

# CENTURY 21®

Judge Fite Company



## 1407 SHELBY LANE

CELINA, TX 75009



\$1,795,000



0 sqft

## DESCRIPTION

Exceptional investment and development opportunity on 3.7 unrestricted acres in a rapidly growing corridor near the Dallas North Tollway and the future Outer Loop. Strategically positioned for long-term appreciation, this property offers outstanding commercial, mixed-use, or income-producing potential while remaining outside city limits. The property currently features multiple income streams, including a 5-bedroom doublewide mobile home, a 3-bedroom single-wide mobile home, and 7 RV parking spaces with utilities, creating immediate rental opportunities. A 38' x 50' insulated shop with foam insulation provides excellent functionality for storage, business operations, or future commercial use. With no HOA and no deed restrictions, this expansive 161,172 SF lot allows flexibility for future expansion, redevelopment, or continued income production. Enjoy a balance of privacy and accessibility, with proximity to major transportation routes and continued growth along the Outer Loop corridor. Located in Celina ISD, this property is ideal for investors, developers, or owner-users seeking a high-potential asset in a prime growth area. A rare opportunity to secure acreage with income, flexibility, and exceptional upside in one of North Texas' fastest-growing markets.

**PROPERTY TYPE:** Commercial - Business

**MLS STATUS:** Active

**MLS:** 21156463

**YEAR BUILT:** 2020

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Cowan

**LIST DATE:** 02/10/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 3.7

**LOT SIZE (SQFT):** 161,172

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Wood

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- AdditionalParking
- Asphalt
- Concrete
- DoorSingle
- Driveway
- Enclosed
- Garage
- GarageDoorOpener
- ParkingPad
- GarageFacesSide

### LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- InteriorLot
- Lawn
- Landscaped
- FewTrees

### ROOF TYPE:

- Composition

### FOUNDATION:

- PillarPostPier
- Slab

## UTILITIES

### HEATING/COOLING:

- Central
- Electric

### UTILITIES:

- SepticAvailable
- SeparateMeters
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Lynette Sandidge 

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**BROKERED BY:** Compass RE Texas, LLC