

CENTURY 21[®]

Judge Fite Company



302 N ARIZONA DRIVE

CELINA, TX 75009



\$750,000



1,889 sqft

DESCRIPTION

Prime 0.66-acre investment opportunity located just steps from Historic Downtown Celina in one of the fastest-growing cities in North Texas. Positioned within a high-demand redevelopment corridor, this property offers strong long-term appreciation potential and multiple income-producing development options. Walkable to Downtown Celina's retail, dining, entertainment, and year-round city events, this location benefits from consistent pedestrian traffic and ongoing city investment in infrastructure and downtown expansion. Rapid population growth and continued commercial development in Celina support increasing demand for housing, short-term rentals, and mixed-use investment projects. This site presents strong potential for short-term rental development such as Airbnb units, multi-unit residential redevelopment, mixed-use commercial space, boutique lodging, or professional office use. The proximity to frequent downtown festivals, markets, and community events supports occupancy potential for short-term rental strategies and income-producing property models. Key Investment Highlights: 0.66 acres in prime downtown proximity Walkable location near retail, dining, and events Located in a high-growth North Texas market Strong demand for short-term rentals and redevelopment Flexible development potential based on zoning Ideal for income-producing or long-term hold strategies Limited availability of parcels this size near Downtown Celina Opportunities of this size and location are increasingly rare within the Downtown Celina area. This property offers investors and developers the ability to secure land in a rapidly expanding submarket positioned for continued growth, redevelopment, and long-term return potential. Buyer to verify zoning, permitted uses, and development requirements with the City of Celina.

PROPERTY TYPE: Commercial - Office

MLS STATUS: Active

MLS: 21237342

YEAR BUILT: 1930

COUNTY: Collin

TRACT OR SUBDIVIION: Celina Original Donation

LIST DATE: 04/24/2026

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800.451.8055

AREA:

SQUARE FEET: 1,889

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.66

LOT SIZE (SQFT): 28,749

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- OnStreet

LOT DESCRIPTION:

- CornerLot

ROOF TYPE:

- Shingle

SIDING:

- BoardAndBattenSiding

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- NaturalGasAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

SECURITY FEATURES:

- FireAlarm
 - SmokeDetectors
-

LISTED BY: Jessica Self 

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BROKERED BY: Texas Homes and Land Real Estate,
LLC