

10.78 ACRES OF PRIME ROAD FRONTAGE OUTER LOOP





INVESTMENT SUMMARY

Exceptional 10.78 acres with prime road frontage located on the Collin County Outer Loop. Perfectly positioned between Preston and Coit Roads, this site offers unbeatable visibility and access—ideal for anyone wanting to dive into mixed-use, big box, multifamily, institutional, or commercial development. The property falls within the Collin County Outer Loop Overlay, ensuring strategic growth opportunities. With public water and sewer high-volume capacity infrastructure nearby ready for expansion! Partnering with the city’s P&Z department is required to unlock the full potential of this incredible spot. Centrally located with McKinney to the East, Denton to the West, Sherman to the North and Prosper, Frisco, Plano and Dallas to the South. This land is perfectly positioned for the next phase of the growth expansion in North Texas. Located within 1 mile of the Collin College Celina Campus. The property also features a 3,476

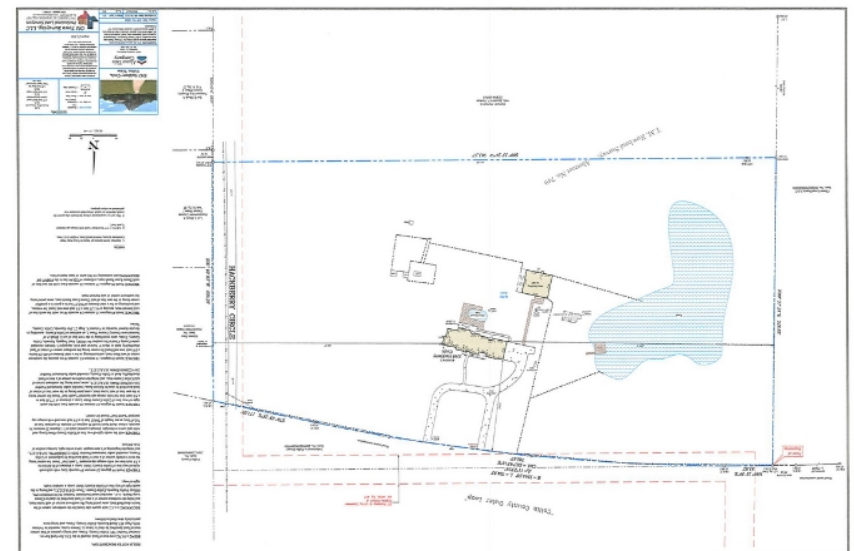
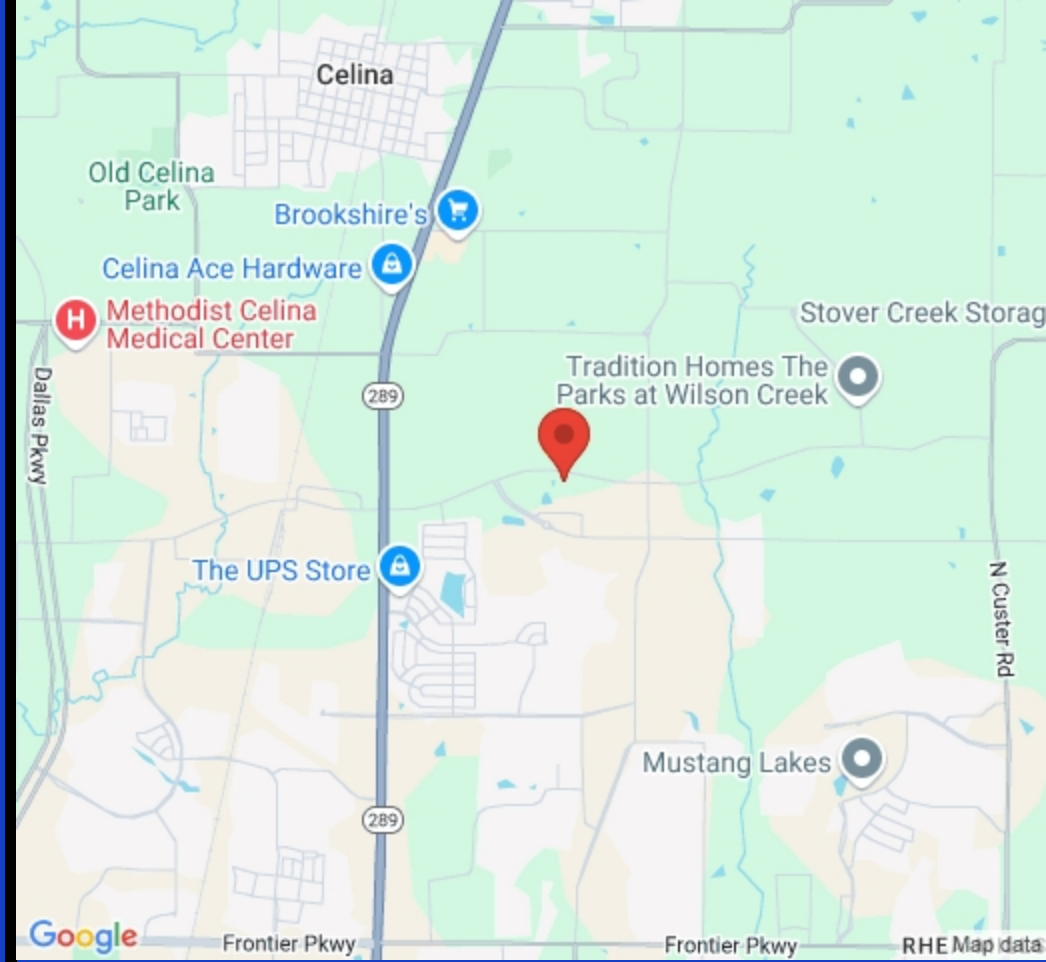
PROPERTY SUMMARY

