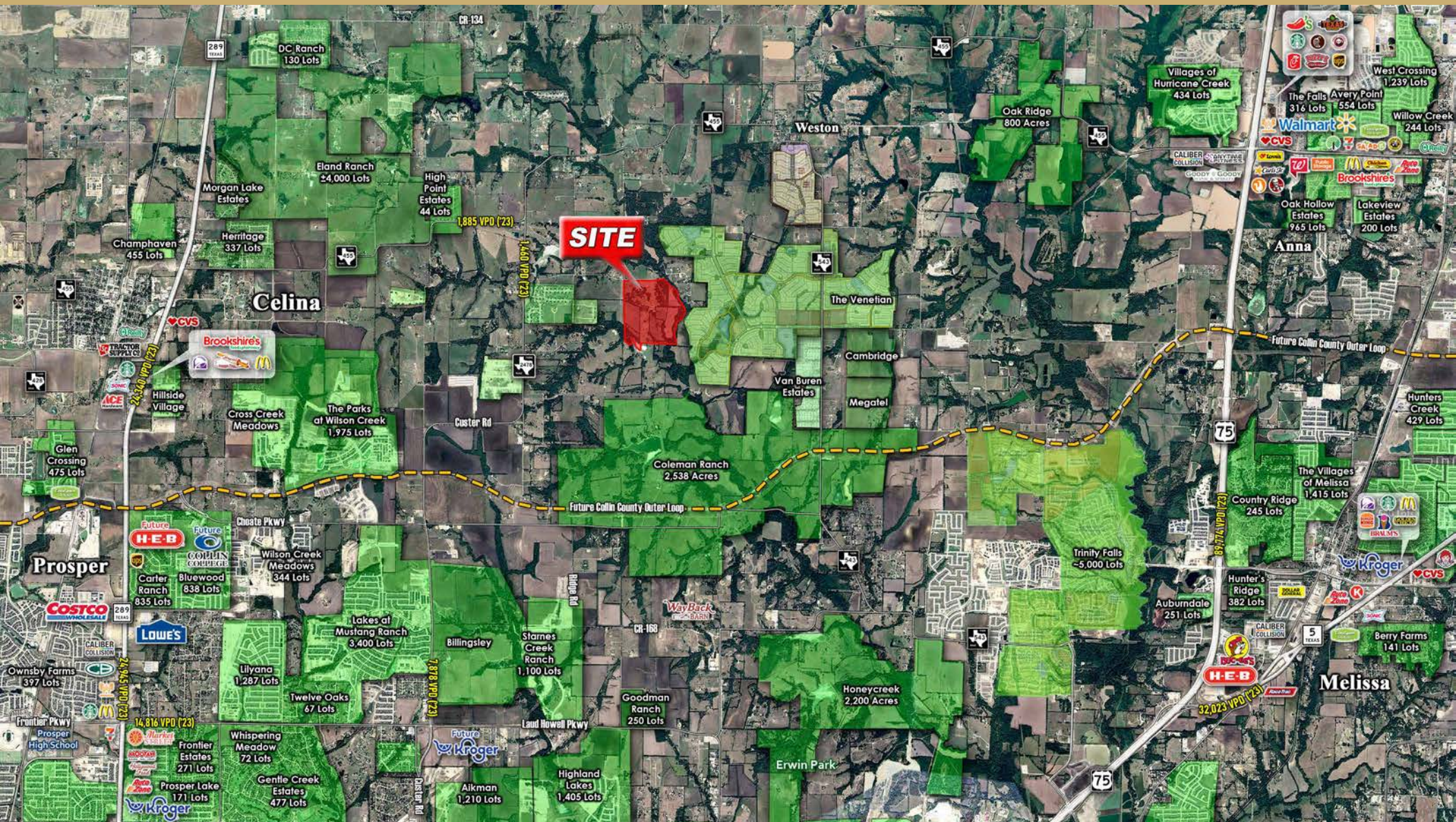
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WIDE AERIAL

