



**David Norman**  
**Land Company**

**12 ACRES**

**TBD Co Rd 174, Celina, TX 75009**  
**Collin County**

**SITE**

**GOLDEN  
RANCHES  
EAST**

**GOLDEN  
RANCHES  
EAST**

**COUNTY RD 174**

**COUNTY RD 134**

**COUNTY RD 134**

**Contact us today.**

Shane Ballard | 903.285.5487 | ballard.shane@gmail.com

DNLandComapny.com | 502 Barr St, Leonard TX 75452



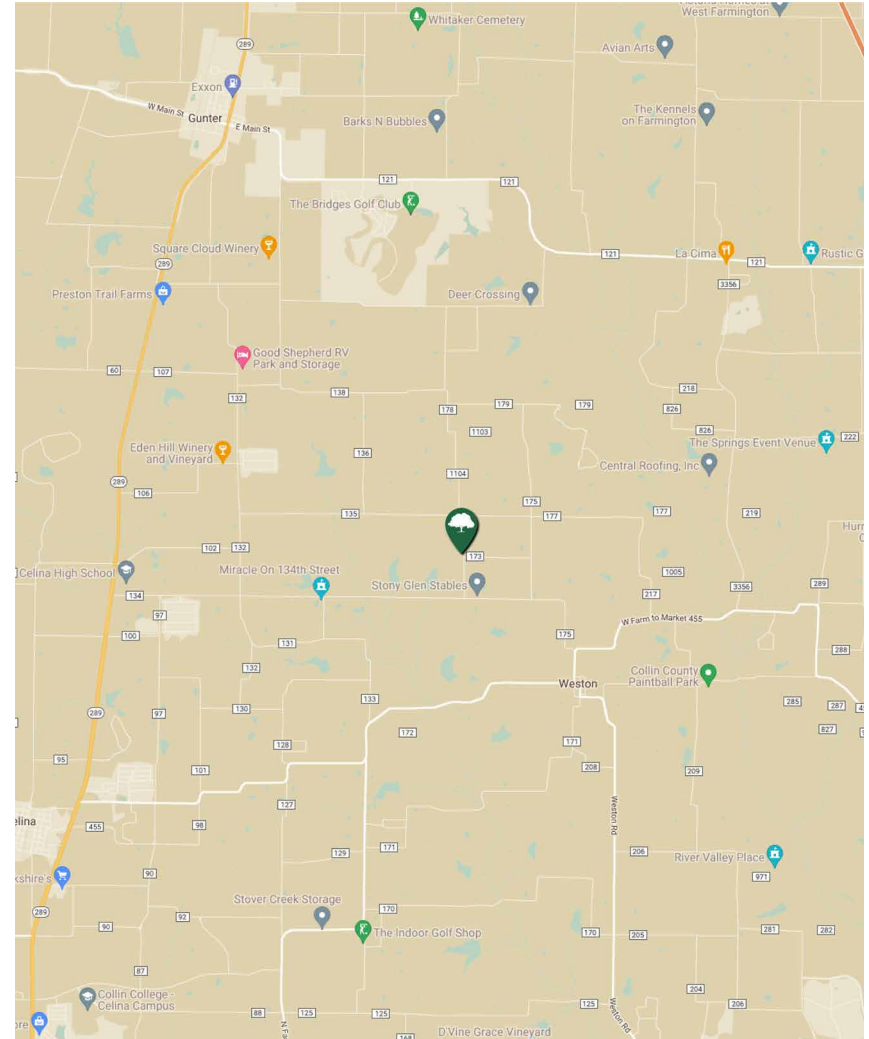


### PROPERTY HIGHLIGHTS

- Celina is emerging as one of North Texas' thriving cities, experiencing rapid population growth that's reshaping its landscape and drawing in a wave of new businesses.
- Celina benefits from its strategic location, just a 15-minute drive from Frisco and close proximity to major commercial centers accessible via Preston Road that runs through the city.
- Celina's economy is diverse, with industries such as agriculture, manufacturing, retail, and services contributing to its growth. The city is also part of the Dallas-Fort Worth metropolitan area, which provides additional economic opportunities.
- The real estate market in Celina has been active due to its growth and demand for housing. The city offers a mix of housing options, including single-family homes, apartments, and rural properties.