Offering Price	\$6,700,000.00
Parcel ID	R-6749-000-0070-1
County	Collin
Lot Size (acres)	10.79
Frontage	0.00 Ft
Zoning Type	Farm & Ranch, Residential
Proposed Use	Ag, Comm, Mixed Use



INVESTMENT HIGHLIGHTS

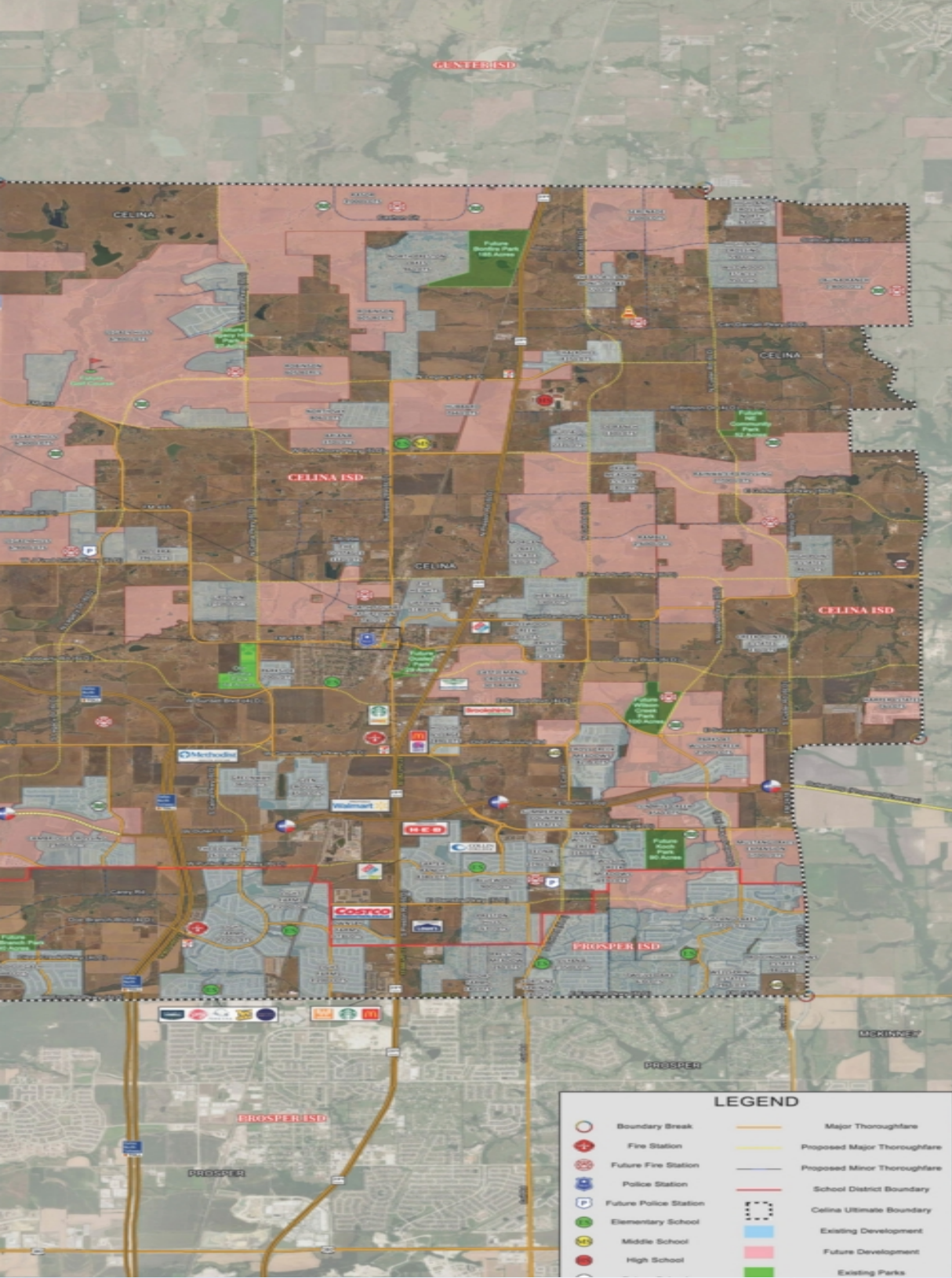
- High-performing intersection with excellent visibility.
- Property is strategically located on the Collin County Outer Loop with prime frontage.
- Excellent opportunity for Investor, Mixed Use, Ag, Commercial or Multi Family..
- Prime location in strategic growth zone of Collin County Outer Loop Overlay only one mile from Collin County College campus near proposed H E B.
- Offers unbeatable visibility situated between Preston and Coit Roads with traffic count of 26,010 cars per day and high growth potential.
- Partnering with the city's P&Z department is required to unlock the full potential of this incredible spot. Offered for \$6,700,000





