



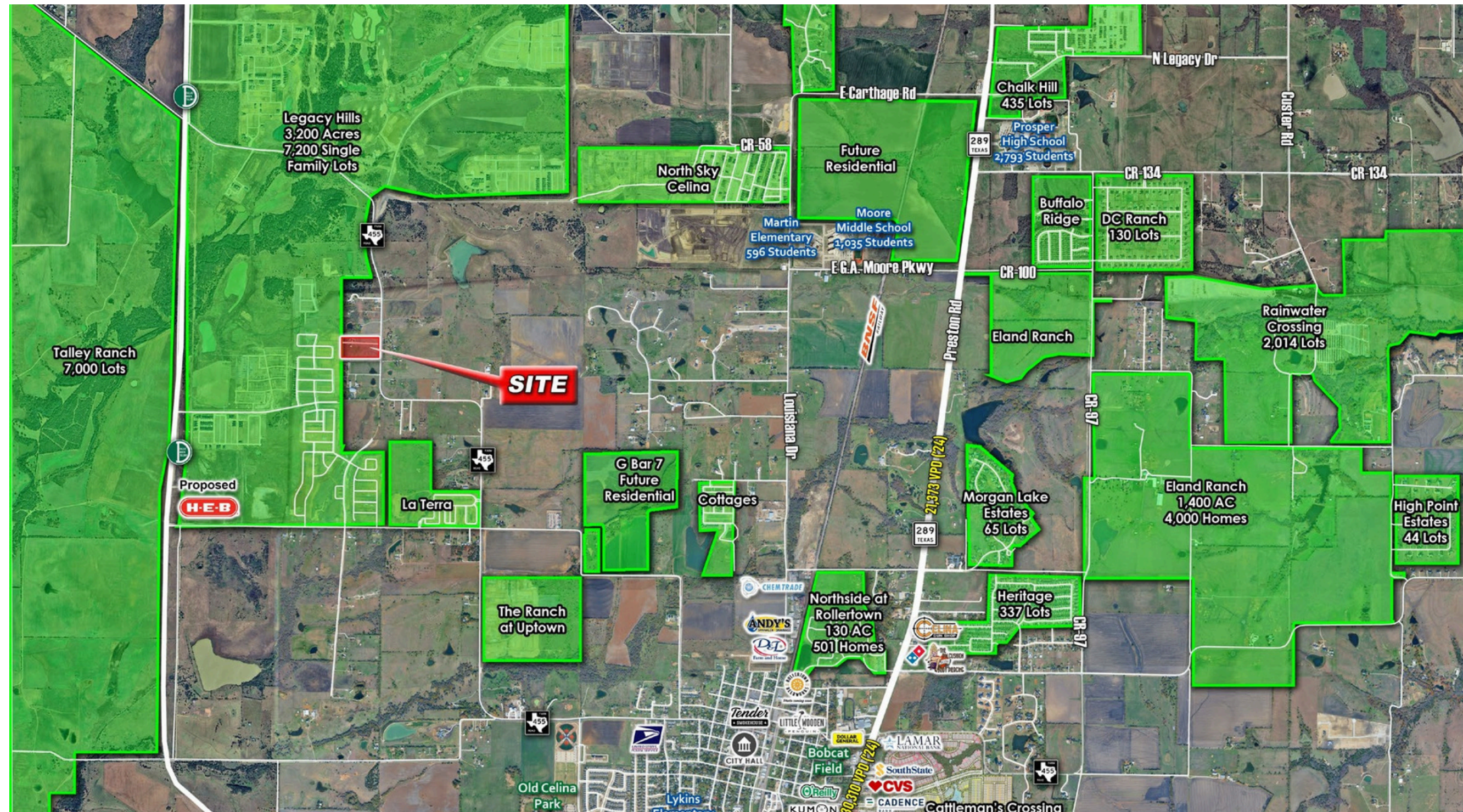
2025 DEMOGRAPHIC SNAPSHOT

	3-Mile	5-Mile	7-Mile
Total Population	4,815	20,063	60,799
2030 Proj. Population	10,633	40,543	104,710
Total Households	1,559	6,034	18,381
Avg. HH Income	\$158,121	\$177,027	\$210,004

