

1199 E Sunset Boulevard, Celina, Texas 75009

MLS#: 21214436 **N Active**
Property Type: Land

1199 E Sunset Boulevard Celina, TX 75009
SubType: Improved Land

LP: \$5,000,000
OLP: \$5,000,000

Recent: 03/20/2026 : **NEW**

Lst \$/Acre: \$438,981.56

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No

PID:No



Subdivision: COLLIN COUNTY SCHOOL

County: Collin

Country: United States

Parcel ID: [R616700110401](#)

Parcel ID 2: 2661897,2109701

Lot: **Block:** 1

Legal: ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVE

Unexmpt Tx: \$71

Spcl Tax Auth: No

Land SqFt: 496,148

Acres: 11.390

\$/Lot SqFt: \$10.08

Lot Dimen:

Will Subdv: Subdivided

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Primary:

Middle: Jerry & Linda Moore

Jr High: Celina

High: Celina

Sr High:

Features

Lot Description: Acreage, Cleared, Interior Lot, Pasture

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural, Pasture, Residential

Proposed Use: Agricultural, Development, Investment, Single Family

Zoning Info: commercial

Development: Other

Street/Utilities: Electricity Available, Outside City Limits

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions: No Known Restriction(s)

Easements: None

Documents:

Type of Fence:

Exterior Bldgs:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Showing: Appointment Only, Showing Service

Lake Pump:

Remarks

Property Description:

This 12 ac tract sits just east of Brookshires on Sunset Blvd. Slated for commercial use along a busy East West future 4 lane throughfare. Today Sunset Blvd currently functions as a partial east-west corridor with significant activity centered around Preston Road (SH 289). This area is experiencing strong commercial and residential growth and serves as a key connection point in southern Celina. Ongoing and planned improvements include road widening, reconstruction, and infrastructure upgrades. Retail and commercial development is expanding rapidly along the corridor, especially near Preston Road, driven by population growth and new housing developments. Future Sunset Blvd is planned to become a continuous east-west corridor extending further across Celina. It will connect multiple new residential and commercial developments and tie into larger regional transportation routes, making it a major growth and traffic corridor for the area.

Public Driving Directions: GPS address

Directions:

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 3

DOM: 3

LD: 03/20/2026 **XD:** 11/20/2026

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 469-202-3125

Showing Information

Call:	Showing Service, Agent	Appt:	(800) 257-1242	Owner Name:	Motes
Keybox #:	0000	Keybox Type:	Combo	Seller Type:	Standard/Individual
Show Instr:					
Show Allowed:	Yes				
Show Srvc:	BrokerBay				
Showing:	Appointment Only, Showing Service				

Prepared By: Coryann Johnson Texas Homes and Land on 03/23/2026 10:15

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