

144.33 ACRES FOR SALE IN COLLIN COUNTY

OUTER LOOP - MELISSA ETJ

SW CORNER OF COLLIN COUNTY OUTER LOOP & CR 418, MELISSA, TX 75454

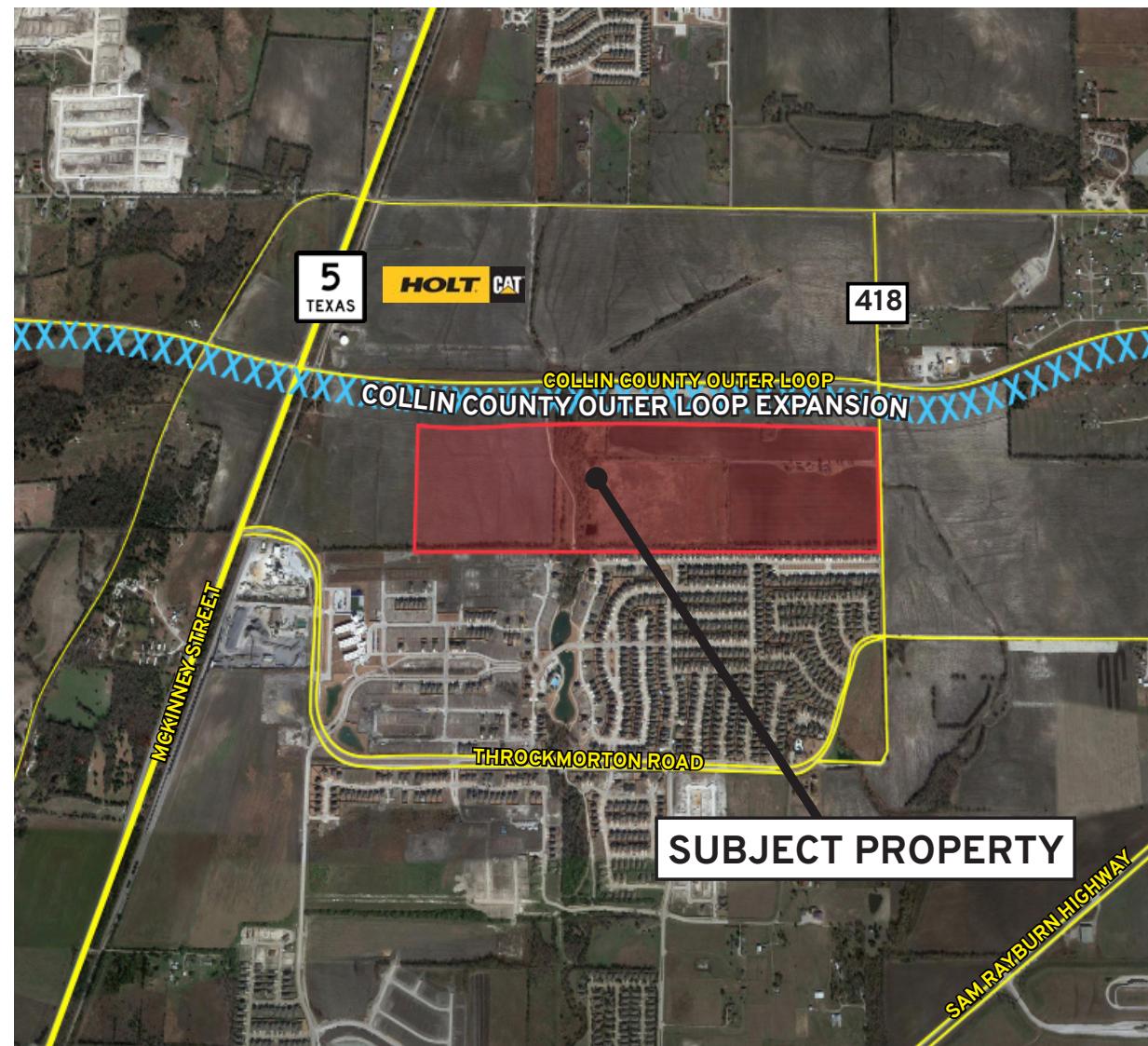
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A REAL ESTATE COMPANY

LAND FOR SALE

ZONING	MELISSA ETJ/COLLIN COUNTY
LAND SIZE (AC)	144.33 AC
TOPOGRAPHY	FLAT
AVAILABLE UTILITIES	WATER/SEWER/ ELECTRIC/GAS
ACCESS	COLLIN COUNTY OUTER LOOP
FRONTAGE	COLLIN COUNTY OUTER LOOP
FLOODPLAIN	NONE
PRICE	CALL FOR PRICING

FEATURES

- LAND SITE IN ONE OF THE FASTEST GROWING AREAS OF NORTH TEXAS
- EASY ACCESS TO COLLIN COUNTY OUTER LOOP, US 75, SH 5 AND SAM RAYBURN HWY
- FRONTING COLLIN COUNTY OUTER LOOP