LOCATION:	TBD Legacy (FM 455) Lane, Celina, Texas 75009
COUNTY:	Collin
MLS ID:	20979542
UTILITIES:	Outside City Limits
ASKING PRICE:	\$1,750,000
LOT SIZE:	6 Acres

PROPERTY HIGHLIGHTS

- » Positioned in Celina’s rapidly expanding development corridor, surrounded by new residential growth and strong long-term demand driven by ongoing expansion from Prosper and Frisco
- » Minutes from Preston Road and the Dallas North Tollway, providing quick access to major employment, retail, and entertainment hubs across Prosper, Frisco, and McKinney
- » Peaceful rural-residential setting with open views, scattered trees, and a low-density feel, delivering both privacy and exceptional appreciation potential in one of North Texas’s fastest-growing markets



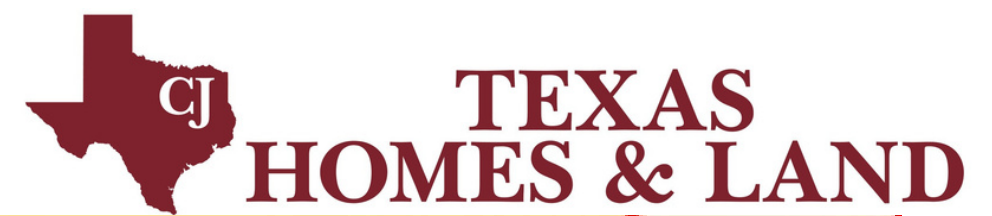
CONTACT US TODAY.

