

\$1,742,400

**16917 W FM 455
Celina, TX. 75009**



**TEXAS
HOMES & LAND**

5 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

Positioned in the rapidly expanding northwest corridor of Celina, this exceptional 5-acre tract presents a rare opportunity to invest in one of North Texas' fastest-growing markets. With planned frontage along the future O'Brien Parkway—offering direct access to the Dallas North Tollway—the property is ideally situated for long-term growth and accessibility.

This versatile tract offers wide-open potential for a variety of uses, including residential development, a private estate, or future commercial opportunities.

The surrounding area is experiencing significant expansion, driven by new residential communities, ongoing infrastructure improvements, and continued northward growth from the Metroplex.

Offering the perfect balance of open space and strategic location, this property provides both privacy and convenience. Whether you're looking to develop now or hold for future appreciation, this is a standout opportunity in a highly desirable and rapidly evolving area.

Property Details

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Exterior

Property Type: Land

Lot Size Area: 5

Restrictions: No Known Restrictions

Land Use: Residential

Proposed Use: Development, Commercial

Location: Located in northwest corridor
of Celina off W FM 455



Utilities

Electric Available

Water Available

Outside City Limits

MLS# 21202349

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Other Facts & Features

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Listing Price: \$1,742,400

Special Listing Conditions: Standard

Current Use: Unzoned

Zoning Details: Commercial

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

Legal: ABS A0387 J E HEATH SURVEY

Seller Concessions: Yes

Parcel ID: R638700001601

County: Collin

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Property Highlight



- **±5 Acres in Celina's rapidly expanding northwest corridor**
- **Planned frontage along future O'Brien Parkway**
- **Direct access to the Dallas North Tollway for excellent regional connectivity**
- **Located in one of North Texas' fastest-growing markets**
- **Surrounded by new residential developments and ongoing expansion**
- **Strong population growth driving long-term demand**
- **Infrastructure improvements underway supporting future value**
- **Flexible use potential – residential, private estate, or future commercial**
- **Ideal for buy-and-hold or near-term development**
- **Excellent long-term appreciation potential in a high-demand area**

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