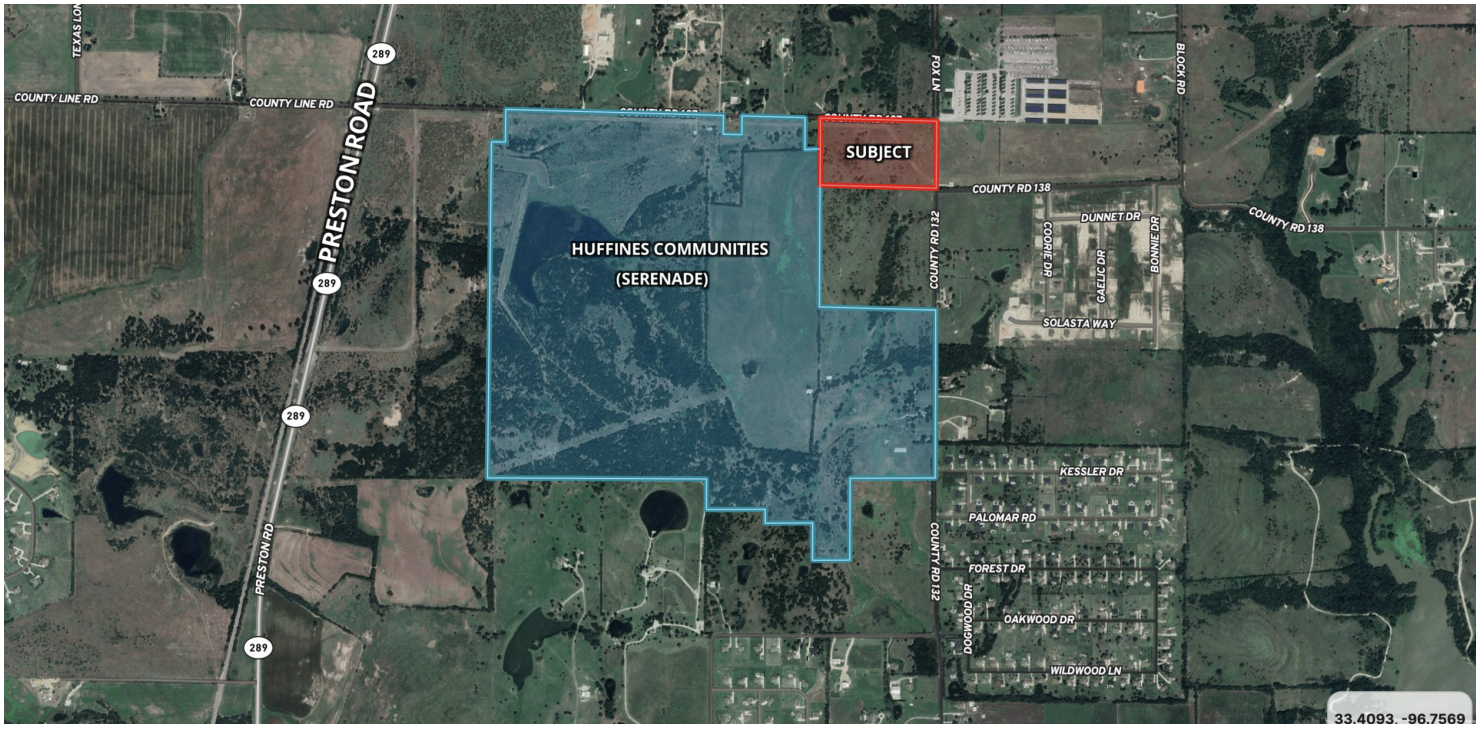
GLASCO COMMERCIAL

CELINA ETJ CORNER | **FOR SALE**

County Rd 132 And County Rd 107
ETJ Of Celina, TX 75009



LOCATION DESCRIPTION

This prime location in the ETJ of Celina and Collin County is strategically positioned at the intersection of County Rd 132 and County Rd 107, just 1 mile from Preston Road, offering excellent accessibility to this major thoroughfare. With the area's projected growth, the property presents an enticing investment/development prospect for those seeking to capitalize on Celina's expanding market.