LOCATION HIGHLIGHTS

- One of the fastest growing counties in Texas.
- Major employers in northern Collin County, including areas near the outer loop, include companies like Raytheon, HP Enterprise Services (formerly EDS), J.C. Penney, Frito-Lay, Texas Instruments, and many others, according to the Collin County Business Alliance and Discover Collin County.
- The area surrounding the subject property is developing at a rapid rate with many residential and commercial projects currently in progress.
- Located on Collin County Outer Loop, a major thoroughfare and premier location in the submarket.
- Strategically located between Preston (289) and Coit roads with over 26,010 Cars Per Day.
- Excellent access, frontage and visibility





CITY OF CELINA

AREA

CITY	31.2 SQ MI
LAND	30.9 SQ MI
WATER	0.3 SQ MI
ELEVATION	692 FT

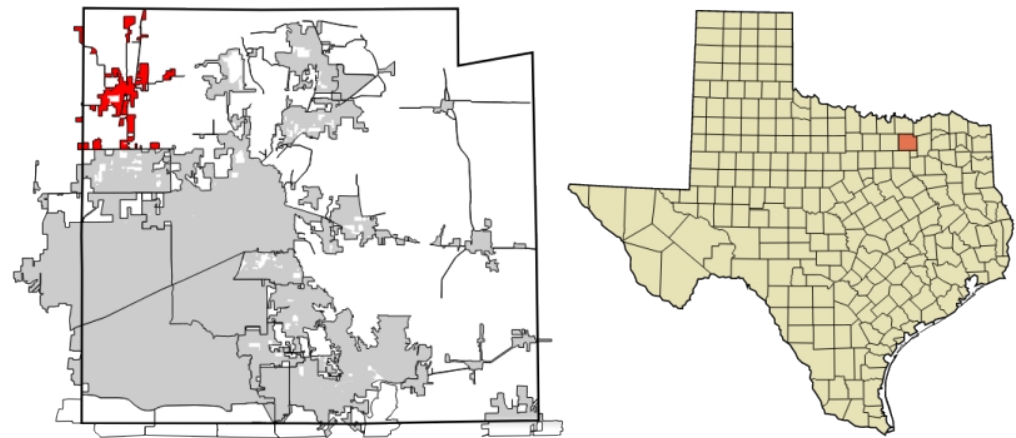
POPULATION

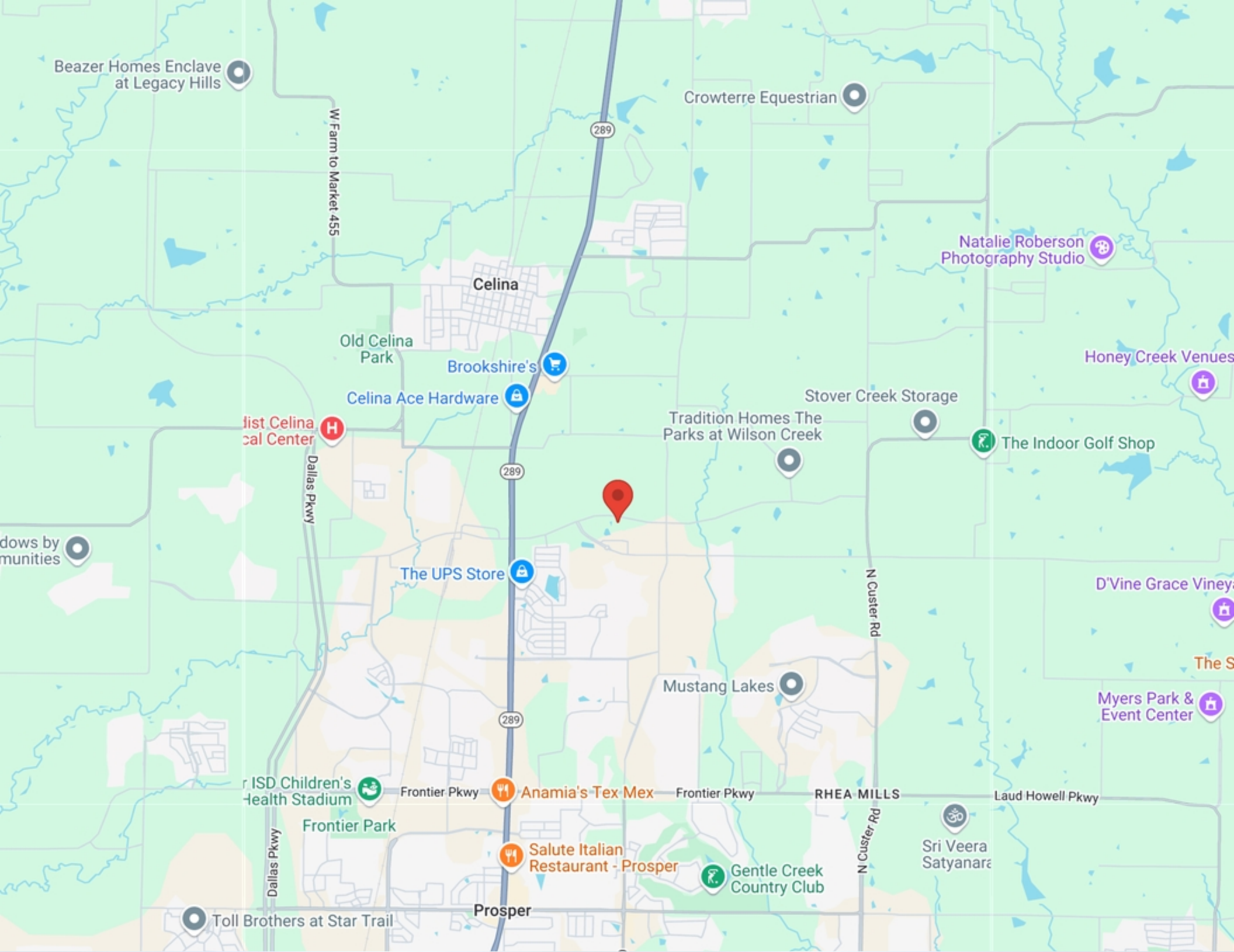
POPULATION	16,739
ESTIMATE (NULL)	43,317
RANK	81
DENSITY	891.00 SQ MI



ABOUT CELINA

Celina (sil-EYE-nə) is a city in Collin and Denton counties in the U.S. state of Texas. Celina is part of the Dallas–Fort Worth metroplex. Strategically located 40 miles north of Dallas, Celinas, is emerging as a premier growth corridor in North Texas. With a population exceeding 43,000 as of 2023 and projected to top 100,000 within five years, Celina ranks among the fastest-growing