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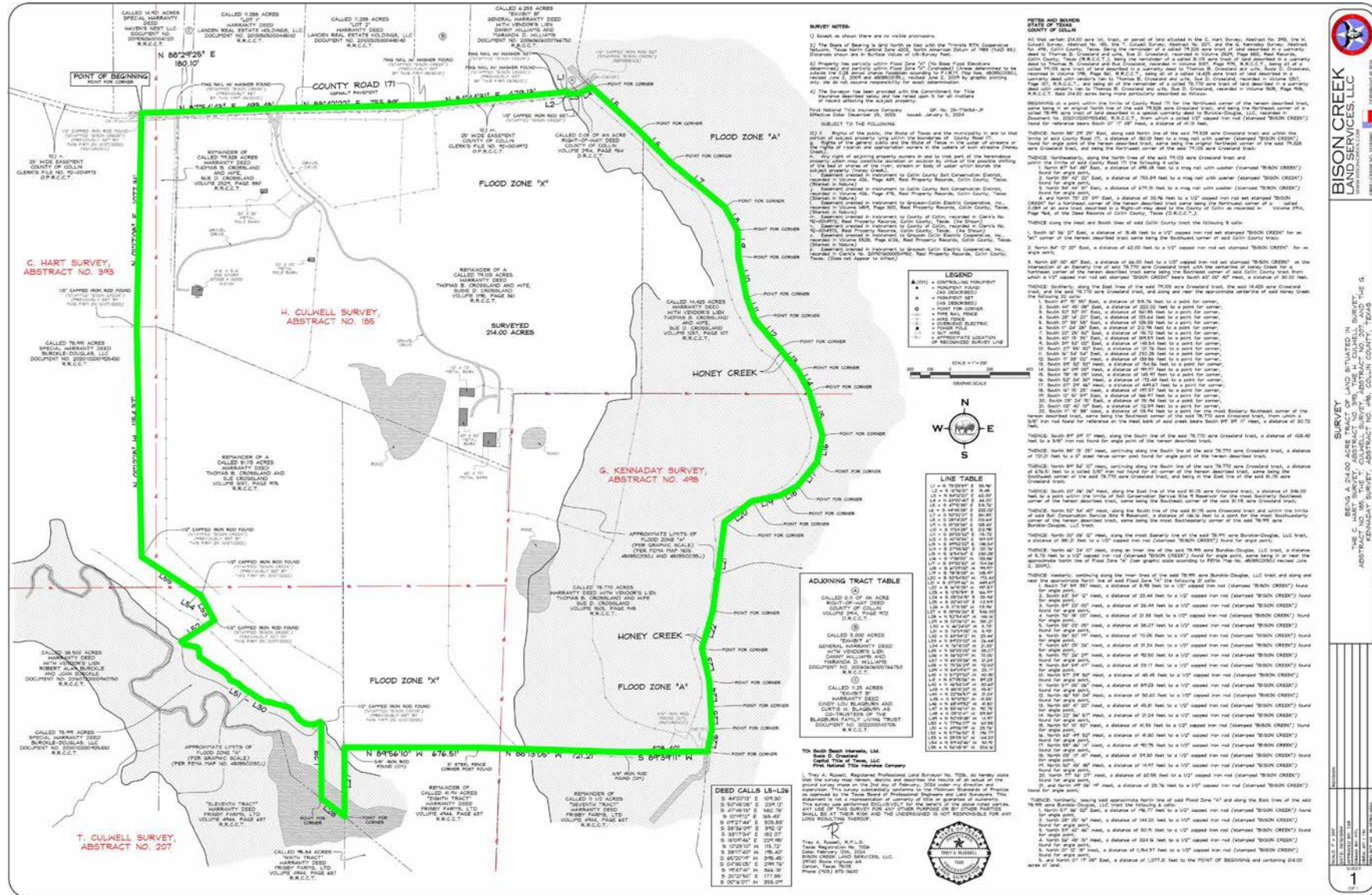
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SURVEY

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BISON CREEK
LAND SERVICES, LLC
LAND SURVEYING & MAPPING
10000 N. DALLAS STREET, SUITE 100, DALLAS, TX 75243
(214) 343-1111

SURVEY
RES REAL ESTATE SERVICES, INC.
214 ACRES, 5655 CR-171, CELINA, TX 75009
ADJOINING TRACTS: C. HART SURVEY, ABSTRACT NO. 395; H. CULWELL SURVEY, ABSTRACT NO. 186; G. KENNADAY SURVEY, ABSTRACT NO. 490; T. CULWELL SURVEY, ABSTRACT NO. 207.

