



2011 MILLER ROAD UNIT A

MELISSA, TX 75454



\$1,250,000



1 acres

DESCRIPTION

Unique two-parcel opportunity with residential structures and future commercial potential, located just one block from Hwy 121. Combined total of 2 acres with approximately 417 feet of frontage on Miller Road—a street already home to multiple local businesses and light industrial operations. The front 1.15-acre parcel sits within the City of Melissa and includes a tenant-occupied home, plus a 30x60 workshop with a bedroom, bathroom, and kitchenette—a mini barndominium, if you will. The rear 0.85-acre parcel lies outside the city taxing district and may offer greater flexibility for future use. City water, electricity, propane, and septic are in place. Currently zoned residential per Collin CAD, but identified in the City of Melissa's Future Land Use Plan for future commercial (buyer to verify). Buyer and buyer's agent should independently verify all zoning, land use, utility access, and development potential with the City and County. Just 5 minutes to the new HEB, Walmart Supercenter, and Buc-ee's—placing you in the heart of Melissa's explosive growth zone. Home. Shop. Investment. All just one block from 121. Or, literally, work from home.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 21218858

YEAR BUILT:

COUNTY: Collin

TRACT OR SUBDIVIION: NONE

LIST DATE: 03/26/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Cleared
- Level

FENCING:

- BarbedWire
- None
- Wire

UTILITIES

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- Propane
- OverheadUtilities
- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Adrienne Sommerfeldt 

PHONE: 214.733.0100

BROKERED BY: Coldwell Banker Apex, REALTORS

century21judgefite.com

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