CORYANN JOHNSON | 214.908.5468 | coryann@texashomesandland.com

TEXAS HOMES AND LAND | www.texashomesandland.com | 903.870.6956

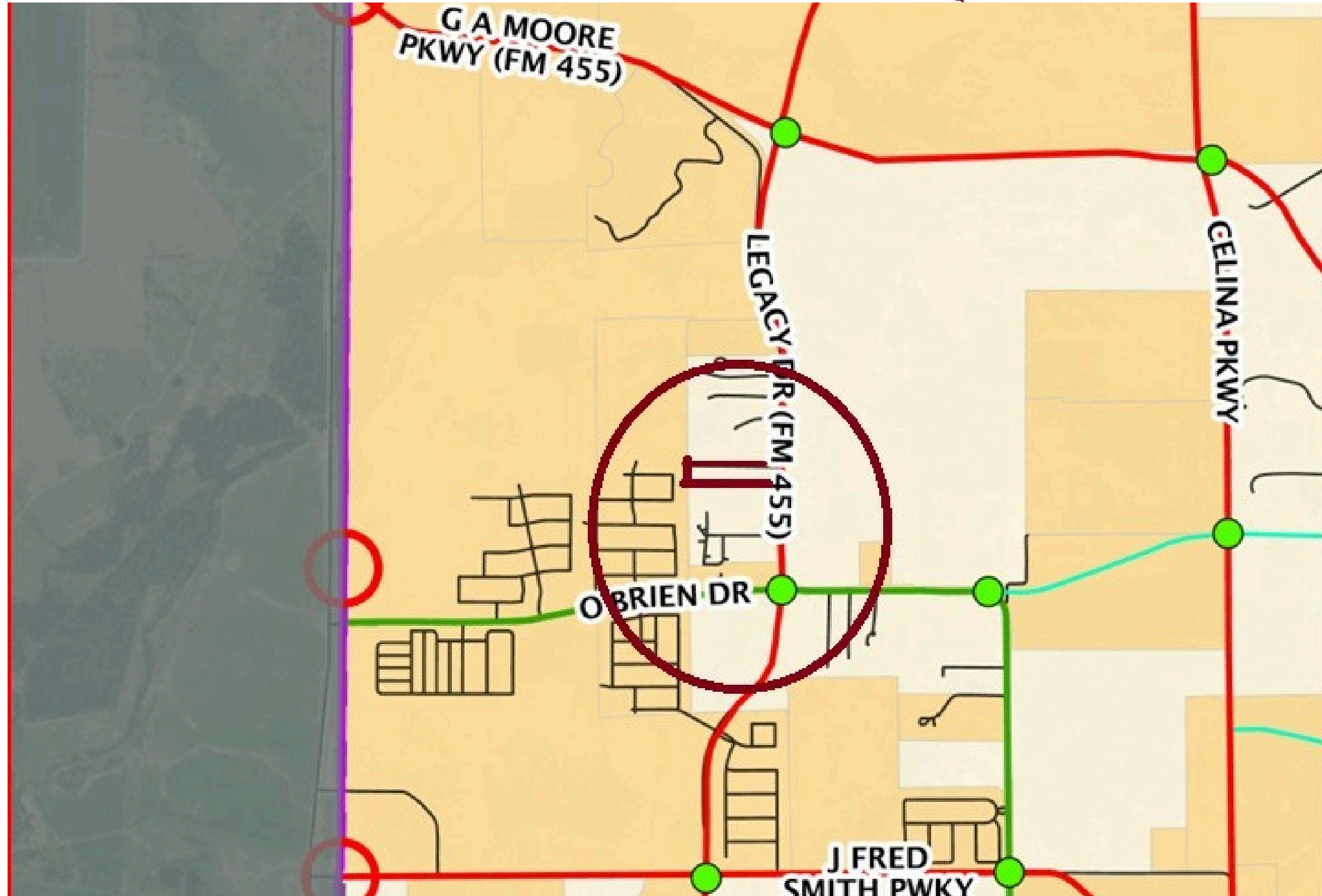
\$1,750,000

TBD Legacy (FM 455) Lane
Celina, TX 75009



6 ACRES

Prime Investment
Opportunity



Coryann Johnson/Broker

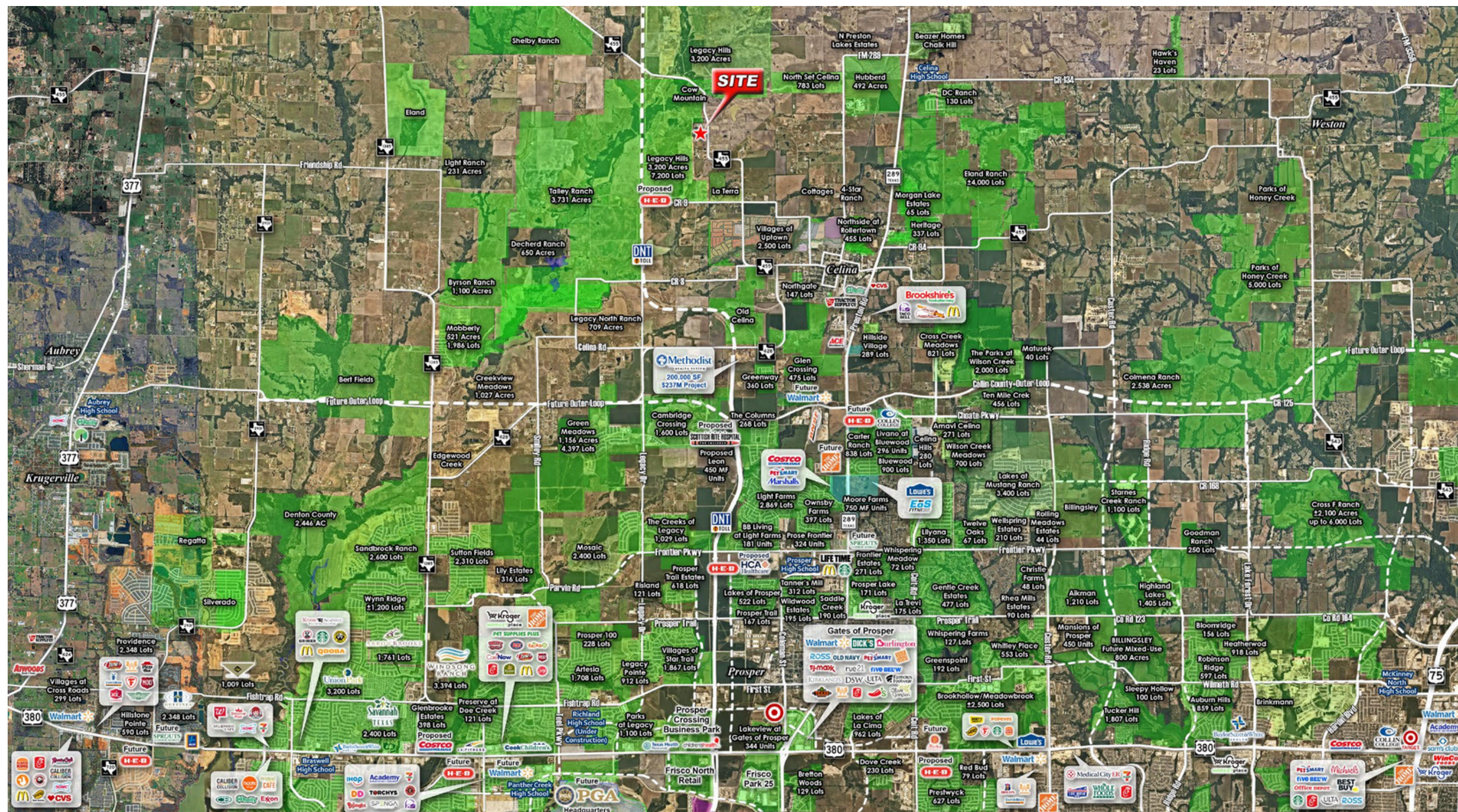
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6 ACRES AVAILABLE