cities in the U.S. The area offers a highly desirable demographic profile: a median household income of \$155,875, a median age of 36.5, and a diverse, upwardly mobile population. Commercial development is accelerating, with major investments including a \$237 million Methodist Health System medical center and incoming national retailers like Costco and H-E-B—signaling strong demand for retail, office, and mixed-use opportunities.





Beazer Homes Enclave
at Legacy Hills

Crowterre Equestrian

Natalie Roberson
Photography Studio

Celina

Old Celina
Park

Brookshire's

Celina Ace Hardware

list Celina
cal Center

Tradition Homes The
Parks at Wilson Creek

Stover Creek Storage

Honey Creek Venues

The Indoor Golf Shop

dows by
munities

The UPS Store

D'Vine Grace Viney

The S

Myers Park &
Event Center

r ISD Children's
Health Stadium

Frontier Pkwy

Anamia's Tex Mex

Frontier Pkwy

RHEA MILLS

Laud Howell Pkwy

Frontier Park

Mustang Lakes

Salute Italian
Restaurant - Prosper

Gentle Creek
Country Club

Sri Veera
Satyanara

Toll Brothers at Star Trail

Prosper



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EXCLUSIVELY PRESENTED BY:



Patty Jenkins, Realtor®, LUXE
Award Winning Realtor
Experienced | Professional | Dedicated

RE/MAX DFW Associates
817.437.4663 voice/text
pjenkins@remax.net
www.PattyJenkins.com



3360 Long Prairie Road, #100
Flower Mound, TX 75022