

CENTURY 21®

Judge Fite Company



3602 SMILEY

PROSPER, TX 75078



\$3,484,800



1 acres

DESCRIPTION

Vanguard Real Estate Advisors (“VREA”) is pleased to present investors and developers the opportunity to acquire 10+- acres located along Smiley Road in this rapidly growing pocket of Denton County. The Site is located in the Celina ETJ with a Prosper address, offering unmatched flexibility in development as there is no known zoning in place. It is strategically located among multiple master-planned communities such as Sutton Fields, Mosaic, Green Meadows, Windsong Ranch, and more. The Site is located within the highly sought after Prosper ISD. The area’s dynamic growth, combined with its flexible development potential, makes the Site a desirable parcel for forward-thinking investors and developers.

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21048936
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: NA
LIST DATE: 09/02/2025

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 10
LOT SIZE (SQFT): 435,600

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage

UTILITIES

UTILITIES:

- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estsate Advisors