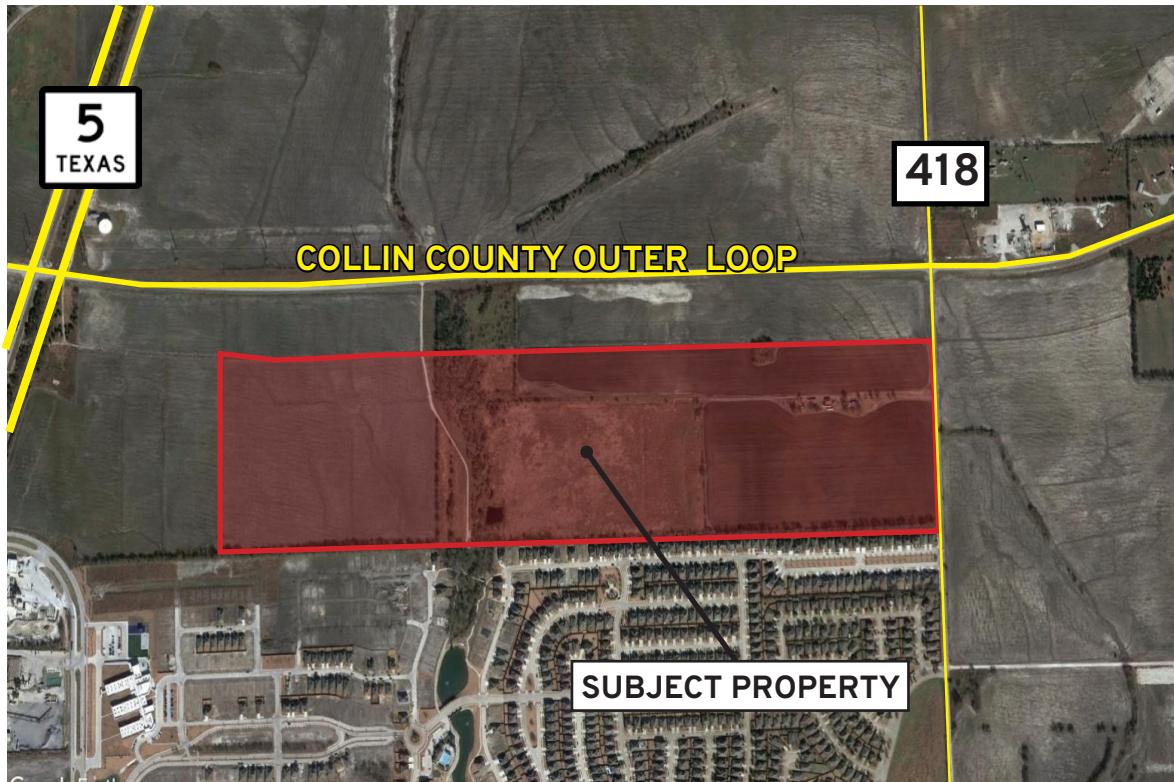


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LAND FOR SALE IN MELISSA, TX

144.33 acres with frontage on the Collin County Outer Loop in Melissa ETJ. This property is just south of Anna, TX at the intersection of Collin County Outer Loop and CR 418. As Melissa, and Anna continue to expand at a rapid rate this site will see increasingly heavy traffic. The property may be considered for commercial, industrial or residential development.



NEARBY BUSINESSES



DEMOGRAPHICS

2023- Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	4,489	26,164	37,576
Median Household Income	\$95,735	\$104,414	\$105,235

CITY OF MELISSA WATER MAP/ NORTH COLLIN WATER

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1/18/22, 4:17 PM

ArcGIS - City of Melissa Water Map

City of Melissa Water Map

Fire_Hydrants_2020



Fire Hydrants

- ★ District 1
- ★ District 2
- ★ District 3

Water_Valves



Water Flush-Air Valve



Water Lines

WATER-1

WATER-2

WATER-3

WATER-4

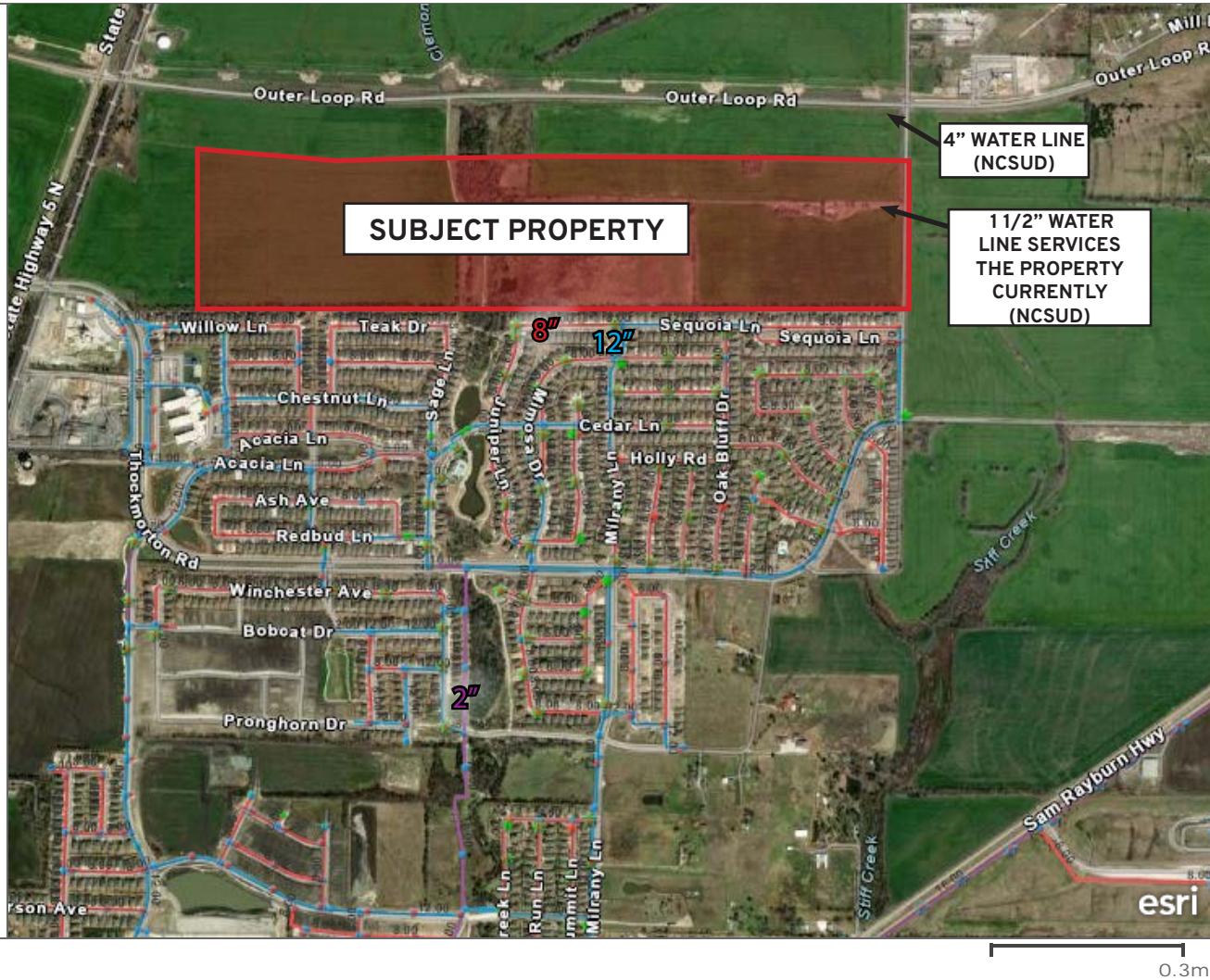
WATER-6

WATER-8

WATER-10

WATER-12

WATER-14



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321 N. Central Expressway, Suite 370 McKinney, TX 75070