### DEMOGRAPHICS:

	2025 Population	Total Households	Median Age	Median HH Income
3 mile	1,932	672	41.7	\$157,207
5 miles	9,498	2,966	40.8	\$158,138
10 miles	162,133	51,486	36.1	\$151,618



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### PROPERTY DESCRIPTION

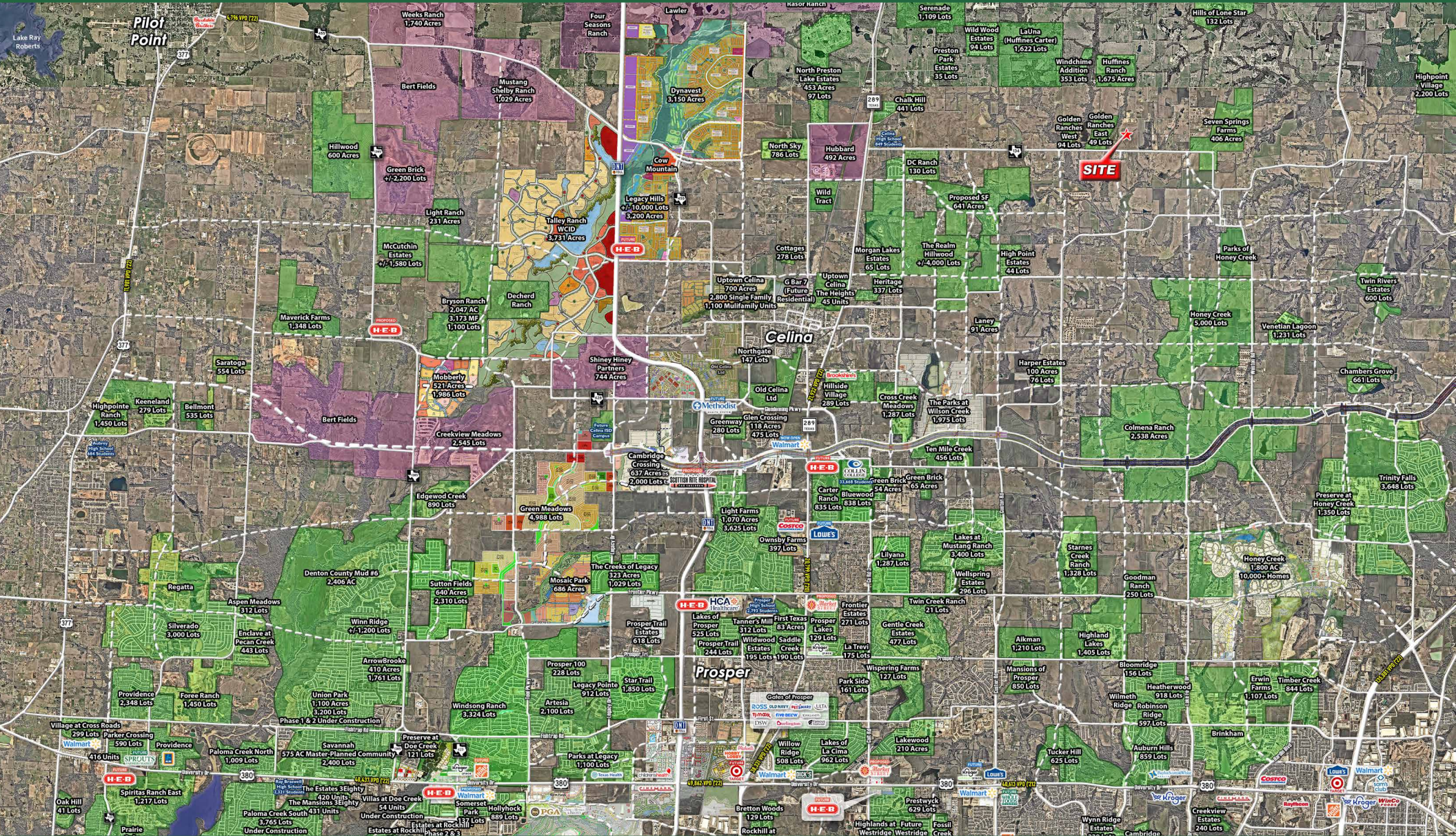
Located along County Road 174 just east of Celina High School, this approximately 12-acre tract offers an excellent opportunity to acquire land in one of North Texas' fastest-growing areas. The property features a gently rolling landscape that provides attractive views toward a nearby lake, creating a scenic setting well suited for a private estate, small residential development, or long-term investment.

The open terrain provides strong usability and flexibility for a variety of future uses, allowing buyers to plan and design according to their vision. Its location places it just minutes from the expanding Celina corridor while still offering the space and rural character that continue to attract buyers to the area.

The property's layout and topography allow for efficient use of the land, with natural elevation changes that create visual interest and potential homesites with attractive views. Buyers looking to build a custom residence or thoughtfully design a residential project will appreciate the balance of accessibility, scenery, and usability this tract provides.

With convenient access to Celina, major roadways, and surrounding communities, this property presents a solid opportunity for those looking to build, invest, or hold land in a highly active growth corridor.





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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.



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>David Norman Land Company</u>	<u>493849-BB</u>	<u>david@davidnormanrealty.com</u>	<u>(903)815-2872</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>David Norman</u>	<u>493849-B</u>	<u>david@davidnormanrealty.com</u>	<u>(903)815-2872</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Shane Ballard</u>	<u>654130-SA</u>	<u>ballard.shane@gmail.com</u>	<u>(903)285-5487</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

IABS 1-2

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TXR 2501

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