OFFERING SUMMARY	
Sale Price:	Contact Broker
Lot Size:	22.02 Acres
Zoning	Ag

PROPERTY HIGHLIGHTS

- Corner at County Rd 132 (future N Custer Rd) and County Line Rd (Marilee Rd).
- Situated within a mile of Preston Rd in the path of Celina's growth.
- Adjacent to Huffines' 414-acre master-planned Serenade community which is currently under development (DBJ article attached which includes concept plan).
- 1,292 feet of frontage on County Rd 107 (Marilee/County Line Rd) and 742 feet of frontage on County Rd 132.
- County Rd 132 (N. Custer Rd) is designated a 6 Lane Divided thoroughfare on Celina's Thoroughfare Plan.
- The County Line Rd is a designated 6 Lane Divided thoroughfare on Celina's Thoroughfare Plan that is proposed to realign through the subject property.
- Mustang Special Utility District new 12-inch water main along C.R. 132 / Sewer CCN: City of Celina / Electricity: Grayson-Collin Electric Cooperative.
- Celina City Limits 2025 Population: 54,473 / Projected 2030 Population: 127,038 (per Celina EDC)
- Celina Independent School District
- Ag Tax Exemption and agricultural lease in place.

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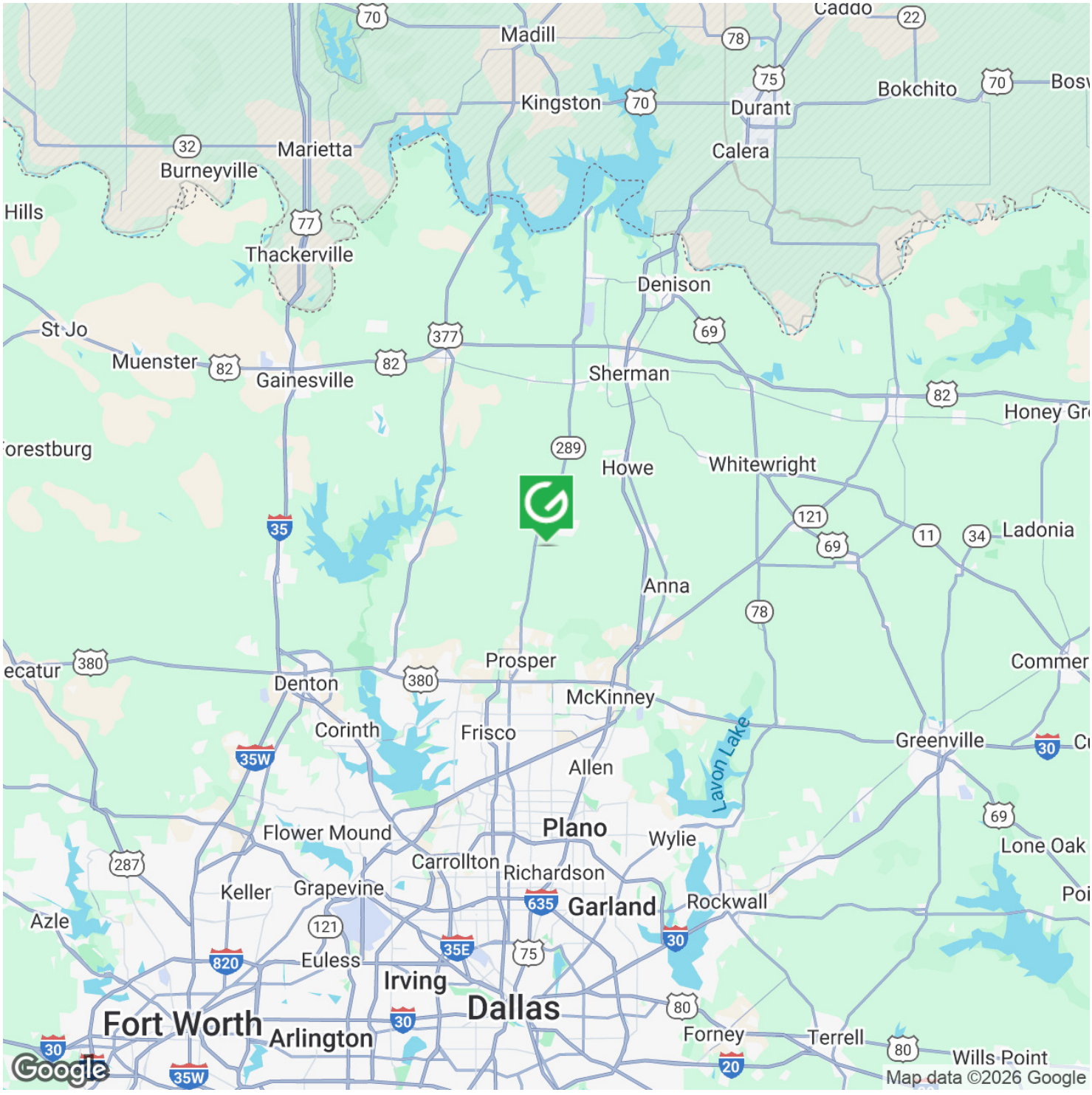

