

CENTURY 21[®]

Judge Fite Company



414 N ARIZONA DRIVE

CELINA, TX 75009



\$335,000



1 acres

DESCRIPTION

Positioned in the core of historic downtown Celina, this 12,371 sq ft homesite presents a rare redevelopment opportunity just steps from the city's thriving square. Surrounded by boutique shops, dining, and ongoing growth, the location alone sets this property apart. Celina is making a significant investment in its downtown core, positioning this area for continued appreciation. Ongoing improvements include new streets, expanded sidewalks, and the highly anticipated Downtown Center project—a \$93.4 million development featuring a multi-level parking garage, a four-story building with a state-of-the-art library and community spaces, and a revitalized alleyway park, all projected for completion in late 2026. In addition, the nearby Ousley Park will bring new amenities including pickleball courts, a dog park, walking trails, and more—further enhancing the downtown lifestyle. Just moments from the city square, you'll enjoy walkable access to Celina's vibrant community events, from Friday night markets and movie nights on the square to Cajun Fest and seasonal celebrations. Whether you're considering a custom residence, income-producing property, or a strategic investment, the potential here is substantial. Opportunities like this—walkable to downtown, with this size and flexibility—are increasingly hard to find in Celina's rapidly evolving market.

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 21242770
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: Arizona Tr
LIST DATE: 04/21/2026

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.28
LOT SIZE (SQFT): 12,371

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- InteriorLot
- Level
- CityLot

FENCING:

- Wood

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lena Smith 

PHONE: 469.271.7100

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

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