

17374 W Fm 455 (Legacy Dr), Celina, Texas 75009

MLS#: 21053953 **N** Active

Property Type: Land

[17374 W Fm 455 \(Legacy Dr\) Celina, TX 75009-2156](#)

SubType: Improved Land

LP: \$2,695,000

OLP: \$2,695,000

Recent: 09/23/2025 : NEW



Subdivision: JOHN RAGSDALE

County: Collin

Country: United States

Parcel ID: [R673500001701](#)

Lot: Block:

Legal: ABS A0735 JOHN RAGSDALE SURVEY, TRACT 17, 10.02 AC

Unexempt Tx: \$5,068

Spcl Tax Auth: No

Lst \$/Acre: \$268,962.08

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Land SqFt: 436,471

Acres: 10.020

\$/Lot SqFt: \$6.17

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

Land Leased:

AG Exemption: No

Tanks/Ponds: 1

Wells:

Cultivated Acres:

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary: Bobby Ray-Afton Martin

Middle: Jerry & Linda Moore

High: Celina

Features

Lot Description: Acreage, Agricultural, Interior Lot, Pasture

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural

Proposed Use

Zoning Info: ETJ Zoning

Development: Other

Street/Utilities: Co-op Water, Electricity Available, Electricity Connected, Septic

Road Front Desc: FM Road

Soil:

Surface Rights:

Waterfront:

Horses: Yes

Dock Permitted:

Restrictions:

No Known Restriction(s)

Easements:

Access, Drainage, Electric, Utilities, Water Lines

Documents:

Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Prop Finance:

Cash, Conventional

Possession:

Closing/Funding

Showing:

Appointment Only, Occupied, Showing Service

Lake Pump:

Remarks

Property Description:

Seize the opportunity to own 10 acres in one of the most sought-after growth corridors in North Texas. Ideally positioned just one mile from the future North Dallas Tollway and situated along the planned Legacy Dr, this property offers unmatched visibility and accessibility for future development. With nearly 300 feet of frontage along FM 455, the site is perfectly suited for a wide range of commercial or residential uses. Key Advantages: Strategic Location – Adjacent to major planned infrastructure, including Legacy Road and the future extension of the Dallas North Tollway. Strong Growth Market – Celina continues to rank as one of the fastest-growing cities in Texas, driven by rapid residential and commercial expansion. Development Flexibility – Located within Celina's Extraterritorial Jurisdiction (ETJ), providing greater options for future development compared to city-limited zoning. High Visibility – Nearly 300 feet of road frontage on FM 455 ensures strong traffic exposure for future businesses. Investment Value – Current improvements include a home, being sold as-is. The true value lies in the land and its long-term development potential. This property represents a rare chance to acquire land in the direct path of growth, offering investors and developers the ability to shape a prime piece of real estate in a booming corridor. Whether your vision is retail, mixed-use, residential, or a long-term hold, this tract is positioned to deliver exceptional returns. Schedule a showing today to secure your place in the future of Celina's dynamic expansion.

Public Driving GPS Address

Directions:

Seller Concessions YN:Yes

Agent/Office Information

CDOM: 0

DOM: 0

LD: 09/23/2025

XD: 05/23/2026

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

LO Fax:

Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Fax:

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

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

Pref Title Co: Fidelity Title-Dana

LA Othr: **LA/LA2 Texting:** Yes/Yes

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

Location: 411 W Pecan St, Celina 75009 469-202-3125

Showing Information

Call: Showing Service, Agent

Appt: (800) 257-1242

Owner Name: Steve Anderson

Keybox #: 0000

Keybox Type: Combo

Seller Type: Standard/Individual

Show Instr:

Show Srvc: BrokerBay

Occupancy: Owner

Open House:

Showing: Appointment Only, Occupied, Showing Service

Prepared By: Coryann Johnson Texas Homes and Land on 09/23/2025 14:29

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