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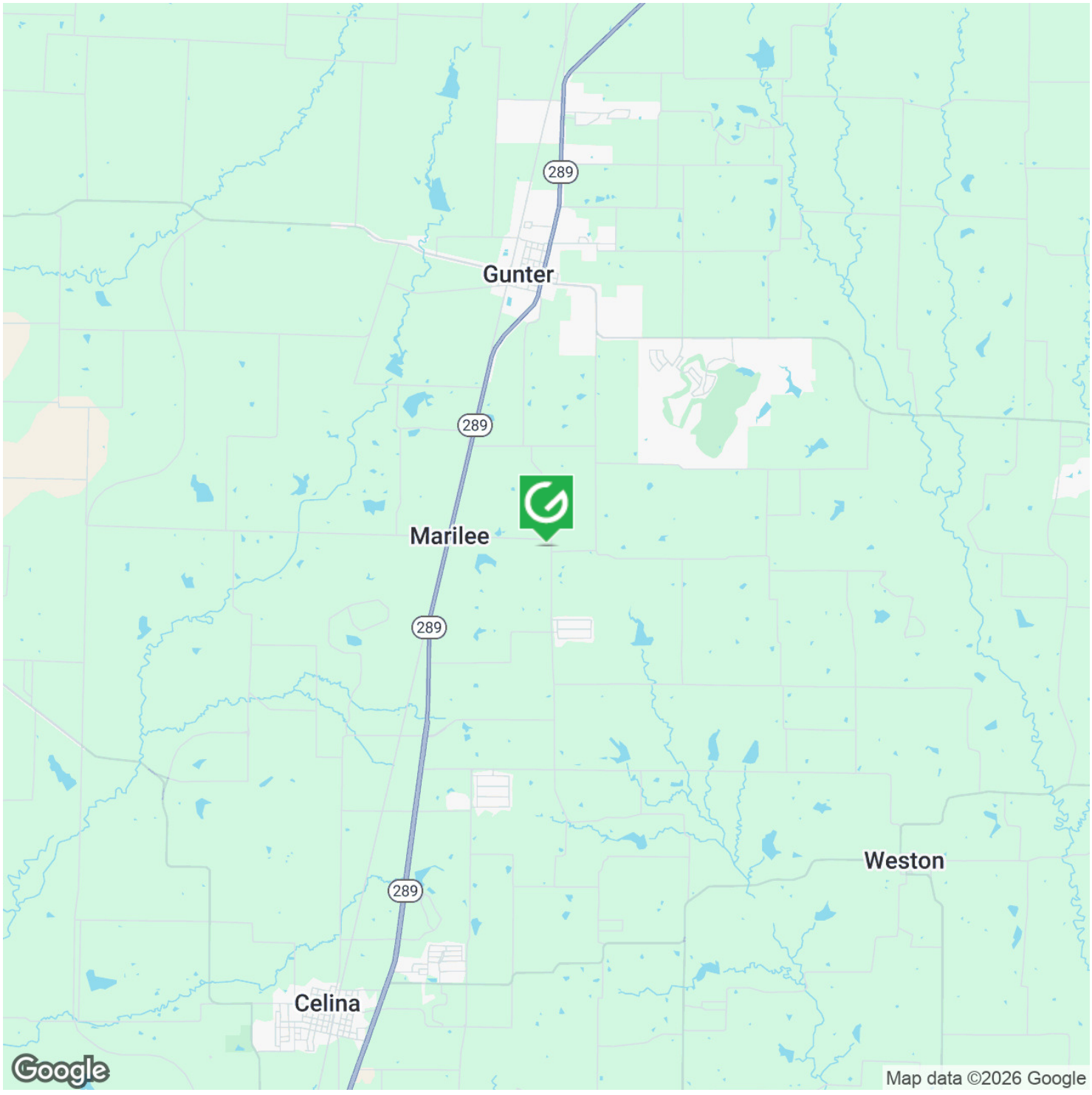

