

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 8520 COUNTY ROAD 9

CELINA, TX 75009



\$2,250,000



1,857 sqft

## DESCRIPTION

Situated on the future Fred Smith Parkway, just east of the Tollway extension and west of the future Legacy Rd, lies a 5-acre parcel of land. The property is located just half a mile off of the DNT extension and is currently not zoned. The tract is improved with a home and outbuildings and is directly across from a new housing development. This property presents many possibilities for development.

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**800.451.8055**

**PROPERTY TYPE:** Commercial - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 20488007  
**YEAR BUILT:** 1987  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** School Land Surv Abs #168  
**LIST DATE:** 06/05/2024

**AREA:**  
**SQUARE FEET:** 1,857  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 5.14  
**LOT SIZE (SQFT):** 223,767

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition
- Metal

### SIDING:

- Brick

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Coryann Johnson 

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**BROKERED BY:** Texas Homes and Land

century21judgefite.com

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