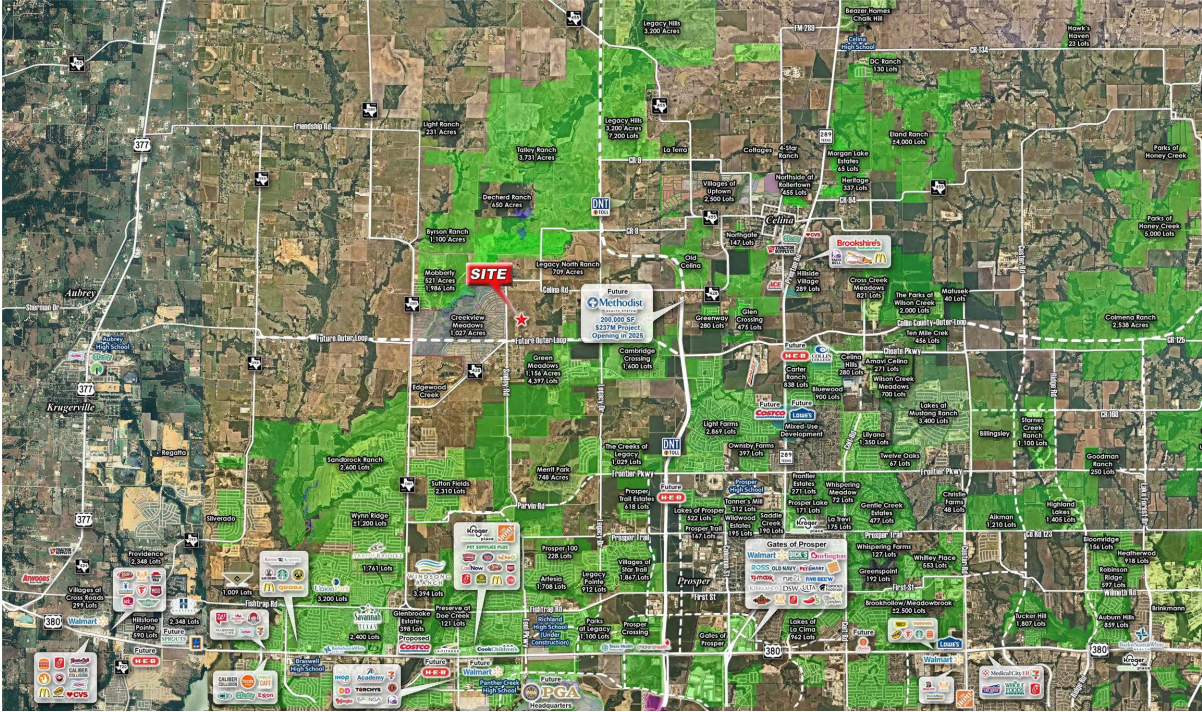


CENTURY 21®

Judge Fite Company



6202 PRIVATE ROAD 902 UNIT .

CELINA, TX 75009



\$1,500,000



1,807 sqft

DESCRIPTION

Prime investment property located just outside the city limits of Celina within a 1.5 mile radius of over 11,000 new residential lots. The property is framed by three major thoroughfares: Dallas North Tollway, FM 428 (Future Collin County Outer loop), and FM 1385. This is an ideal development opportunity for industrial business park or storage facilities. The 5.349 acres is positioned just North of FM 428 and has an updated 1807 square foot modern farmhouse that could easily be repurposed for office space or would be ideal for an owner operator that would like to live on-site. The entire property is fenced and cross fenced. Located in highly sought-after Celina ISD.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Commercial - Industrial
MLS STATUS: Active
MLS: 21071296
YEAR BUILT: 2000
COUNTY: Denton
TRACT OR SUBDIVIION: Eastern Hills Estates
LIST DATE: 09/30/2025

AREA:
SQUARE FEET: 1,807
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.35
LOT SIZE (SQFT): 233,002

INTERIOR FEATURES

FLOOR COVERINGS:

- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- DoorMulti
- Driveway
- GarageFacesFront
- Garage
- GolfCartGarage
- OffStreet
- Oversized
- WorkshopInGarage

LOT DESCRIPTION:

- Acreage
- Cleared
- Pasture
- FewTrees

ROOF TYPE:

- Shingle

SIDING:

- WoodSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SepticAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Kelsey Whitesell 

PHONE: 254.718.6791

SECURITY FEATURES:

BROKERED BY: Talley and Company, LTD

- SmokeDetectors

century21judgefite.com

each office is independently owned and operated