

CENTURY 21[®]

Judge Fite Company



3306 MCKINNEY STREET

MELISSA, TX 75454



\$3,495,000



1 acres

DESCRIPTION

Seize the chance to invest in a prime vacant lot situated in the vibrant heart of Melissa's rapidly expanding downtown district. This property boasts a PRIME LOCATION with direct road frontage to HWY 5! Approximately a 10-minute drive to McKinney, with seamless access to Central Expressway, Highway 121, and the Collin County Outer Loop. This vacant lot is located in the heart of growing downtown Melissa. Close to Melissa City Hall, it is encompassed by residential, commercial and retail developments. This lot presents an unparalleled opportunity for developers and investors aiming to capitalize on the city's upward trajectory. Prospective buyers are advised to consult with the City of Melissa to ensure alignment with local development guidelines. All development plans are subject to approval by the City of Melissa.

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21193090
YEAR BUILT:
COUNTY: Collin
TRACT OR SUBDIVIION: D E W Babb Survey
LIST DATE: 03/05/2026

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.35
LOT SIZE (SQFT): 232,958

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- CityLot

UTILITIES

UTILITIES:

- ElectricityAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Lea Ochs 

PHONE: 214.620.8933

BROKERED BY: Resident Realty - Dallas