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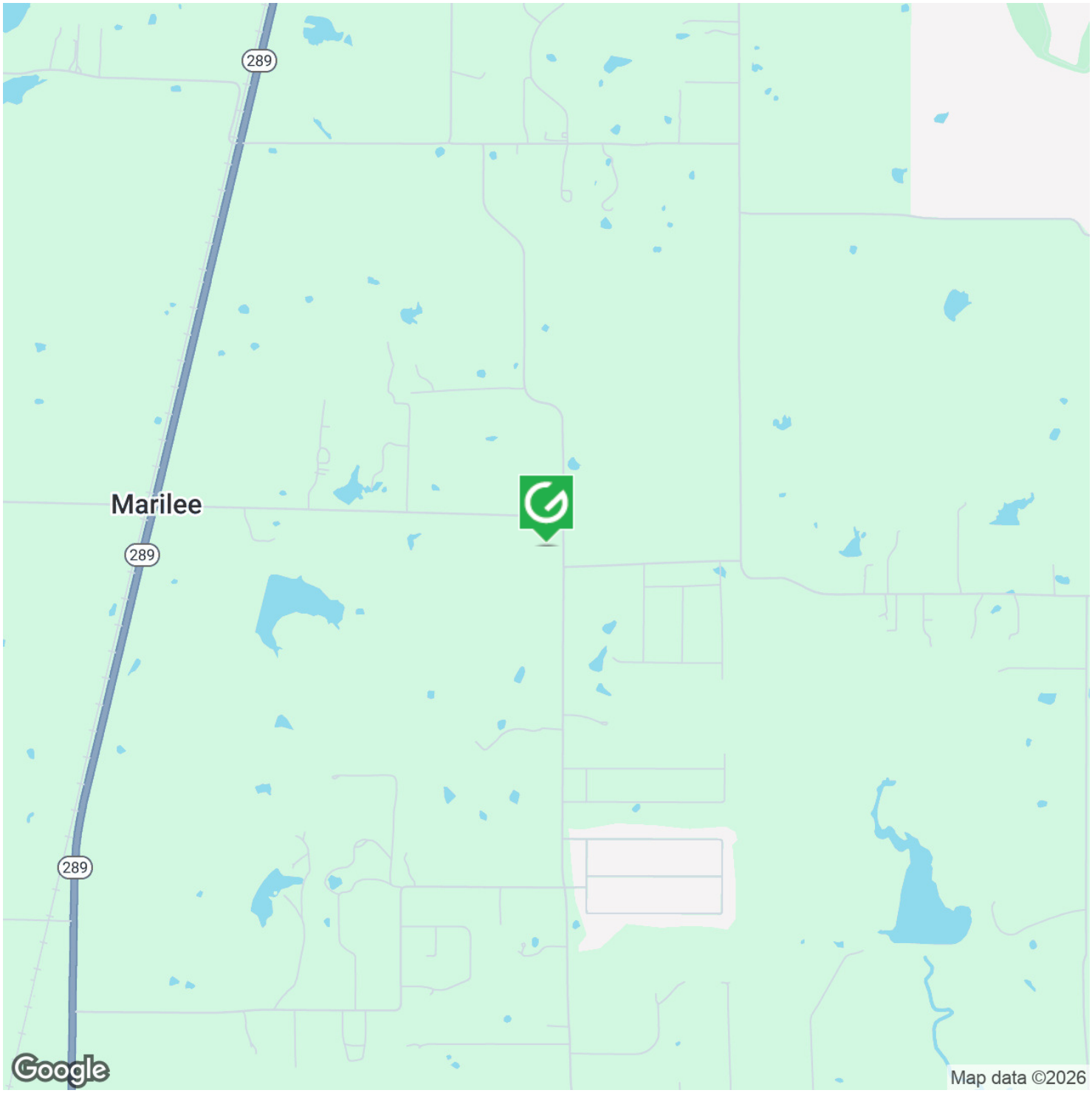

