

# CENTURY 21<sup>®</sup>

Judge Fite Company



17374 W FM 455 (LEGACY DR)

CELINA, TX 75009



\$2,695,000



1 acres

## DESCRIPTION

Seize the opportunity to own 10 acres in one of the most sought-after growth corridors in North Texas. Ideally positioned just one mile from the future North Dallas Tollway and situated along the planned Legacy Dr, this property offers unmatched visibility and accessibility for future development. With nearly 300 feet of frontage along FM 455, the site is perfectly suited for a wide range of commercial or residential uses. Key Advantages: Strategic Location – Adjacent to major planned infrastructure, including Legacy Road and the future extension of the Dallas North Tollway. Strong Growth Market – Celina continues to rank as one of the fastest-growing cities in Texas, driven by rapid residential and commercial expansion. Development Flexibility – Located within Celina's Extraterritorial Jurisdiction (ETJ), providing greater options for future development compared to city-limited zoning. High Visibility – Nearly 300 feet of road frontage on FM 455 ensures strong traffic exposure for future businesses. Investment Value – Current improvements include a home, being sold as-is. The true value lies in the land and its long-term development potential. This property represents a rare chance to acquire land in the direct path of growth, offering investors and developers the ability to shape a prime piece of real estate in a booming corridor. Whether your vision is retail, mixed-use, residential, or a long-term hold, this tract is positioned to deliver exceptional returns. Schedule a showing today to secure your place in the future of Celina's dynamic expansion.

**PROPERTY TYPE:** Land - Improved Land  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 21053953  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** JOHN RAGSDALE  
**LIST DATE:** 09/24/2025

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**800.451.8055**

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 10.02  
**LOT SIZE (SQFT):** 436,471

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Acreage
- Agricultural
- InteriorLot
- Pasture

## UTILITIES

### UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- WaterAvailable

**LISTED BY:** Coryann Johnson 

## ADDITIONAL PROPERTY DETAILS

**PHONE:** 214.908.5468

**BROKERED BY:** Texas Homes and Land

century21judgefite.com

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