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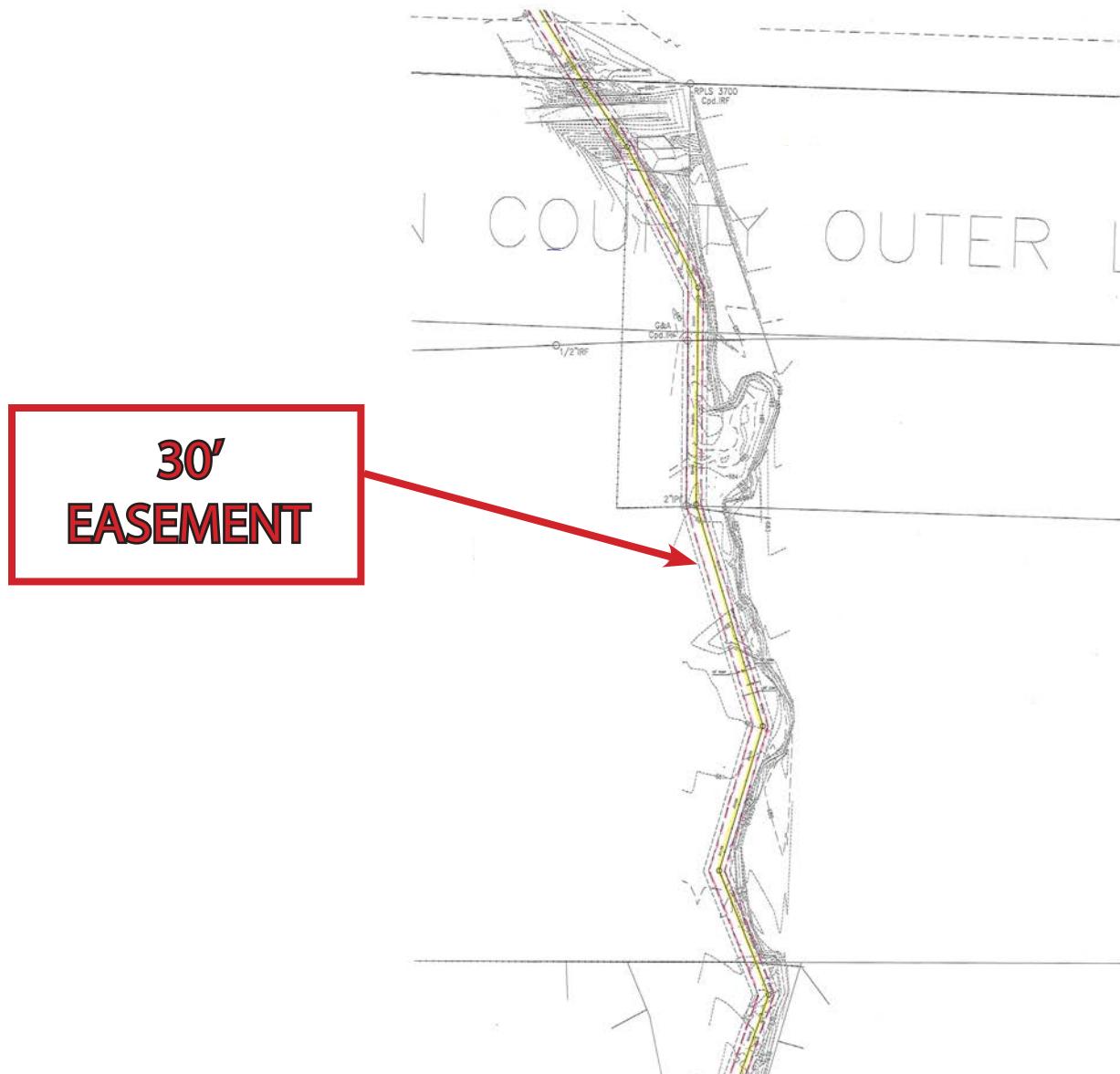
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SANITARY SEWER EASEMENT

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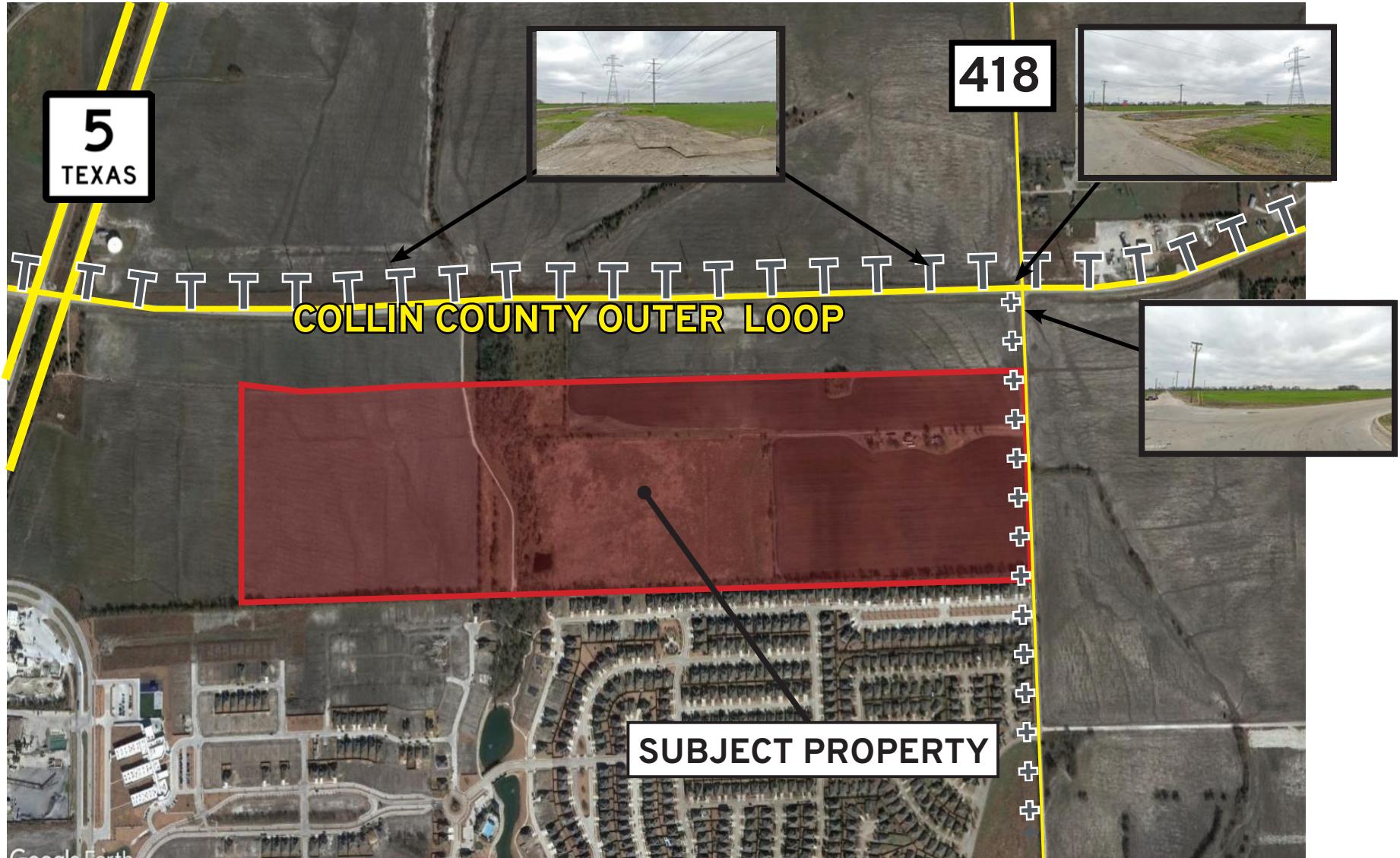