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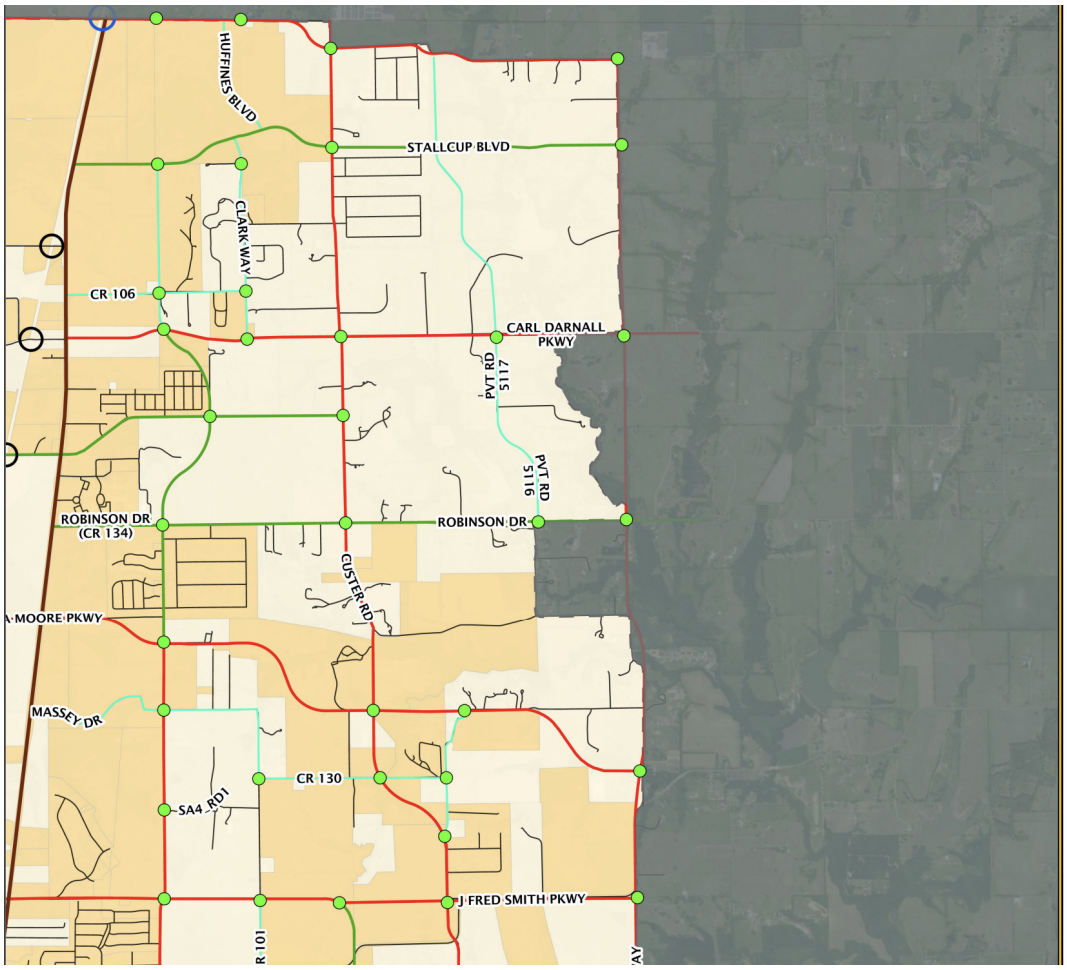

