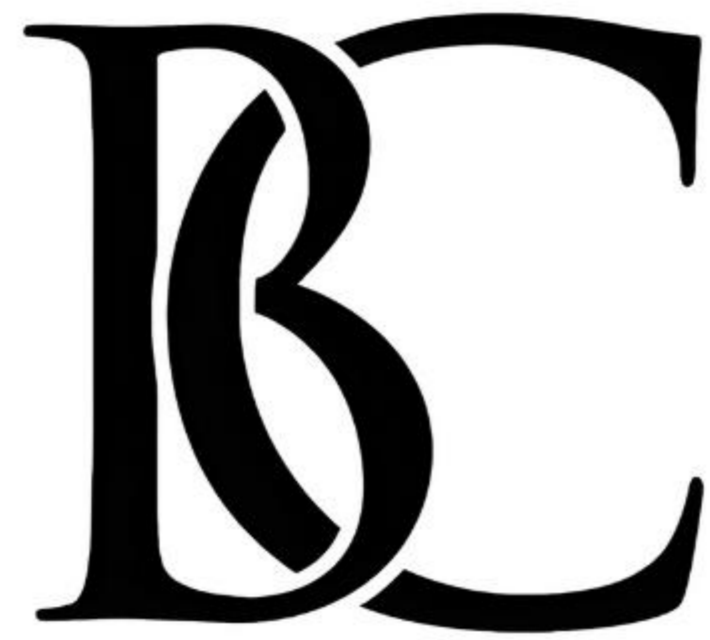


3033 Sam Rayburn Highway

MELISSA, TEXAS

± 9.418 Acres

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— REAL ESTATE —



Hunter M. Ball

Founder & Principal ■ hunter@ballcre.com

Tommy Wilson

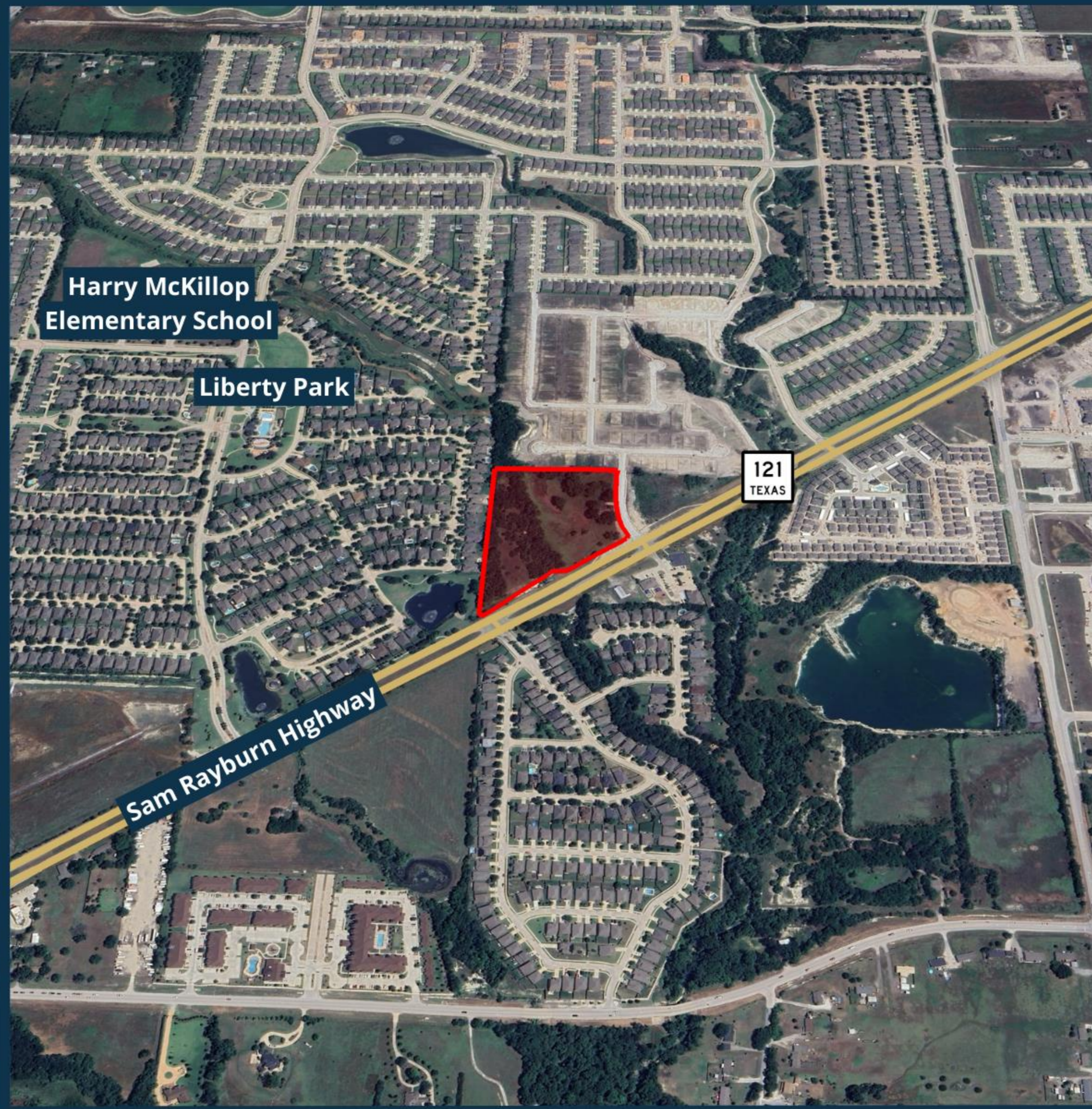
Senior Vice President ■ twilson@ballcre.com

(214) 973-6274

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3033 Sam Rayburn Highway

MELISSA, TEXAS



Acreage

± 9.418 Acres

Frontage

± 775 feet on Sam Rayburn Highway

± 427 feet on Cascades Street

Location

At entrance to Liberty neighborhood

- 535-acre master-planned community
- 1,865 homes upon completion

Near new \$35M Coach Kenny Deel Stadium

± 0.8 miles from Melissa High School

± 3.7 miles to US Highway 75

Utilities

All utilities available

Best Use

Commercial, retail, or residential development

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