

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3930 SHERLEY LANE

MELISSA, TX 75454



\$1,500,000



1 acres

## DESCRIPTION

6 acres of Ag Exempt Land located in the booming area of Melissa surrounded by residential developments, strong income levels, and rapidly growing population base. Located on Shirley Lane just north of Milrany Ln and W of SH 121. Located in the highly rated Melissa ISD and close to Melissa High School on SH 121. Many opportunities for this property-small residential,commercial,or build your own. No deed restrictions. Water available, sewer is close by.

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**800.451.8055**

**PROPERTY TYPE:** Land - Unimproved Land  
**MLS STATUS:** Active  
**MLS:** 21067596  
**YEAR BUILT:**  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Babb Survey  
**LIST DATE:** 09/26/2025

**AREA:**  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 6  
**LOT SIZE (SQFT):** 261,360

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- InteriorLot
- Sloped

**FENCING:**

- Partial

## UTILITIES

**UTILITIES:**

- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Randal Shinn 

**PHONE:** 972.784.6115

**BROKERED BY:** Farmersville Real Estate Company

century21judgefite.com

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