CELINA TEXAS EST. 1876
Life Connected.

Thoroughfare Plan
Adopted 01/14/2025

City of Celina

Legend

- Roundabout

Thoroughfare Crossing

- Grade Separated Crossings
- RR Grade Separated Crossings
- RR At Grade Crossings

Thoroughfare Plan

- 2LC 60' - 80' ROW***
- 4/6LD 100' ROW*
- 4LD 90' - 100' ROW*
- 6LD 120' ROW*
- 6LD ALT 120' ROW*
- 6LD 140' ROW*

City of Celina Thoroughfare Plan

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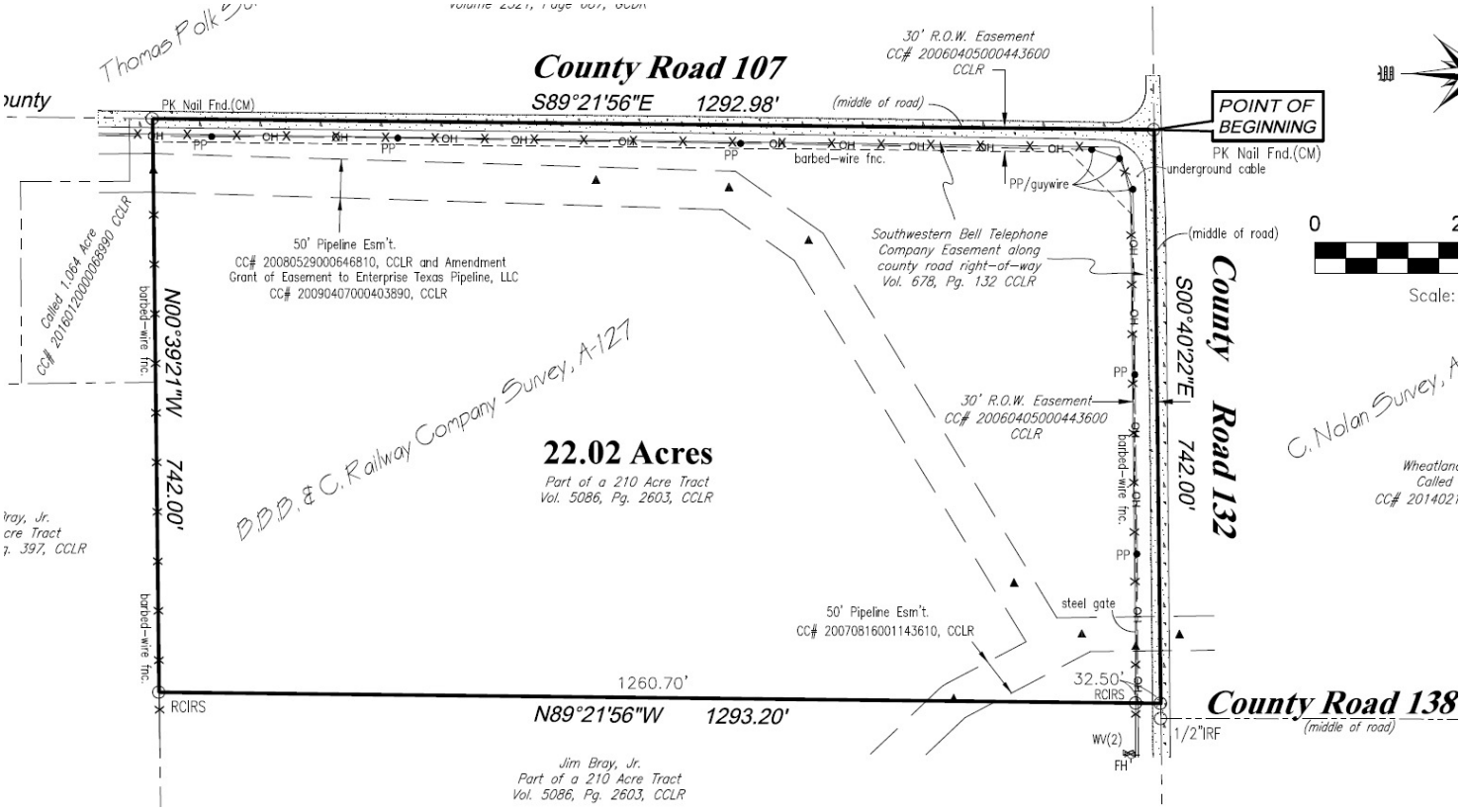

