

\$5,500,000 - 17256 W Fm 455, Celina

MLS® #21045268

\$5,500,000

0 Bedroom, 0.00 Bathroom,
Land on 19.77 Acres

JOHN RAGGSDALE, Celina, TX

Acreage on Future Legacy Rd. just west of Celina offers 19.7 acres of prime investment potential in a key commercial area. The property is suitable for both residential and business purposes, located in Celina's ETJ with no current zoning, providing flexibility for future development. This area is positioned for significant growth, with residential developments to the south and west and proximity to the future intersection of O'Brien Parkway and Legacy Dr. Key features include:

- Large Acreage: 19.7 acres with 550 feet of road frontage on a major thoroughfare
- Prime Location: Situated in an area set for growth, with nearby residential developments already underway.
- Zoning Potential: Located in Celina's ETJ with no zoning, allowing for versatile development options.
- Investment Opportunity: With ongoing residential and commercial expansion in the area, the property holds strong potential for value appreciation and profitability.

This property offers both short-term adaptability and long-term investment prospects, making it ideal for residential, commercial, or mixed-use development. Monitoring future zoning considerations will be important as the area continues to evolve.



Essential Information

MLS® # 21045268

Price	\$5,500,000
Bathrooms	0.00
Acres	19.77
Type	Land
Sub-Type	Improved Land
Status	Active

Community Information

Address	17256 W Fm 455
Subdivision	JOHN RAGGSDALE
City	Celina
County	Collin
State	TX
Zip Code	75009-2154

Amenities

Utilities	Co-op Electric, Co-op Water, Electricity Available, Electricity Connected, Outside City Limits, Septic
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Exterior

Lot Description	Acreage, Agricultural, Cleared, Interior Lot, Pasture, Tank/ Pond
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School Information

District	Celina ISD
Elementary	Bobby Ray-Afton Martin
High	Celina

Additional Information

Zoning	unzoned
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Listing Details

Listing Agent	Coryann Johnson
Listing Office	Texas Homes and Land

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