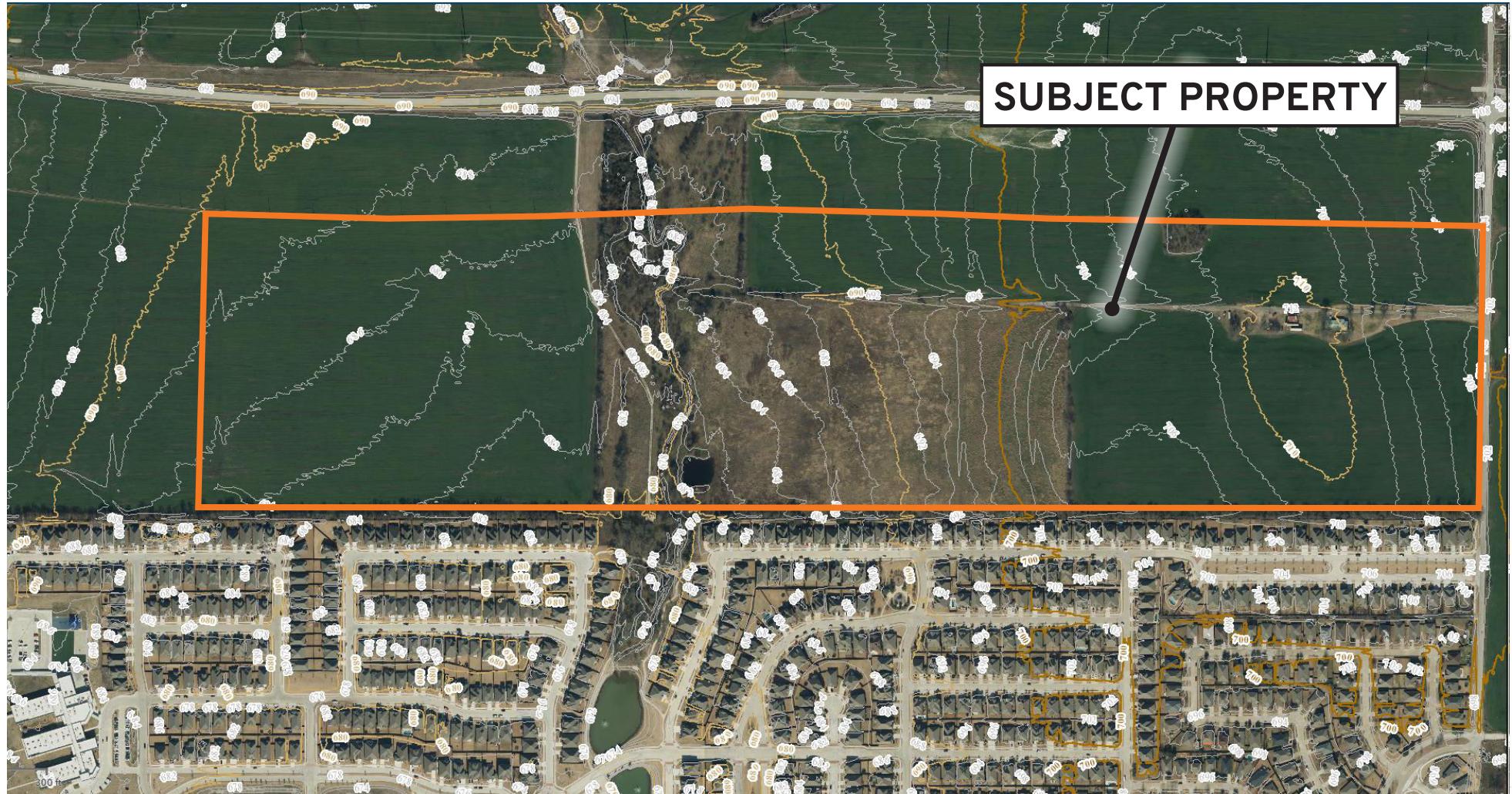
**30'
EASEMENT**

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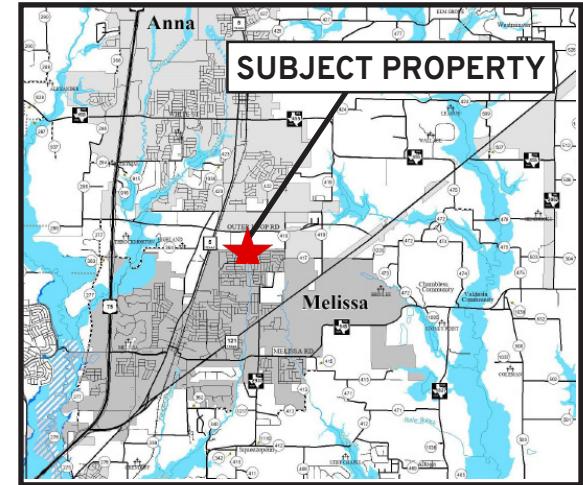
