

# CENTURY 21

Judge Fite Company



## 4953 COUNTY ROAD 413

MELISSA, TX 75454



\$1,185,250



1,632 sqft



2 beds



2 baths

## DESCRIPTION

Rare opportunity for development or investment in Melissa of just under 50 acres. Available with 2 other listings for a combined total of 40.51. Housing developments currently in work nearby and just across the road. Melissa ISD school planned for adjacent property to the north. Home on property can be leased for interim income. Offered with listings including MLS# 20562359 and 20562380. Other adjacent listings on County Road 413 include 7.55 acres unimproved land 20570050 and barndominium on 1.912 acres 20590192.

**CENTURY 21**

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**800.451.8055**

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 20570037  
**YEAR BUILT:** 2017  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** NA  
**LIST DATE:** 06/04/2024

**AREA:**  
**SQUARE FEET:** 1,632  
**TOTAL BEDS:** 2  
**FULL BATHS:** 2  
**HALF BATHS:** 0  
**ACRES:** 4.74  
**LOT SIZE (SQFT):** 206,517

## INTERIOR FEATURES

### APPLIANCES:

- Dishwasher

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse

### PARKING:

- Driveway
- Gravel

### POOL TYPE:

- None

## UTILITIES

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- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Other

**LISTED BY:** Charlsie James 

**PHONE:** 214.385.9655

**BROKERED BY:** Texas Real Estate Source

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