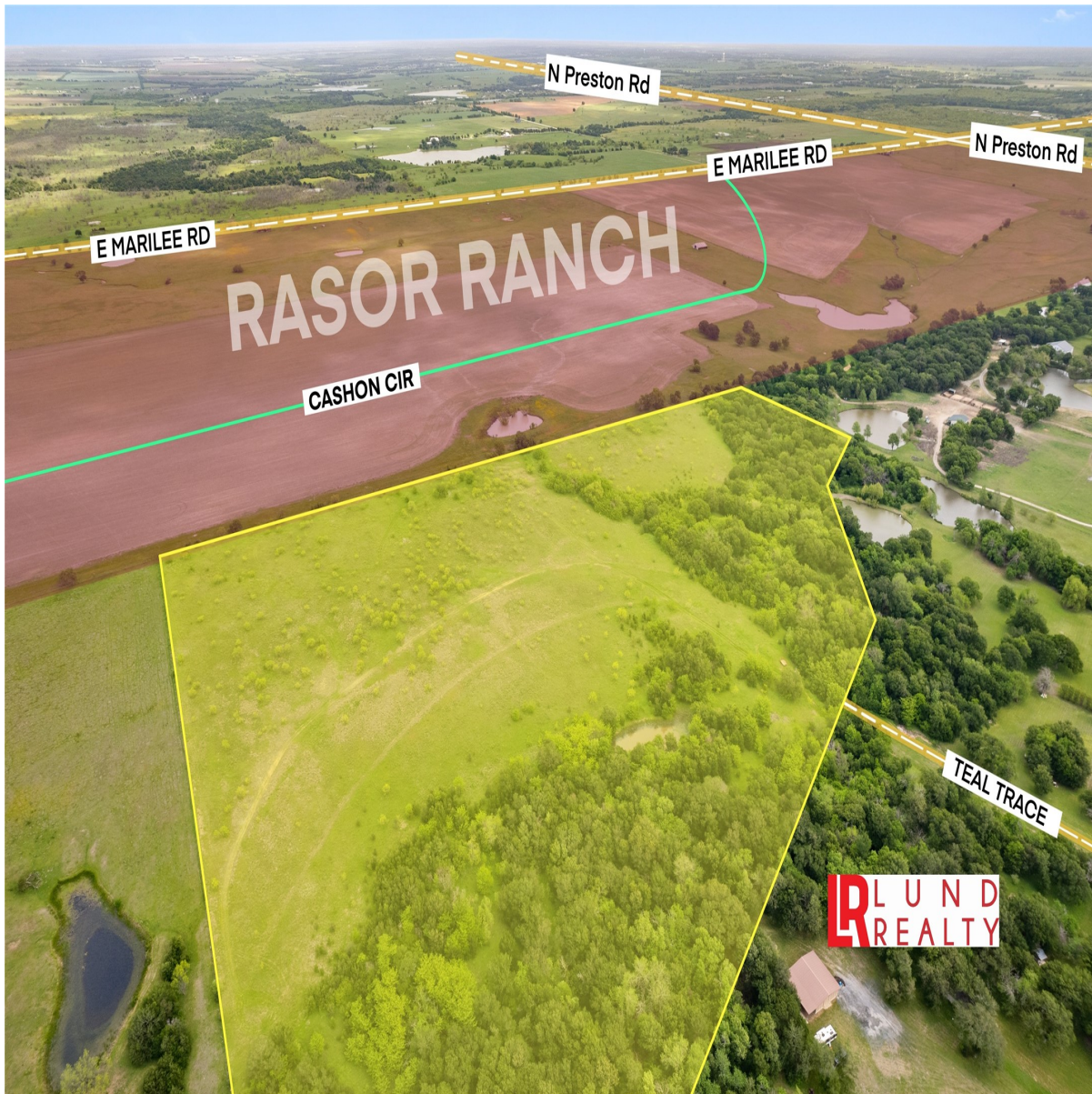


# CENTURY 21<sup>®</sup>

Judge Fite Company



## 34.24 AC PRESTON LAKES DRIVE UNIT #B

CELINA, TX 75009



\$3,499,800



1 acres

## DESCRIPTION

Motivated Seller! Bring Your Offer! HARD TO FIND INVESTMENT OPPORTUNITY IN CELINA! AT \$102,000 Per Acre. A HIGHLY SOUGHT AFTER CELINA ISD! This Tract is Perfectly Nestled Between Preston Rd, Celina Pkwy, and Dallas Tollway! At the Prestigious Preston Lakes Community With Sprawling Spacious Estates Through Its Expansive Acreages. The Access is Through Preston Lakes, Dirt road and creek along the South perimeter of the property. Parcel is abutting a Major Planned Development. Phase I of Razor Ranch Is Undergoing Construction. Flat pasture, Some Trees, No HOA. City zoning - 1 acre lot minimum.

**PROPERTY TYPE:** Land - Unimproved Land

**MLS STATUS:** Active

**MLS:** 20940602

**YEAR BUILT:**

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** J Howard Surv ABS #435

**LIST DATE:** 05/18/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 34.24

**LOT SIZE (SQFT):** 1,491,712

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Agricultural
- Cleared
- HardwoodTrees
- Level
- Pasture
- PondOnLot
- CityLot
- Flat

**FENCING:**

- BarbedWire

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Olga Lund 

**PHONE:** 817.829.2386

**BROKERED BY:** Lund Realty