

CENTURY 21

Judge Fite Company



5598 COUNTY ROAD 413

MELISSA, TX 75454



\$2,485,000



1 acres

DESCRIPTION

Pristine acreage available in the Melissa ETJ zone. Ready for immediate development in a red-hot growth area of Metroplex. AG exemption. Water and electricity on site. New Housing developments in progress .9 miles west on CR413 with upgraded infrastructure. 60' easement on eastside of property to allow access to another back 10 acres that are also available for sale in MLS #20781740. Two septic systems on site. One conventional and the other aerobic. Near the Melissa sports complex and planned school nearby. Other listings available include MLS#20781738 and #20781736. All improvements will be removed including all manufactured homes, buildings, vehicles, and personal possessions.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20781740

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: ABS A0304 JAMES FISHER SURVEY, SHEET 3, TRACT 89

LIST DATE: 12/24/2024

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.94

LOT SIZE (SQFT): 433,029

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CityLot

UTILITIES

UTILITIES:

- Other

ADDITIONAL PROPERTY DETAILS

LISTED BY: Nancy Parks Uhrbrock 

BROKERED BY: Nancy Parks Uhrbrock