

\$11,570,934 - Tbd N Louisiana Drive, Celina

MLS® #20903100

\$11,570,934

0 Bedroom, 0.00 Bathroom,
Land on 19.31 Acres

GERMAN EMIGRATION CO SURVEY,
Celina, TX

Prime Development Opportunity Just North of Downtown Celina. Located just north of Downtown Celina, this property presents an exceptional opportunity for development in one of the fastest-growing areas in North Texas. Situated along North Louisiana Street, just north of the future Oâ€™Brien Parkway intersection, the site offers excellent access and high visibilityâ€”making it ideal for commercial, residential, or investment use. 19 total ac.

Key Highlights:

Strategic Location: Minutes from Downtown Celina, and directly across from a 130-acre residential development.

Educational Growth: Close proximity to newly opened elementary and middle schools.

Zoning & Future Use: Designated for future Industrial Commerce use, providing long-term development potential.

Topography: The property features a high elevation point, offering stunning panoramic views of the surrounding countryside.

Flood-Free Land: Ensures safety and usability for a wide range of developments.

Existing Structure: While a residence currently sits on the property, could be repurposed as an office or temporary space.

Outside City Limits: Offers flexibility and fewer regulatory restrictions, while still benefiting from Celinaâ€™s booming growth.

This is a rare chance to secure a prominent site on the edge of one of the most dynamic



small cities in Texas. Whether you’re an investor, developer, or business owner looking for a future-forward location, this property checks all the boxes.

Also listed as separate parcels:
MLS:20771858, MLS:20778918,
MLS:20772695

Built in 1980

Essential Information

MLS® #	20903100
Price	\$11,570,934
Bathrooms	0.00
Acres	19.31
Year Built	1980
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	Tbd N Louisiana Drive
Subdivision	GERMAN EMIGRATION CO SURVEY
City	Celina
County	Collin
State	TX
Zip Code	75009-2177

Amenities

Utilities	City Water, Outside City Limits
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Exterior

Lot Description	Acreage, Interior Lot
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School Information

District	Celina ISD
Elementary	Bobby Ray-Afton Martin
Middle	Jerry & Linda Moore
High	Celina

Additional Information

Zoning unzoned

Listing Details

Listing Agent Coryann Johnson
Listing Office Texas Homes and Land

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