



15+ acres of Commercial/ Mixed Use Land

Melissa, TX



Subject

Property

15.26 acres

**Address: 2010 Milrany Ln &
2030 Milrany Ln
Melissa, TX
County: Collin County Price:
\$15/SF**

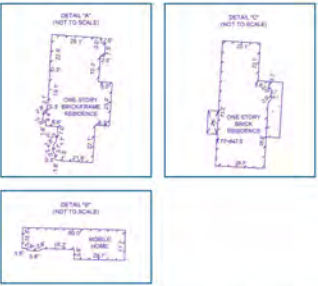
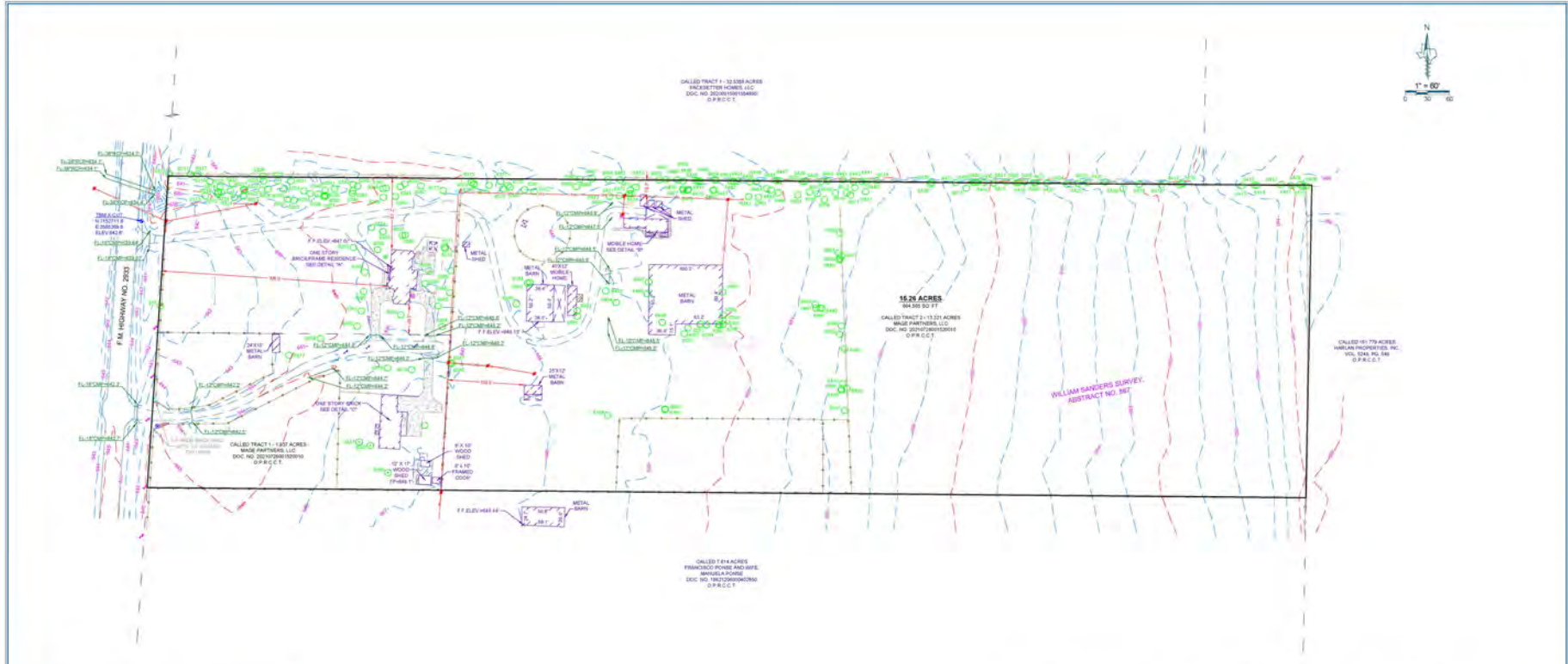
- Located on Milrany Ln less than 1.5 miles southeast of Hwy 121
- 416 ft of frontage on Milrany Ln
- 1500+ ft of frontage on Eaglestone Trail
- 1 mile to Melissa High School and Melissa football stadium
- Less than 0.5 miles to Sumeer elementary school
- Approved PD with commercial zoning
- Water, Sewer, Electric on site
- Free of floodplain, pipelines and transmission lines
- Less than 5 miles to I-75
- 42 miles to Downtown Dallas