Survey Sketch

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From the Dallas Business Journal:
https://www.bizjournals.com/dallas/news/2025/09/25/huffines-serenade-celina-homebuilders-globitech.html

SUBSCRIBER CONTENT:

Residential Real Estate

Huffines selects homebuilders for new Celina neighborhood



Infrastructure work is already underway on a new 414-acre community in Celina.
HUFFINES ENTERPRISES



By Aayush Gupta – Staff Writer, Dallas Business Journal
Sep 25, 2025

Listen to this article 3 min

Huffines Enterprises Inc. has named the builders for 875 homes planned at Serenade, a new master-planned community in Celina.

Brightland Homes, CastleRock Communities, HistoryMaker Homes, Impression Homes and UnionMain Homes will build on a 414-acre site near Preston Road, just south of Grayson County. The neighborhood has the potential to expand to 1,100 homes in the future, according to Don Huffines, co-founder and owner of Huffines Enterprises.

Unlike many large-scale projects, Huffines plans to build the community all at once rather than in phases, with completion expected within two years. Serenade will include four to five villages, including Waterfront Village, which will offer 60- to 70-foot homesites along a 16-acre lake.

Other planned neighborhood amenities include a poolside pavilion, playgrounds, parks, a hummingbird garden, 150 acres of open space, more than 2 miles of trails and a $6 million community center featuring a ballroom. Another 62 acres are reserved for future mixed-use development.

Huffines plans to invest more than $100 million in infrastructure. Homes will be zoned in the Celina Independent School District, ranked ninth in Collin County by Niche.

Celina, the fourth-fastest growing city in the nation, is now home to more than 50,000 residents, with average home values around $588,000. Mayor Ryan Tubbs said in January that the city issued 2,930 single-family residential permits in 2024, a single-year record and a 17% increase from 2023.

