

8020 FM 2478, Prosper, Texas 75078

MLS#: 20576684 \$ Active

Property Type: Land

8020 FM 2478 Prosper, TX 75078

SubType: Unimproved Land

LP: \$9,600,000

OLP: \$11,000,000

Recent: 05/13/2024 : DOWN : \$11,000,000->\$9,600,000

Lst \$/Acre: \$300,234.56

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes MUD Dst: No

Subdivision: Coleman Watson Survey

County: Collin

Country: United States

Parcel ID: [2011399](#)

Parcel ID 2: 1633708, 2011400, 1633691

Lot: Block: 2

Legal: ABS A0945 COLEMAN WATSON SURVEY, SHEET 2, TRA

Unexmpt Tx: \$9

Land SqFt: 1,392,831

Acres: 31.975

\$/Lot SqFt: \$6.89

Lot Dimen:

Will Subdv: No



HOA: None

HOA Website:

HOA Co:

HOA Management Email:

General Information

Crop Retire Prog:

AG Exemption: Yes

Lakes:

Wells:

Pasture Acres: 31.97

Bottom Land Ac:

School Information

School Dist: Celina ISD

Elementary:

Primary: Celina

Middle: Jerry & Linda Moore

Jr High: Celina

High: Celina

Sr High:

Features

Lot Description: Acreage, Few Trees, Interior Lot

Lot Size/Acres: 10 to < 50 Acres

Present Use: Agricultural, Cattle, Crops and Livestock

Proposed Use

Zoning Info: No Zoning in Place

Development: Unzoned

Street/Utilities: Co-op Electric, Co-op Water

Road Front Desc: FM Road

Road Surface: Asphalt

Crops/Grasses:

Surface Rights:

Waterfront:

Restrictions: No Known Restriction(s)

Easements: None

Documents: Abstract, Aerial Photo

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Special Notes: Aerial Photo

Possession: Closing/Funding

Showing: Courtesy Call (Appt Svc Only)

Remarks

Property Description: This 32-acre property is situated between Frontier Parkway and the Outer Loop, on the east side of Custer Road. It falls within the McKinney Extraterritorial Jurisdiction within the Northridge District, and is part of the Celina Independent School District. Great investment with Development coming from the South and West.

Public Driving Directions: From Preston Rd in Celina, go East on E Outer Loop then South on FM 2478. Property will be on the left. Also Straight up Custer Rd. from Frontier Pkwy, property will be on the East Side of the Rd.

Agent/Office Information

SUB: 0.0 - %

CDOM: 39

DOM: 39

LD: 04/04/2024

XD: 10/04/2024

BAC: 3.0 - %

VAR: No

List Type: Exclusive Right To Sell

List Off: [Texas Homes and Land \(TXHL01C\)](#) 214-908-5468

LO Addr: 147 N Ohio St Celina, Texas 75009

List Agt: [Coryann Johnson \(0450333\)](#) 214-908-5468

LA Email: coryann@texashomesandland.com

LA Website: www.texashomesandland.com

Off Web: <http://www.texashomesandland.com>

Pref Title Co: MH Title - Amy Stapp

LO Fax: Brk Lic: 0450333

LO Email: coryann@texashomesandland.com

LA Cell: 214-908-5468

LA Fax:

LA Othr:

LA/LA2 Texting: Yes/

LO Sprvs: **Coryann Johnson (0450333) 214-908-5468**

Location: 1212 S Preston Rd, #220, Celina 75009

Showing Information

Call: Showing Service

Keybox #: N/A

Show Instr:

Appt: (800) 257-1242

Keybox Type: None

Owner Name: Phyllis Williamson

Seller Type: Standard/Individual

Show Srv: BrokerBay
Showing: Courtesy Call (Appt Svc Only)

Prepared By: Coryann Johnson Texas Homes and Land on 05/13/2024 11:08

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