LEGAL DESCRIPTION

Being a 15.26 acre tract of land out of the William Sanders Survey, Abstract Number 887, situated in Collin County, Texas, and being all of a certain Tract 1, 1.833 acre tract of land owned by Maga Partners, LLC by deed of record in Document Number 20210726001500010 of the Official Public Records of Collin County, Texas and all of a certain Tract C, 13.327 acre tract of land, shown to Maga Partners, LLC by deed of record in Document Number 20210726001500010 of the Official Public Records of Collin County, Texas.

SURVEYOR NOTES

- This survey was performed without the benefit of an Abstract or Title Commitment. Research of record instruments prior to this surveying was performed for the purpose of determining the boundary of this property and adjoining parcels. Additional record instruments may exist and encumber this property.
- Elevations shown on this survey are based on GPS observations utilizing the NAD83/NA 83 North American Vertical Datum of 1986. (Seoid 134).
- This document represents all data on the ground survey of 0802 P.M. Highway Number 2020 in Collin County, Texas, on June 9, 2022.

FLOOD NOTE

This property is located in Non-Shaded Zone "X" as located from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 48072B as shown on Map Number 48060C(2176). The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-877-FEMA-5888.

TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE			TREE TABLE		
ID	COMMON NAME	DBH (INCHES)	ID	COMMON NAME	DBH (INCHES)	ID	COMMON NAME	DBH (INCHES)	ID	COMMON NAME	DBH (INCHES)	ID	COMMON NAME	DBH (INCHES)
4001	PECAN	15	4002	WALNUT	8	4003	WALNUT	10	4004	WALNUT	10	4005	ELM	10
4006	PECAN	20	4007	ELM	10	4008	PECAN	18	4009	CELEBR	8	4010	ELM	10
4011	PEACH	30	4012	ORCHARD	12	4013	WALNUT	14	4014	CELEBR	8	4015	ELM	10
4016	ELM	15	4017	ORCHARD	12	4018	PECAN	18	4019	WALNUT	14	4020	WALNUT	10
4021	WALNUT	10	4022	ELM	10	4023	WALNUT	14	4024	WALNUT	10	4025	CELEBR	8
4026	WALNUT	10	4027	ELM	10	4028	WALNUT	14	4029	WALNUT	10	4030	WALNUT	10
4031	PECAN	45	4032	WALNUT	10	4033	WALNUT	14	4034	WALNUT	10	4035	WALNUT	10
4036	WALNUT	10	4037	ELM	10	4038	WALNUT	14	4039	WALNUT	10	4040	WALNUT	10
4041	WALNUT	10	4042	WALNUT	10	4043	ELM	10	4044	WALNUT	10	4045	WALNUT	10
4046	CELEBR	8	4047	ELM	10	4048	CELEBR	8	4049	CELEBR	8	4050	CELEBR	8
4051	WALNUT	10	4052	ELM	10	4053	WALNUT	14	4054	WALNUT	10	4055	WALNUT	10
4056	WALNUT	10	4057	ELM	10	4058	WALNUT	14	4059	WALNUT	10	4060	WALNUT	10
4061	ELM	10	4062	ELM	10	4063	WALNUT	14	4064	WALNUT	10	4065	WALNUT	10
4066	ELM	10	4067	ELM	10	4068	WALNUT	14	4069	WALNUT	10	4070	WALNUT	10
4071	ELM	10	4072	ELM	10	4073	WALNUT	14	4074	WALNUT	10	4075	WALNUT	10
4076	ELM	10	4077	ELM	10	4078	WALNUT	14	4079	WALNUT	10	4080	WALNUT	10
4081	ELM	10	4082	ELM	10	4083	WALNUT	14	4084	WALNUT	10	4085	WALNUT	10
4086	ELM	10	4087	ELM	10	4088	WALNUT	14	4089	WALNUT	10	4090	WALNUT	10
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4096	ELM	10	4097	ELM	10	4098	WALNUT	14	4099	WALNUT	10	4100	WALNUT	10
4101	ELM	10	4102	ELM	10	4103	WALNUT	14	4104	WALNUT	10	4105	WALNUT	10
4106	ELM	10	4107	ELM	10	4108	WALNUT	14	4109	WALNUT	10	4110	WALNUT	10
4111	ELM	10	4112	ELM	10	4113	WALNUT	14	4114	WALNUT	10	4115	WALNUT	10
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4196	ELM	10	4197	ELM	10	4198	WALNUT	14	4199	WALNUT	10	4200	WALNUT	10