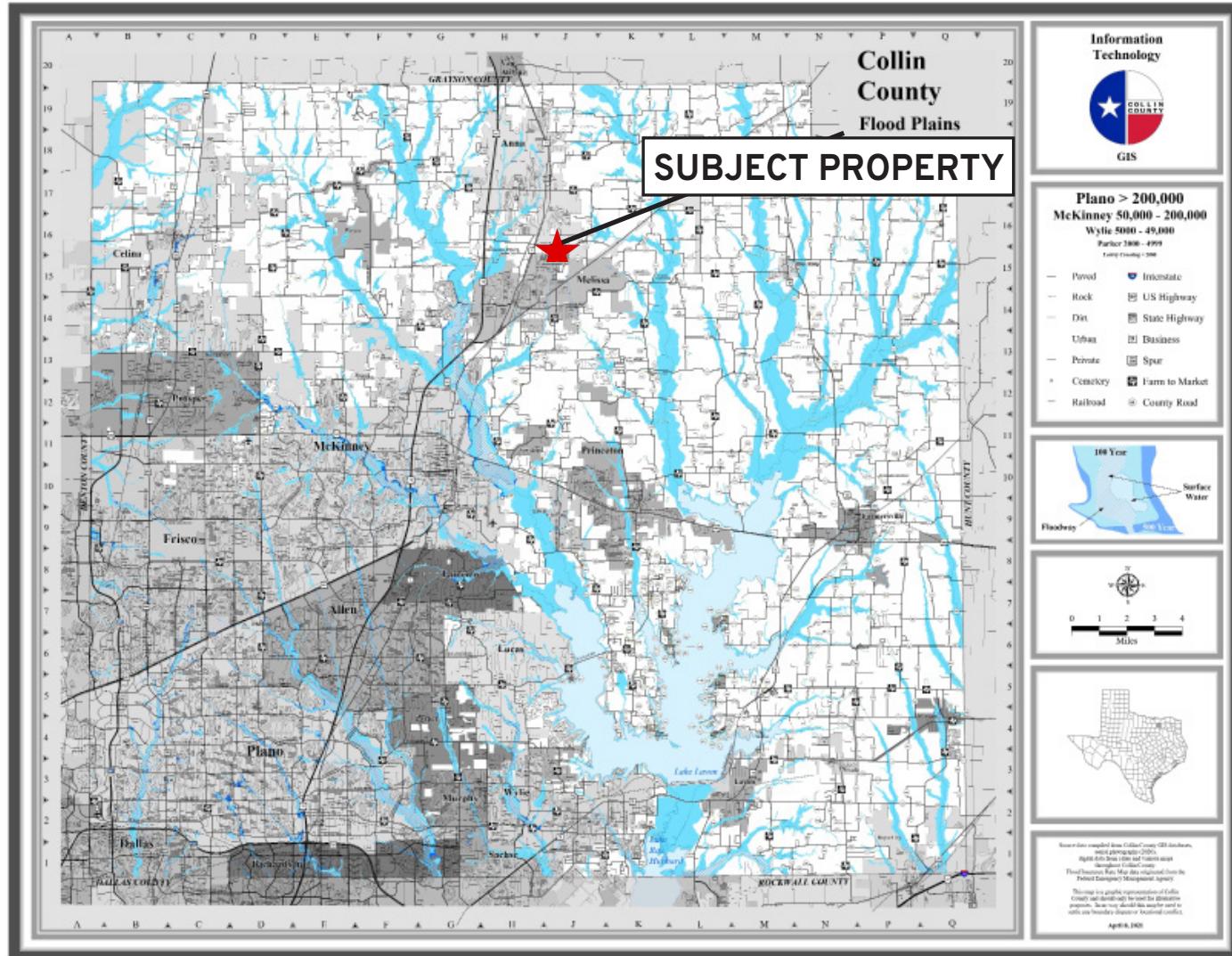
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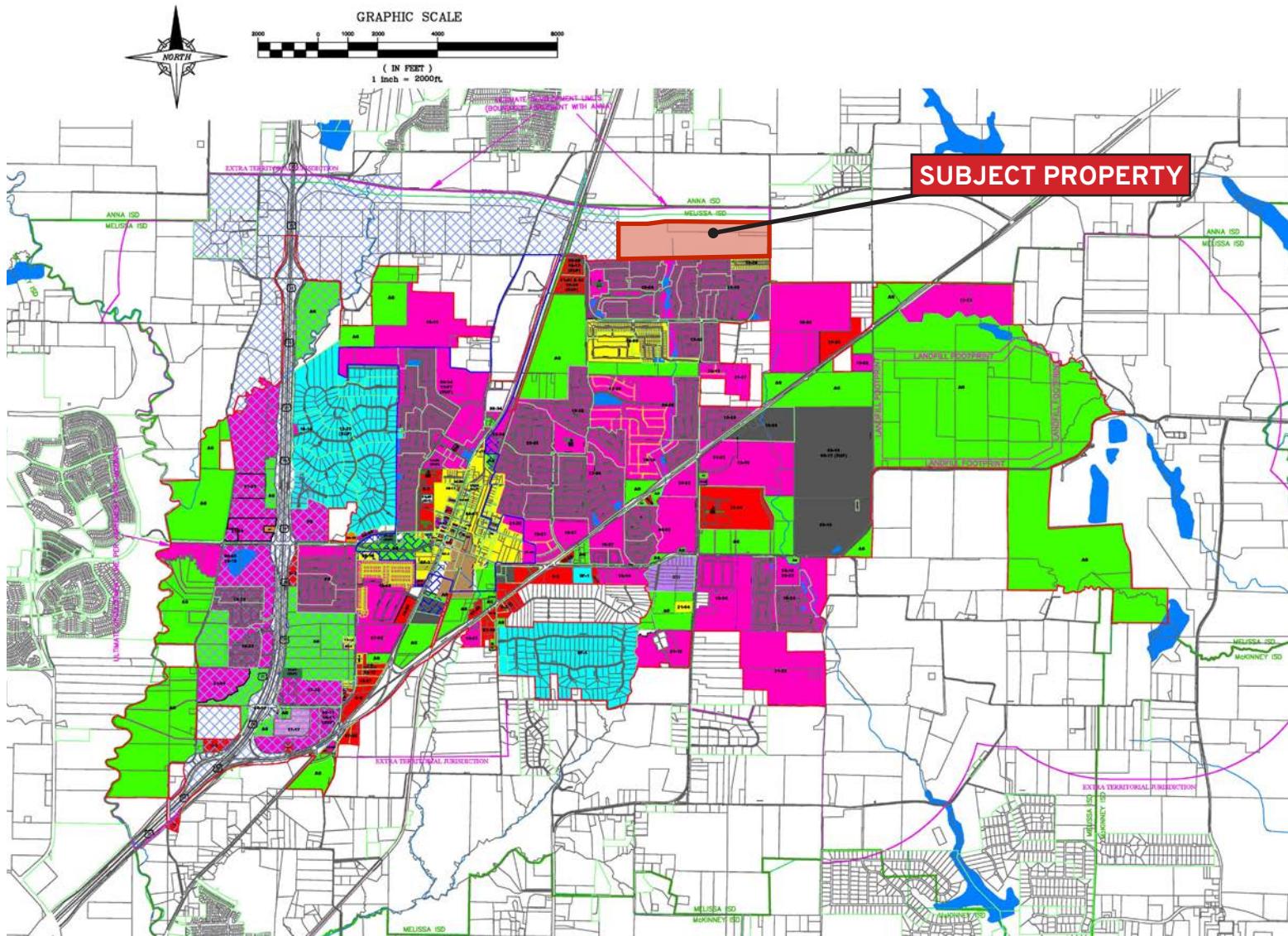