TBDLEGACY(FM455)LANE | CELINA, TEXAS



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Prime Commercial & Investment Opportunity in a High-Growth Corridor

 Approximately 246 Feet of Frontage on Future Legacy Road (FM 455)

 Just East of the Dallas North Tollway

 High-Visibility Location in a Major Growth Corridor

 Ideal for Retail, Commercial, Mixed-Use or Office Development

 Surrounded by Rapid Residential & Commercial Expansion

 Excellent Long-Term Appreciation Potential

 Convenient Access to Celina, Prosper & North Dallas

 Perfect Opportunity for Developers, Investors & Owner-Users

 Existing Home on Property (Available to View with Qualified Interest)

 Additional 6 Acres Available to the South

 Opportunity to Assemble Approximately 12 Contiguous Acres

 Rare Chance to Invest in One of North Texas' Fastest-Growing Markets

TBD Legacy (FM 455) Lane Celina, TX 75009



Property Type: Residential/Land/Commercial Lot

Size Area: 6 acres

Restrictions: No Known Restrictions

Land Use: Residential/ Agricultural

County: Collin

Proposed Use:

Residential/investment/Development

Location: This prime property has approx 246 feet of frontage along Future Legacy Rd. (FM 455) and is ideally located just east of the Dallas Parkway, offering excellent visibility and access.

GPS: 13495 Dusty Lane, Celina, TX. 75009

Utilities:

Co-Op Electric - Co-Op Water - Outside City Limits

Listing Price: \$1,750,00

Special Listing Conditions: Standard

Directions: GPS 13495 Dusty Lane

Current Use: Residential/Ag

Zoning Details: Unzoned

Listing Brokerage: Texas Homes and Land

Listing Agent: Coryann Johnson

Legal & Financial

Parcel ID: R673500001901

Legal: ABS A0735 JOHN RAGSDALE, SURVEY, TRACT 19, 6.0

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Positioned in one of the fastest-growing areas of North Texas, this exceptional property offers approximately 246 feet of frontage along Future Legacy Road (FM 455), just east of the Dallas North Tollway, providing outstanding visibility, accessibility, and exposure. Located in the heart of a rapidly developing corridor, this tract presents an outstanding opportunity for retail, commercial, mixed-use, or long-term investment. Surrounded by significant residential and commercial growth, the property is strategically located to benefit from the continued expansion of Celina and the surrounding communities. The Future Legacy Road corridor is expected to become a major east-west thoroughfare, making this an ideal location for businesses seeking high traffic counts and excellent accessibility. Whether you're an investor looking to capitalize on future appreciation or a developer ready to bring a commercial project to life, this property offers the location, frontage, and growth potential to support a wide range of development opportunities. The existing home is not being marketed as the primary value but may be viewed after reviewing the property and expressing serious interest in the land. For those seeking a larger development footprint, an additional 6-acre tract directly south is also available, creating the opportunity to assemble approximately 12 contiguous acres for an even more substantial commercial or mixed-use project. Don't miss this rare opportunity to secure property in one of North Texas' most sought-after growth corridors, where location, visibility, and future potential come together.



\$1,750,000

TBDLegacy(FM 455) Lane
Celina,TX 75009



6 ACRES

Prime Investment
Opportunity



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