Serenade in Celina sits between major employers in McKinney and Frisco, reflecting the rapid push of growth northward in Dallas-Fort Worth. Billion-dollar semiconductor plants by Texas Instruments and Globitech in Sherman are drawing fresh attention to the area. Relative affordability and strong schools are fueling the appeal, while infrastructure projects such as the Dallas North Tollway extension and the Collin County Outer Loop are further improving connectivity. The new semiconductor fabs in Sherman are about a 30-minute drive from Serenade – roughly the same commute as traveling from Frisco to downtown Dallas.

"Celina is close to fast-growing areas, plus many businesses continue relocating to DFW's northern submarkets at a rapid pace," Huffines said in an email. "Serenade in Celina is in an ideal location that offers proximity to major corporations while providing a living experience that emphasizes nature, neighbors and serenity."



A concept plan shows what is planned at Huffines Enterprises newest community in Celina.

HUFFINES ENTERPRISES

In recent years, Celina has emerged as a poster child for North Texas growth. The city's boom has even spurred development in surrounding communities. With thousands of new rooftops in place, leaders are focused on maintaining a high quality of life. Current initiatives include a $93 million downtown revitalization, a $1 billion mixed-use project anchored by the city's first Walmart Supercenter and a $10 million restaurant and entertainment district with three restaurants, a beer garden, a live music stage and a community patio.

THE LIST

These are the 100 top selling master-planned communities in North Texas

Local annual closings in (2Q24 to 1Q25)

Rank	Prior Rank	Community/subdivision
1	**54**	Painted Tree
2	**52**	Tillage Farms
3	**3**	Wildcat Ranch

View This List

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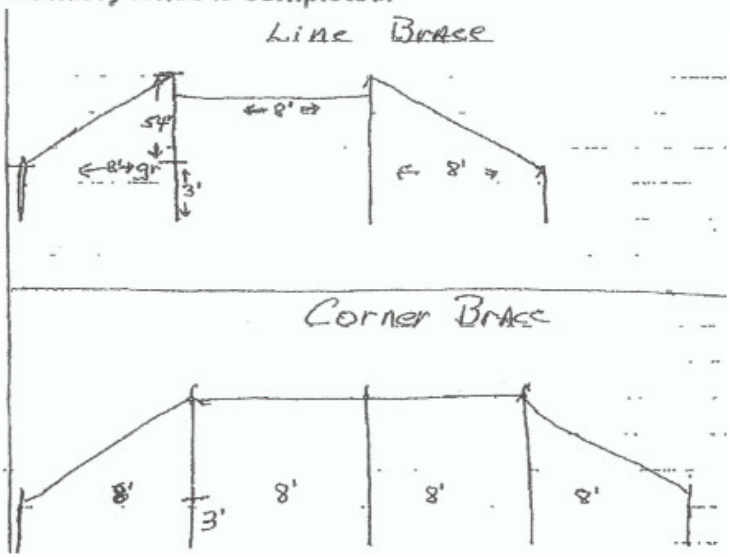
FENCING: Prior to any construction on the Property and prior to Buyer's removal of any fence on the Property, Buyer agrees to construct a new boundary fence where no boundary fence exist between Buyer's Property and Seller's property along the new boundary per the new survey with a minimum fence of standard steel "T" post and hog wire and 2 strands of barbed wire on top or 6 strands of barbed wire with a minimum height of 54" with pipe and concrete corner posts and brace posts not less than 300' apart with a minimum of 3 feet in the ground and as specified in Exhibit "C" attached hereto and made a part hereof. Buyer shall not construct any gates along any common boundary of Buyer's and Seller's property.

MOBILE HOMES AND TRANSMISSION TOWERS: Buyer agrees that no mobile homes, or radio, tv, or mobile phone transmission towers shall be placed on the Property.

PROPERTY LEASE: Buyer agrees to lease the Property exclusively to Seller for agricultural purposes for good and valuable consideration other than the terms of this contract beyond the closing of this contract until the above common boundary fence is completed.



Deed Restrictions

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
-	**-**	**-**	**-**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Grant Glasco	**-**	**grant@glascocommercial.com**	**214.448.0134**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____