JOB NUMBER: 2205 041
 DATE: 06/10/2022
 REVISION: 6/23/2022
 DRAWN BY: TMR/CF

Eagle Surveying, LLC
 222 South Elm Street
 Suite 200
 Denton, TX 76201
 940 222 3009
 www.eaglesurveying.com
 TX Firm # 10194177

TOPOGRAPHIC EXHIBIT

LEGEND

- Subplot Reef
- Trail (As Shown)
- Clear of Forest
- Edge of Forest
- Unimproved Easement
- Flow Line
- Flow Direction
- Flow Station
- Flow Station (10')
- Flow Station (20')
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- Flow Station (1000')

Melissa Future Land Use Map

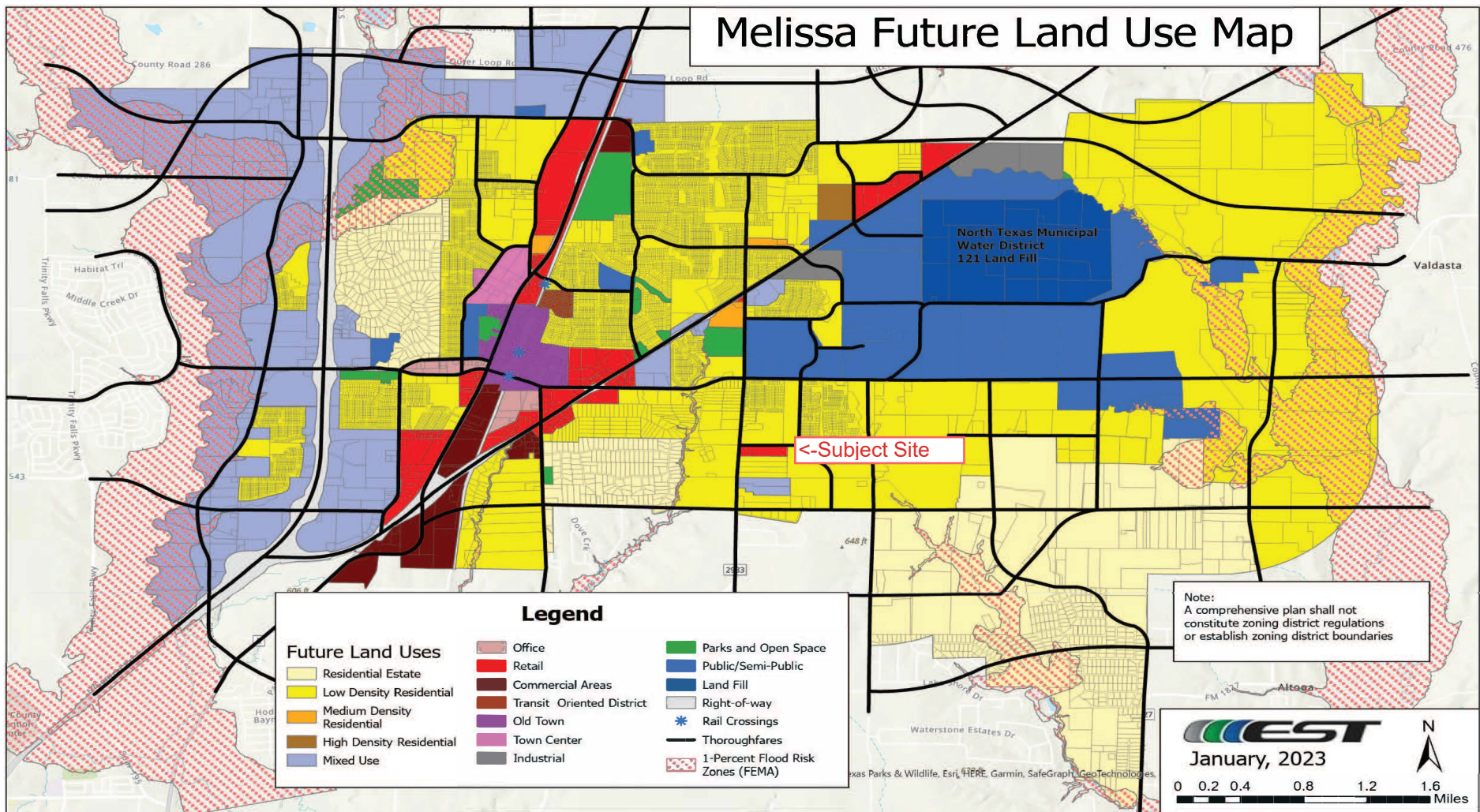


Exhibit A-3
Legal Description of Tract 3

Being a 6.00 acre tract or parcel of land situated in the William Sanders Survey, Abstract Number 867 in Collin County, Texas and being all of a called 13.321 acre tract of land described as Tract 2 in the deed to MAGE Partners, LLC., recorded in Document Number 20210728001520010 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found at the Northwest corner of said Tract 2 and the common Southwest corner of a called 32.5358 acre tract of land described in the deed to Pacesetter Homes, LLC., recorded in Document Number 20200915001554890 of the Official Public Records of Collin County, Texas and being in the East right-of-way line of Farm to Market Road 2933;

THENCE South 89°31'23" East, with the North line of said Tract 2 and the common South line of said 32.5358 acre tract, a distance of 940.30 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set at the **POINT OF BEGINNING**;

