

# MANY POSSIBILITIES FOR DEVELOPMENT

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8520 CO Road 9, Celina, TX 75009



[TexasHomesandLand.com](https://www.TexasHomesandLand.com)





## HALF A MILE OFF THE DNT EXTENSION

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Situated on the future Fred Smith Parkway, just east of the Tollway extension and west of the future Legacy Rd, lies a 5-acre parcel of land. The property is located just half a mile off of the DNT extension and is currently not zoned.

The tract is improved with a home and outbuildings and is directly across from a new housing development. This property presents many possibilities for development.

## 5 ACRES OF UNZONED LAND IN CELINA

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From Dallas Pkwy North of FM 428  
go East on CR 9. Use GPS for more  
accurate directions from your  
location.

\$2,250,000





## AMAZING PROPERTY FEATURES

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- Located on the future Fred Smith Parkway
- Stunning 5 acres
- Unzoned parcel of land
- Mixed use
- West of the future Legacy Road
- Half a mile off the DNT extension
- Improved with home and out buildings
- Many possibilities for development





## CONTACT ME TODAY TO SCHEDULE A TOUR

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Our extensive experience and expertise in the local real estate markets will benefit you whether you are looking to buy or sell real estate in the area. We look forward to serving you and will be happy to help at any time. 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!



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This is not intended to solicit a currently listed home  
Information is deemed reliable, but not guaranteed.