

2260 N Louisiana Drive, Celina, Texas 75009

MLS#: 20772695 **N Active**

[2260 N Louisiana Drive Celina, TX 75009-3855](#)

LP: \$5,517,200

Property Type: Land

SubType: Improved Land

OLP: \$5,517,200

Recent: **12/02/2024 : NEW**



Subdivision: GERMAN EMIGRATION
County: Collin
Country: United States
Parcel ID: [R635700000801](#)
Lot: **Block:**
Legal: ABS A0357 GERMAN EMIGRATION CO SURVEY, TRACT
Unexempt Tx: \$1,225
Spcl Tax Auth: No
PID:No

Lst \$/Acre: \$631,619.92
Lake Name:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No

Rd Front:	Frontg Ft:	293	Rd Asmt:	No
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Land SqFt:	380,497	Acres:	8.735	\$/Lot SqFt:	\$14.50
Appraiser:		Subdivided:	No	Will Subdv:	No
Lot Dimen:	293x1295	Land Leased:	No		

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased: No

Tanks/Ponds: 1

Cultivated Acres:

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Middle:

High: Celina

Primary:

Jr High: Celina

Sr High:

Features

Lot Description: Acreage, Agricultural, Few Trees, Pasture, Tank/ Pond

Lot Size/Acres: 5 to < 10 Acres

Present Use: Agricultural

Proposed Use:

Zoning Info: Unzoned at this time

Development: City Limits

Street/Utilities: All Weather Road, City Water, Electricity Available

Road Front Desc: City Street

Road Surface: Concrete

Soil:

Surface Rights:

Restrictions: Development

Easements: Water Lines

Documents: Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Prop Finance: Cash, Conventional

Possession: Closing/Funding

Remarks

Property Description: This 8.7-acre tract, located just north of Downtown Celina, presents a prime opportunity for development in a rapidly growing area. The surrounding neighborhood is expanding, with a 130-acre residential development directly across the street and newly opened elementary and middle schools nearby. The property sits along Louisiana Drive, just north of the future O'Brien Parkway intersection, offering excellent access and potential for growth. Possibility of commercial use or residential. There are two more 5 ac tracts available to the North of this property.

Public Driving Directions: From Preston Rd go West on G.A. Moore Pkwy then South on N Louisiana Dr. Property will be on the right. You can also use GPS address 2260 N Louisiana Dr.

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 1

DOM: 1

LD: 12/02/2024

XD: 06/02/2025

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 National Title

LO Fax: **Brk Lic:** 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Othr:

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 469-202-3125 411 W Pecan St. Celina

Showing Information

Call:
Keybox #: 0000
Show Instr:
Show Srvc: BrokerBay
Showing:

Appt: (800) 257-1242
Keybox Type: None

Owner Name: Ronald & Terye Dubner
Seller Type: Standard/Individual

Prepared By: Coryann Johnson Texas Homes and Land on 12/03/2024 10:57

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