

8520 County Road 9, Celina, Texas 75009

MLS#: 20488007 **N Active**
Property Type: Commercial Sale

8520 County Road 9 Celina, TX 75009-3526
SubType: Unimproved Land

LP: \$2,250,000
OLP: \$2,250,000

Recent: **12/15/2023 : NEW**



Low LP: \$/Gr SqFt: \$10.47
Subdivision: School Land Surv Abs #168
County: Collin **Lake Name:**
Country: United States
Parcel ID: [R616800106801](#) **Plan Dvlpm:**
Lot: **Block:** 1 **MultiPrcl:** No **MUD Dst:** No
Legal: ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVE
Unexmpt Tx: \$5,268

Bldg SF: 1,857/Public Records **Gross SqFt:** 214,800
Yr Built: 1987/Preowned **Zoning:** ETJ
Apprsr: **Mult Zone:** No
Lot SqFt: 223,768/Public Records **# Units:** 1
Lot Dim: **Acres:** 5.137
Adult Community: **Will Subdiv:** **#Stories:** 1

General Information

Gross Income: \$0	Leasable SqFt: 0	Avg Monthly Lease:
Net Income: \$0	Leasable Space:	Spaces Leased:
Annual Expenses: \$0	Lease Expire Date:	Occupancy Rate:

Features

Building Use: Other	Ceiling Height: Less than 8 Ft, 8 to10 Feet
Inclusions: Land & Improvements	Flooring:
Lot Size/Acre: 5 to < 10 Acres	Heating: Central, Electric
Topography:	Cooling: Ceiling Fan(s), Central Air, Electric
Soil:	
Rd Front Desc: County Road	Owner Pays:
Tenant Pays: Other	Tot Ann Exp Inc:
Foundation: Slab	Lease Desc:
Construction: Brick	Special Notes:
Roof: Composition, Metal	Possession: Closing/Funding
Walls: Brick, Metal	
Freight Doors:	
Street/Utilities: Co-op Electric, Co-op Water, Electricity Connected, Septic	
Showing: Appointment Only, Showing Service	
Parking/Garage: Driveway	

Remarks

Property Description: 5 ac property located just West of the Tollway extension. Legacy Rd. will be just to the east.
Public Driving Directions: From Dallas Pkwy North of FM 428 go East on CR 9. Use GPS for more accurate directions from your location.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No

Agent/Office Information

SUB: 0.0 - %	CDOM: 0	DOM: 0	LD: 12/15/2023	XD: 06/15/2024
BAC: 2.6 - %	VAR: No			

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

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**

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: Chicago Title - Amy Stapp

Location: 1212 S Preston Rd, Ste 220 469-304-4680

Showing Information

Call: Showing Service **Appt:** (800) 257-1242 **Owner Name:** Yvette Garza
Keybox #: 0 **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr: Please schedule showing appointment through Broker Bay
Show Srvc: BrokerBay
Occupancy: Owner **Open House:**
Showing: Appointment Only, Showing Service

Prepared By: Coryann Johnson Texas Homes and Land on 12/15/2023 16:26

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