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RES

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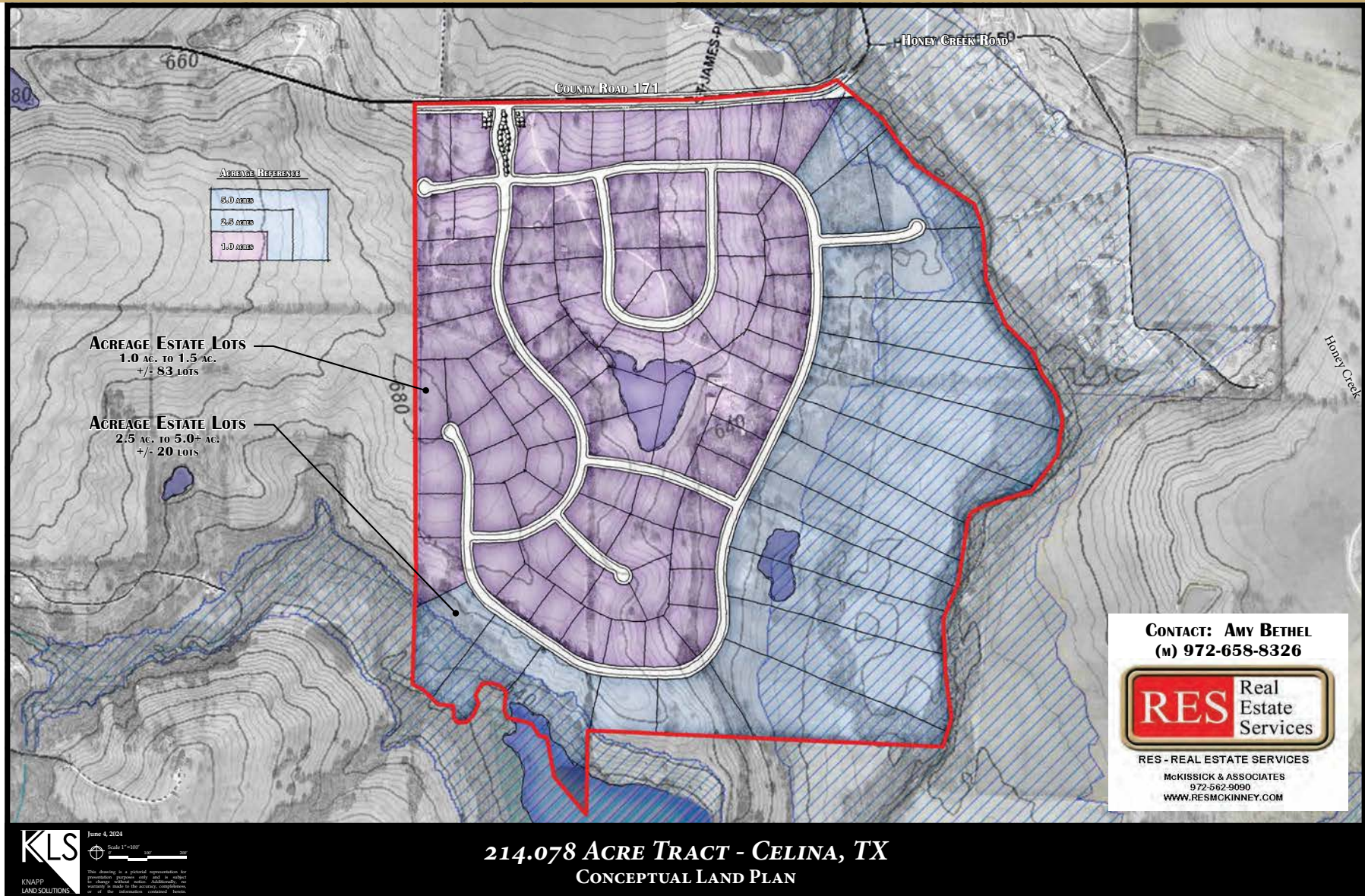
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CONCEPTUAL LAND PLAN

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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;
Inform the client of any material information about the property or transaction received by the broker;
Answer the client's questions and present any offer to or counter-offer from the client; and
Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction.

The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

Must treat all parties to the transaction impartially and fairly;

May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

that the owner will accept a price less than the written asking price;

that the buyer/tenant will pay a price greater than the price submitted in a written offer; and

any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.
Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

RES=Real Estate Services,LLC	9003405	CMCKISSICK@RESMCKINNEY.COM	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles McKissick		cmckissick@resmckinney.com	(214)533-5146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amy Bethel	642784	AMY@RESMCKINNEY.COM	(972)658-8326
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069

Corey Homer

Information available at www.trec.texas.gov

IABS 1-0 Date

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