FLOOD PLAIN MAP

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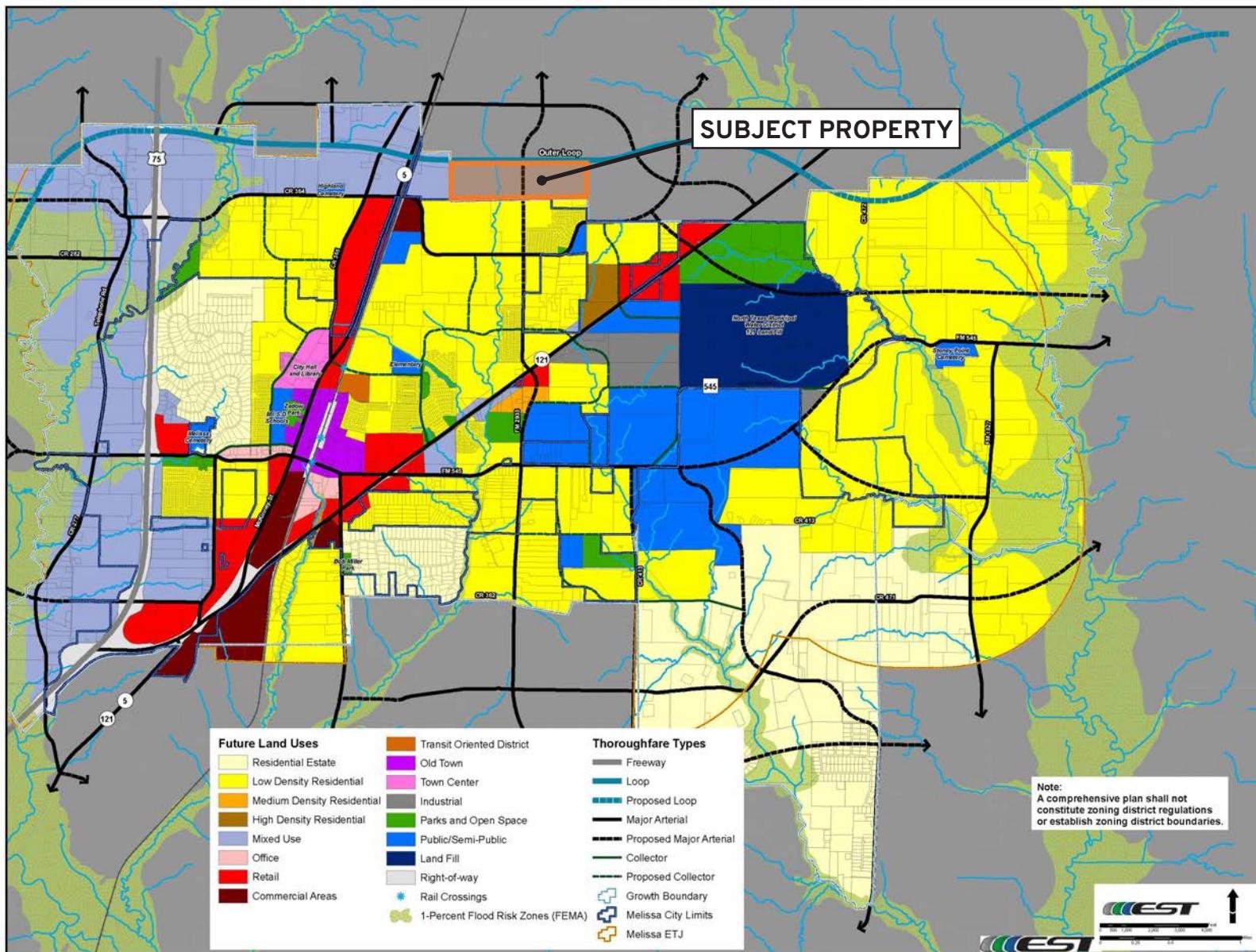


ZONE LEGEND

	"A" = Agricultural District
	"DOD" = Downtown Overlay District
	"SF-1" = Single Family Residential District
	"SF-2" = Single Family Residential District
	"SF-3" = Single Family Residential District
	"MF" = Multi-Family Residential District
	"MH" = Manufactured Home Park District
	"C-1" = Restricted Commercial District
	"C-2" = General Commercial District
	"I-1" = Light Industrial District
	"I-2" = Heavy Industrial District
	"PD" = Planned Development District Commerce
	Commercial Corridor Overlay District
	"SUP" = Special Use Permit
	TIF Boundary

