

CENTURY 21[®]

Judge Fite Company



0002 CR 471

MELISSA, TX 75454



\$1,325,000



1 acres

DESCRIPTION

Incredible chance to own 5.01 acres of ag-exempt land in the rapidly growing Melissa ETJ. This rectangular tract offers 208 ft of paved road frontage and stretches 1045 ft deep, making it ideal for a variety of development projects or long-term investment. No flood zone with water and electric available. MLS 20986501 - adjoining 19.836 acres is also for sale separately. Combining these two parcels will create a rare opportunity for large-scale residential or mixed-use development.

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800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 20991691
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: JAMES FISHER SURVEY
LIST DATE: 07/08/2025

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.01
LOT SIZE (SQFT): 218,235

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- Pasture

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerNotAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Alyssa Tran 

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BROKERED BY: eXp Realty LLC