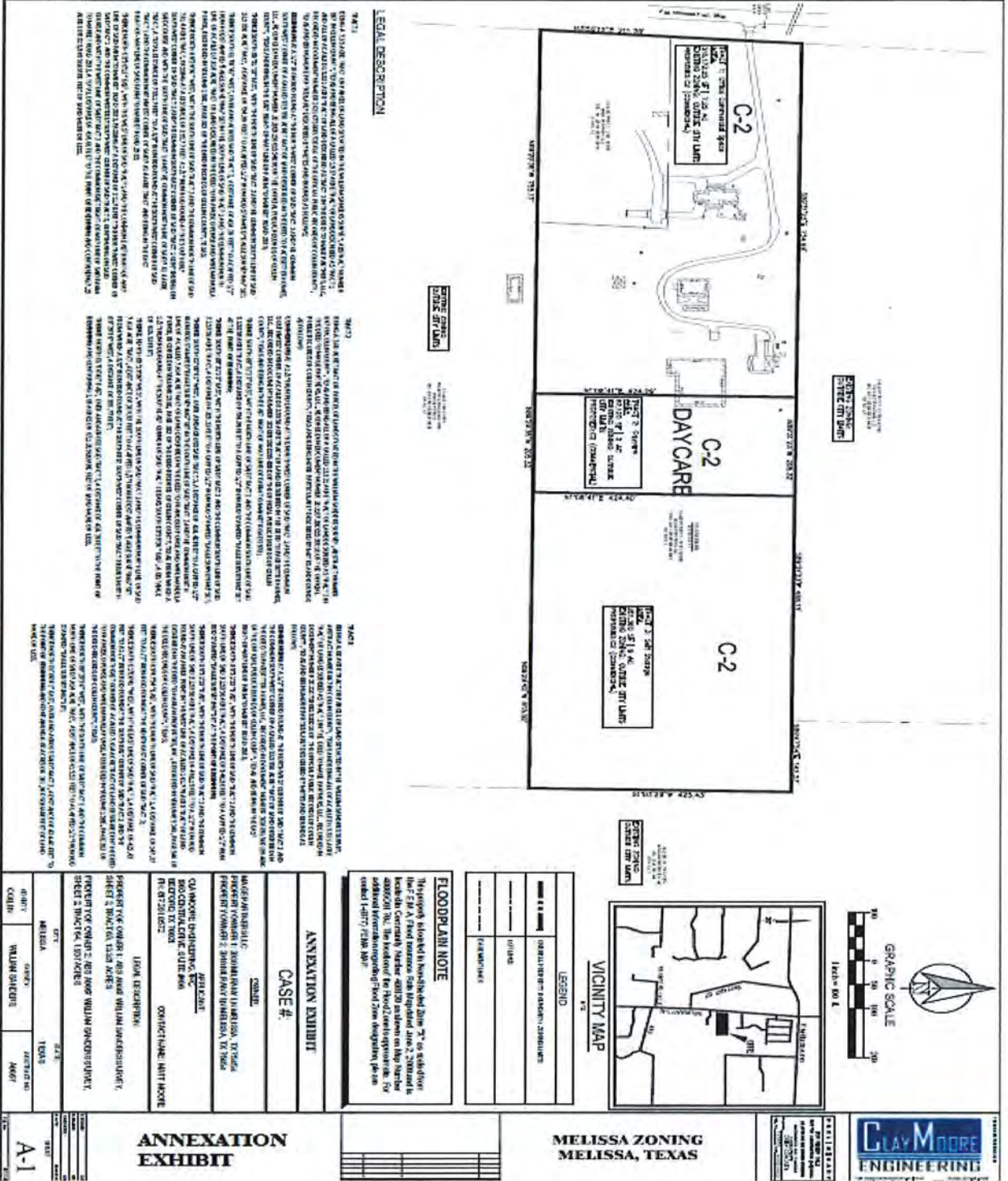
THENCE South 89°31'23" East, with the North line of said Tract 2 and the common South line of said 32.5358 acre tract, a distance of 468.15 feet to a 1/2" iron rod found at an angle point in the West line of a called 161.779 acre tract of land described in the deed to Harlan Properties, Inc., recorded in Volume 5249, Page 546 of the deed records of Collin County, Texas;

THENCE South 89°47'54" East, with the North line of said Tract 2, a distance of 147.37 feet to a 1/2" iron rod found at the Northeast corner of said Tract 2;

THENCE South 01°06'41" West, with the East line of said Tract 2, a distance of 425.43 feet to a 1/2" iron rod found at the Southeast corner of said Tract 2 and the common Northeast corner of a called 7.614 acre tract of land described in the deed to Francisco Ponse and wife Manuela Ponse, recorded in Volume 1580, Page 382 of the Deed Records of Collin County, Texas;

THENCE North 89°29'36" West, with the South line of said Tract 2 and the common North line of said 7.614 acre tract, a distance of 615.52 feet to a capped 1/2" iron rod stamped "EAGLE SURVEYING" set;

THENCE North 01°06'41" East, over and across said Tract 2, a distance of 424.40 feet to the **POINT OF BEGINNING** and containing 6.00 acres or 261,360 square feet of land more or less.