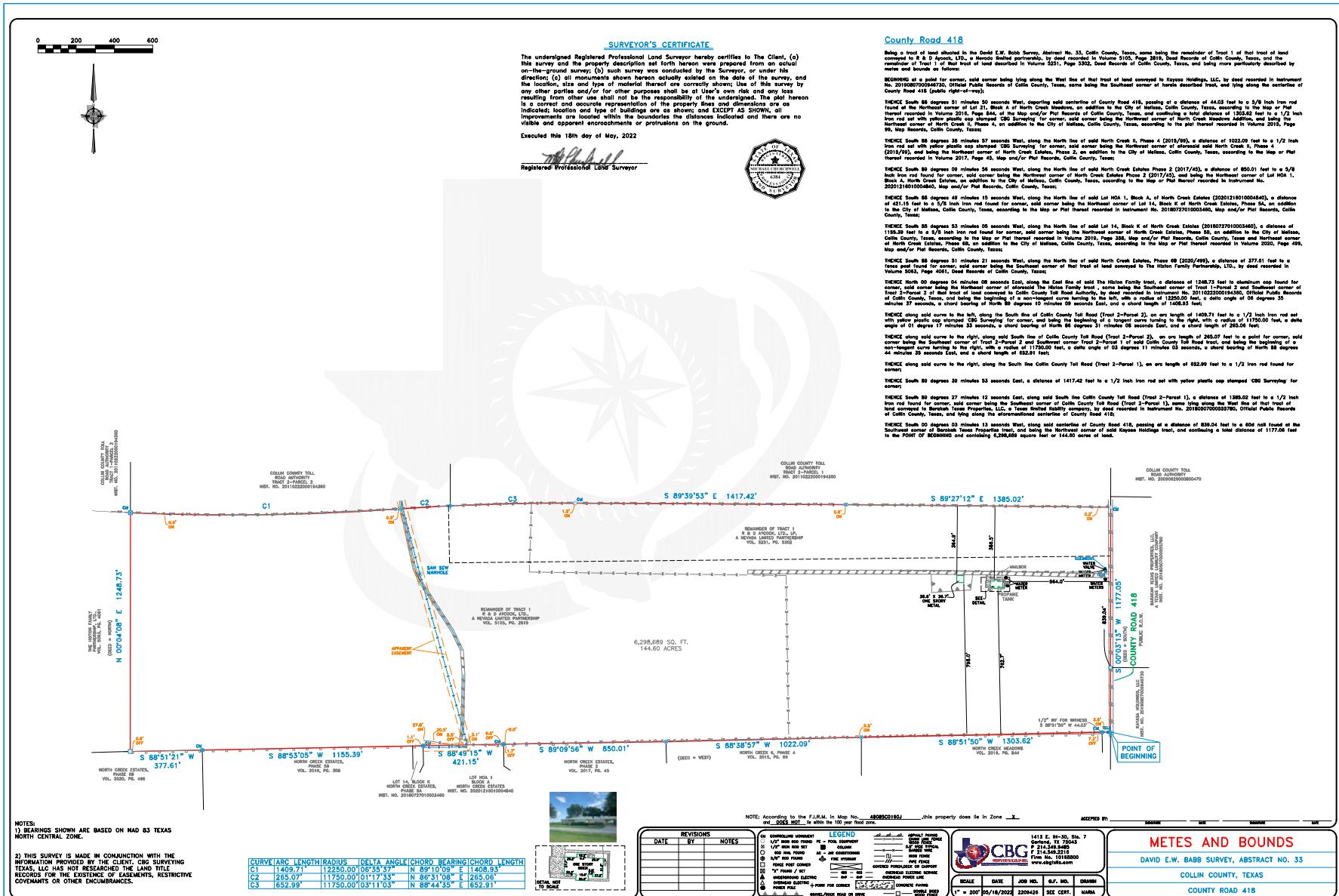
MAP LEGEND

	CITY HALL & LIBRARY
	POST OFFICE
	ELEMENTARY SCHOOL
	MIDDLE SCHOOL
	HIGH SCHOOL
	ADMINISTRATION BUILDING
	CITY WATER WELL & PUMP STATION
	CITY WATER TOWER & PUMP STATION
	CITY SAN. SEWAGE LIFT STATION
	MELISSA EXTRA-TERRITORIAL JURISDICTION
	MELISSA INDEPENDENT SCHOOL DISTRICT
	LAND FILL FOOT PRINT



PROPERTY SURVEY

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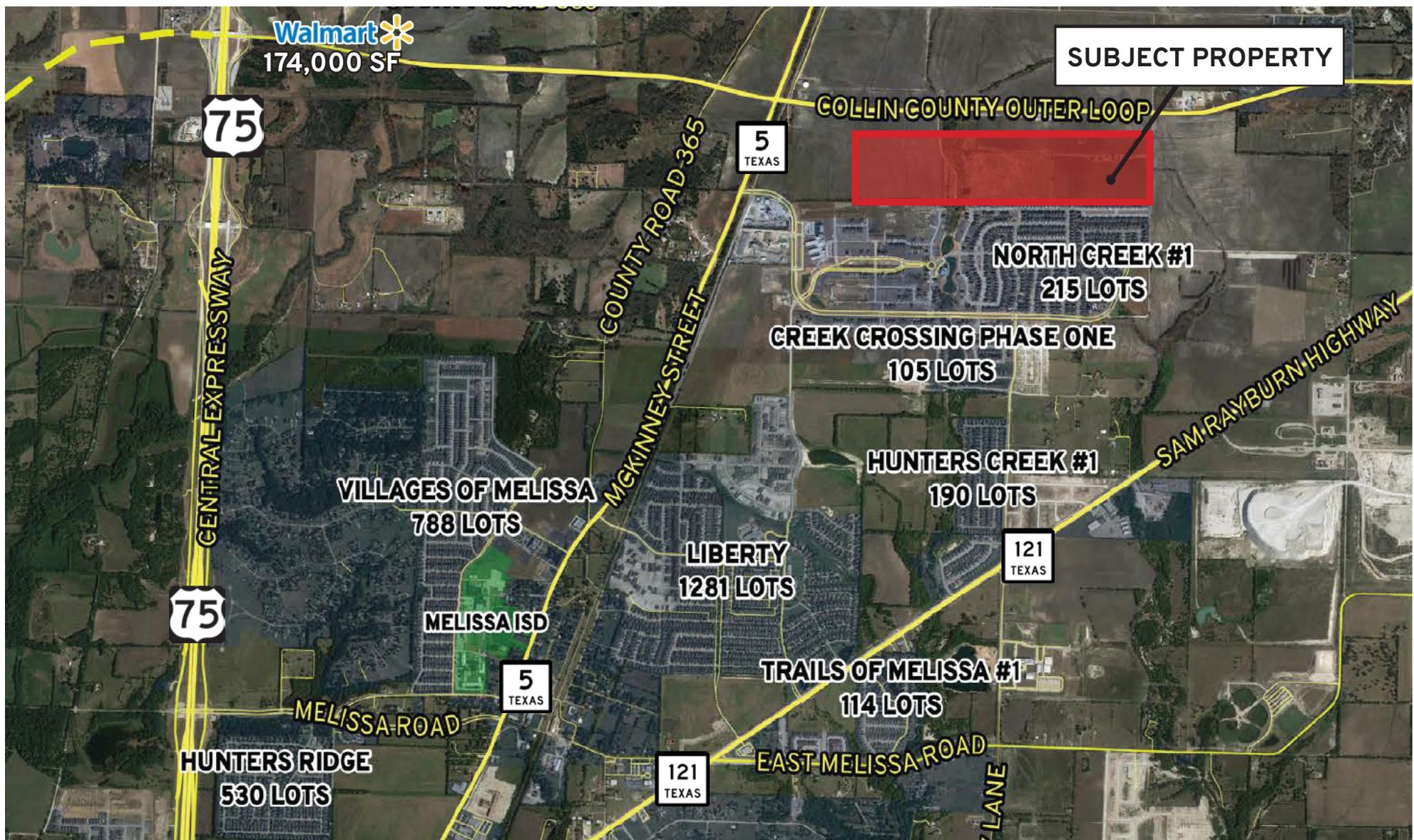


