

\$6,500,000 - 870 N Preston Road, Celina

MLS® #20543764

\$6,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 10.25 Acres

none, Celina, TX

Opportunity comes with an active income producing lease with a strong, established landscaping business, or can be vacated. Possible Seller Financing at Prime rate with flexible terms, reduces upfront capital and traditional loan hurdles. Positioned for significant land value appreciation - located in the heart of the North Texas Boom in Celina! Immediate surrounding planned developments are bringing 10,000+ residential homes and mixed use retail. One of the most affluent populations in Texas Celina is projected to double in population over the six years. 4.4 Acres Zoned Commercial with 176' of frontage road on major artery road - Texas State Highway 289 (Preston Rd) with high traffic counts. 5.8 Acres is unzoned and outside the city limits, providing flexible development options, reduced carrying costs, and future zoning options. Invest in a thriving future - immediate income, diverse development options, seller financing, and opportunity for long-term wealth creation in a dynamic city!

Built in 1990

Essential Information

MLS® #	20543764
Price	\$6,500,000
Bathrooms	0.00
Acres	10.25
Year Built	1990



Type	Commercial Sale
Sub-Type	Business
Status	Active

Community Information

Address	870 N Preston Road
Subdivision	none
City	Celina
County	Collin
State	TX
Zip Code	75009-3873

Amenities

Utilities	City Water, Co-op Electric, Septic
Garages	Aggregate

Interior

Heating	Central
# of Stories	1
Stories	1

Exterior

Lot Description	Acreage
Roof	Asphalt
Construction	Brick
Foundation	Slab

Additional Information

Zoning	unzoned and commercial
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Listing Details

Listing Agent	Wayne Myers
Listing Office	Keller Williams Prosper Celina

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Listing information last updated on November 21st, 2025 at 7:00am CST