ANNEXATION EXHIBIT

MELISSA ZONING
MELISSA, TEXAS

CLAY MOORE ENGINEERING

ANNEXATION EXHIBIT

CASE #

PROJECT NAME: MAGE PARTNERS, LLC PD (15.26± ACRES)
PROJECT LOCATION: 15.26± ACRES, W. 11th St, W. 12th St, W. 13th St, W. 14th St, MELISSA, TX 75663

CONFLICTING MATTER

PERMITTED USES

USE	PERMITTED
DAYCARE	YES

LEGAL DESCRIPTION

LOT 1: 1.50± ACRES, W. 11th St, W. 12th St, W. 13th St, W. 14th St, MELISSA, TX 75663

LOT 2: 1.50± ACRES, W. 11th St, W. 12th St, W. 13th St, W. 14th St, MELISSA, TX 75663

LOT 3: 1.50± ACRES, W. 11th St, W. 12th St, W. 13th St, W. 14th St, MELISSA, TX 75663

GRAPHIC SCALE

NORTH ARROW

LEGEND

FLOODPLAIN NOTE

The proposed lots are not in a floodplain.

VICINITY MAP

ANNEXATION EXHIBIT

CASE #

PROJECT NAME

PROJECT LOCATION

CONFLICTING MATTER

PERMITTED USES

Exhibit B
Development Standards

The design, development and use of the Property shall comply with Melissa's Zoning Ordinance and the following development standards:

1) Land Uses

- a) Tract 1: Tract 1 shall be developed and used in accordance with the standards applicable to the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, and all lawful uses permitted under the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, shall be permitted, except that the following land uses shall not be permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:

1. Concrete/asphalt batch plant
2. Mortuary
3. Transit center
4. Airport/heliport
5. Antenna and/or antenna support structure (non-commercial and stealth)
6. Automobile parking lot/garage
7. Golf course and/or country club
8. Sewage treatment plant/pumping station
9. Telephone exchange

- b) Tract 2: Tract 2 shall be developed and used in accordance with the standards applicable to the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, and all lawful uses permitted under the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, shall be permitted, except that the following land use shall also be permitted by right, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended: Licensed Child Care Center, and further except that the following land uses shall not be permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:

1. Concrete/asphalt batch plant
2. Mortuary
3. Transit center
4. Airport/heliport
5. Antenna and/or antenna support structure (non-commercial and stealth)
6. Automobile parking lot/garage
7. Golf course and/or country club
8. Sewage treatment plant/pumping station
9. Telephone exchange

- c) Tract 3: Tract 3 shall be developed and used in accordance with the standards applicable to the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning

Ordinance, as it exists or may be amended, and all lawful uses permitted under the General Commercial-2 District (C-2) zoning classification of Melissa's Zoning Ordinance, as it exists or may be amended, shall be permitted, except that the following land uses shall not be permitted, notwithstanding any statement to the contrary in the Zoning Ordinance, as it exists or may be amended:

1. Concrete/asphalt batch plant
2. Mortuary
3. Transit center
4. Airport/heliport
5. Antenna and/or antenna support structure (non-commercial and stealth)
6. Automobile parking lot/garage
7. Golf course and/or country club
8. Sewage treatment plant/pumping station
9. Telephone exchange.

Get In Touch

Contact Information

Clinton Dansby

President

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Jack Allen

Vice President

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Jessica Dansby

Vice President

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Email: jdansby@srclm.com

Disclaimer

The following information is from sources believed to be reliable. SRC Local Markets, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes or conditions, including price or rental, or with-drawal without notice. Any projections, assumptions, or estimates are for illustrative purposes only. Recipients should conduct their own due diligence.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- ✗ **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- ✗ **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- ✗ Put the interests of the client above all others, including the broker's own interests;
- ✗ Inform the client of any material information about the property or transaction received by the broker;
- ✗ Answer the client's questions and present any offer to or counter-offer from the client; and
- ✗ Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- ✗ Must treat all parties to the transaction impartially and fairly;
- ✗ May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- ✗ Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer;
 - and o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- ✗ The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- ✗ Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRC Local Markets, LLC	9009875	info@srclm.com	972.726.7000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jessica Dansby	680157	jdansby@srconpoint.com	214.578-5747
Designated Broker of Firm	License No.	Email	Phone
Jessica Dansby	680157	jdansby@srconpoint.com	214.578-5747
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jessica Dansby	680157	jdansby@srconpoint.com	214.578-5747
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date