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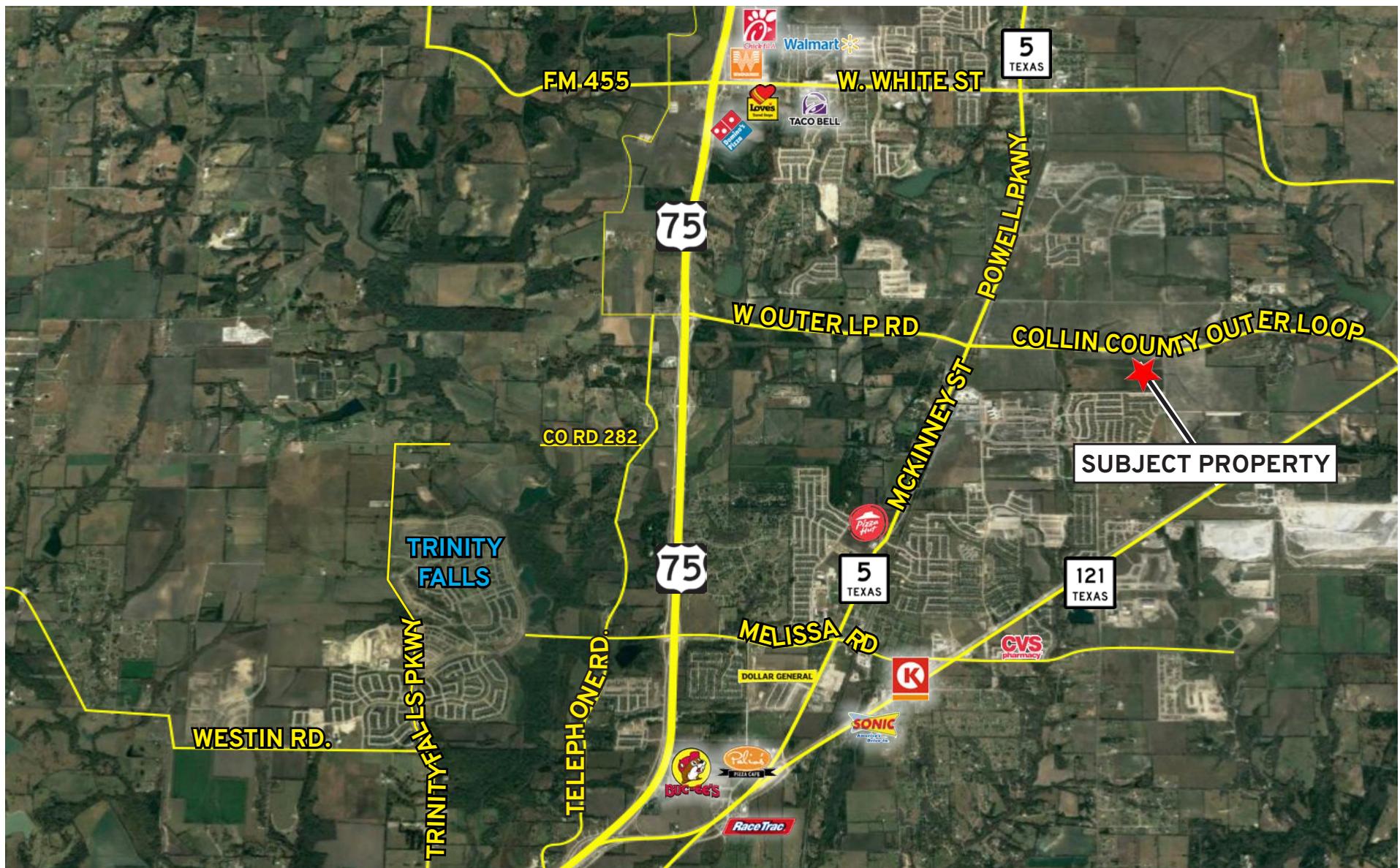
NEARBY DEVELOPMENT

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NEARBY AMENITIES

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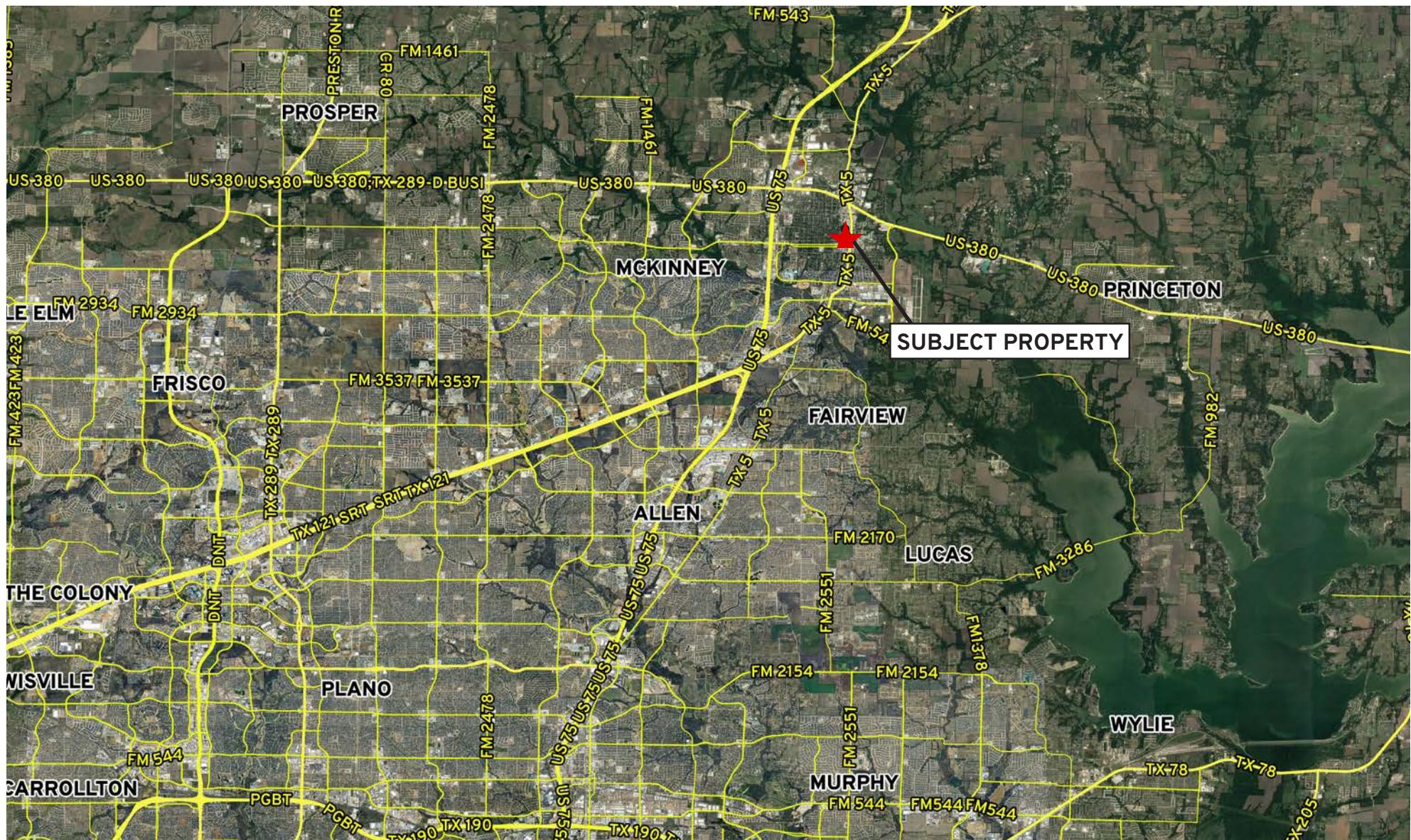
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Information About Brokerage Services

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

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date