

PROPERTY INFORMATION

LOCATION: Southeast Corner of CR87 (planned alignment of Coit Road) and CR90 in Collin County, just outside the ETJ of Celina, Texas. The Collin County “Outer Loop” is planned to run through the subject property just south of CR90.

SIZE: 119.244± acres

ZONING: The property is not currently zoned. Celina’s Future Land and Thoroughfare Plan has this property designated for Retail zoning on the Southeast Corner of CR87 and CR90. Celina has not yet revised its Land Use and Thoroughfare Plan to reflect the approved alignment of the Collin County “Outer Loop”. Commercial Corridor zoning is likely along the entire path of the “Outer Loop” through the subject property, along with retail/commercial zoning at the Coit Road hard corners.

PRICE: \$6,379,554 (\$53,500 per acre)

MISCELLANEOUS:

- The subject property will have at least two corners, with the potential of three or four corners, at the future intersection of Coit Road and the “Outer Loop”.
- Based on the FEMA flood maps, there appears to be some flood plain along Wilson Creek on the eastern side of the property.
- The property currently has an Agricultural Tax Exemption in place.

For more information, contact:

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