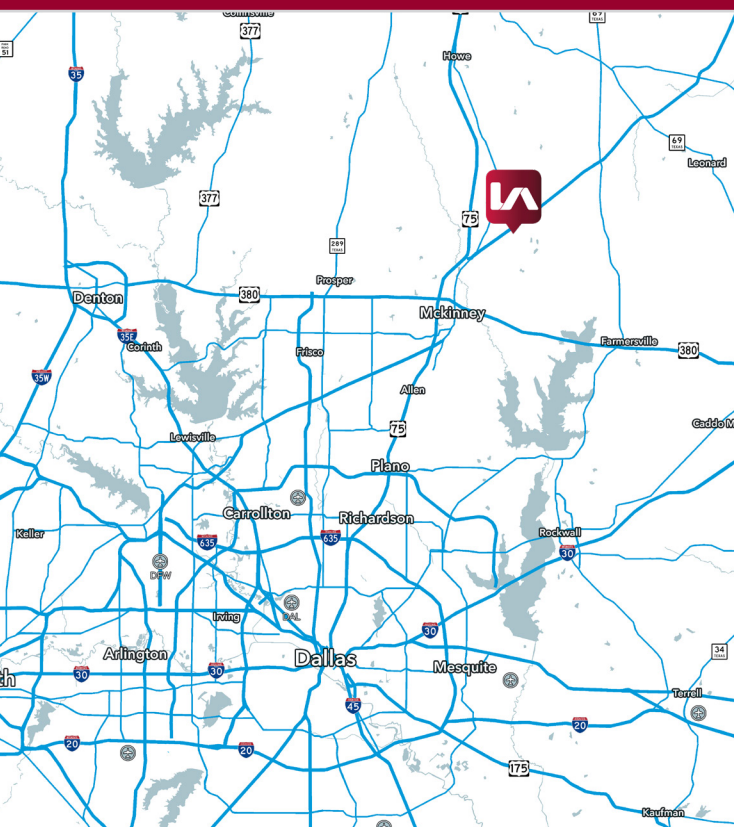


FOR SALE | INDUSTRIAL LAND

4393 COUNTY ROAD 1220 | MELISSA, TX 75409



±21 ACRES | INDUSTRIAL LAND



AVAILABILITY HIGHLIGHTS

LAND SIZE:	±21 Acres
ACCESS:	Direct Access to SH 121 & County Road 1220
VISIBILITY:	1,800+ feet of Frontage on 121
COUNTY:	Collin County
UTILITIES:	Water & Electricity to Site (Sewer Down the Street)
ZONING:	Melissa ETJ
FLOOD:	None per FEMA
TRAFFIC COUNT:	28,875 Vehicles Per Day

FOR INFORMATION:

Alex Wilson

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443.370.3427

Tomas Wilson

twilson@lee-associates.com
857.297.7000

LISTED BY:



FOR SALE | INDUSTRIAL LAND

4393 COUNTY ROAD 1220 | MELISSA, TX 75409



LOCATION & PROXIMITY

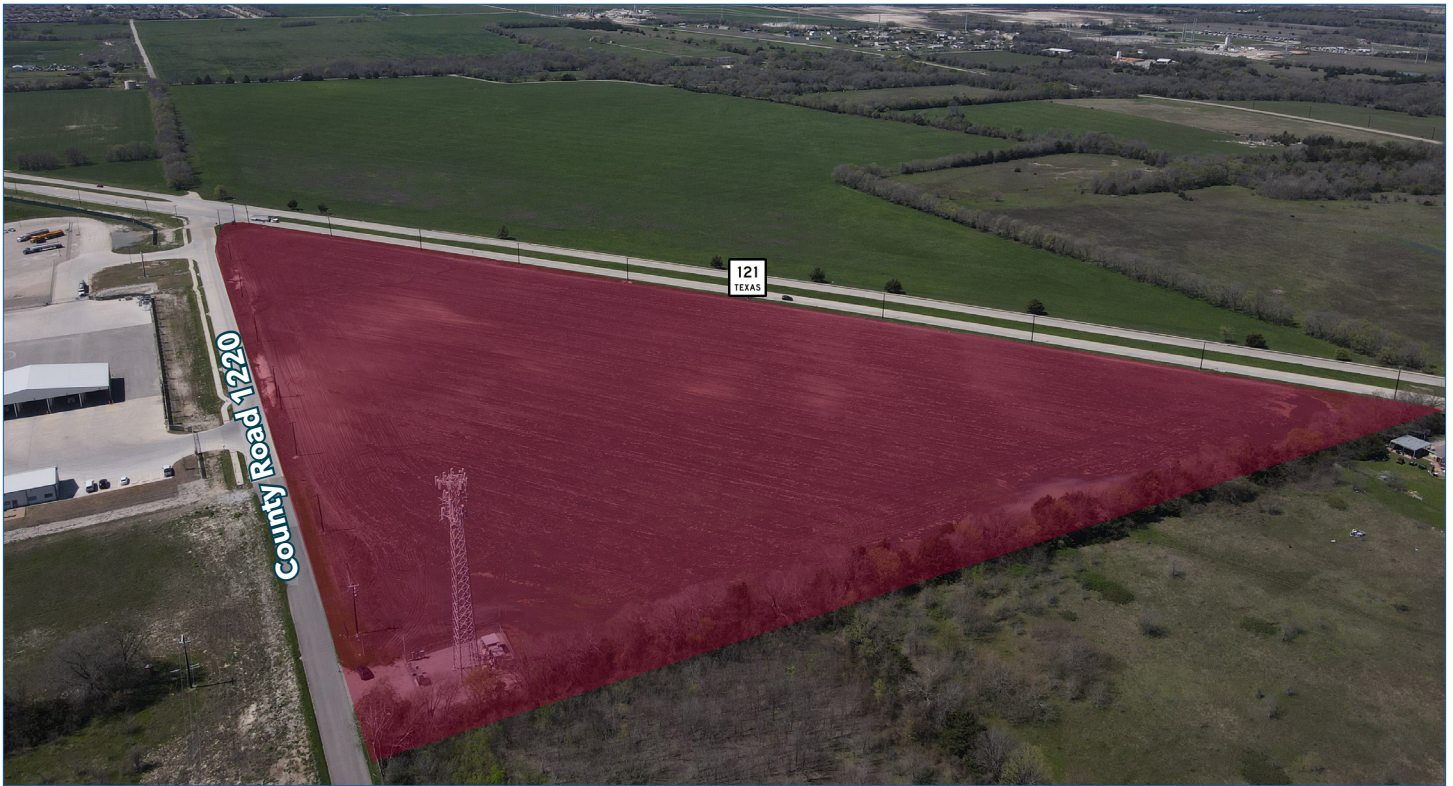
Interstate 75	Hwy 121
5.5 Miles	0.0 Miles
Hwy 380	Dallas N. Tollway
9.6 Miles	20.1 Miles



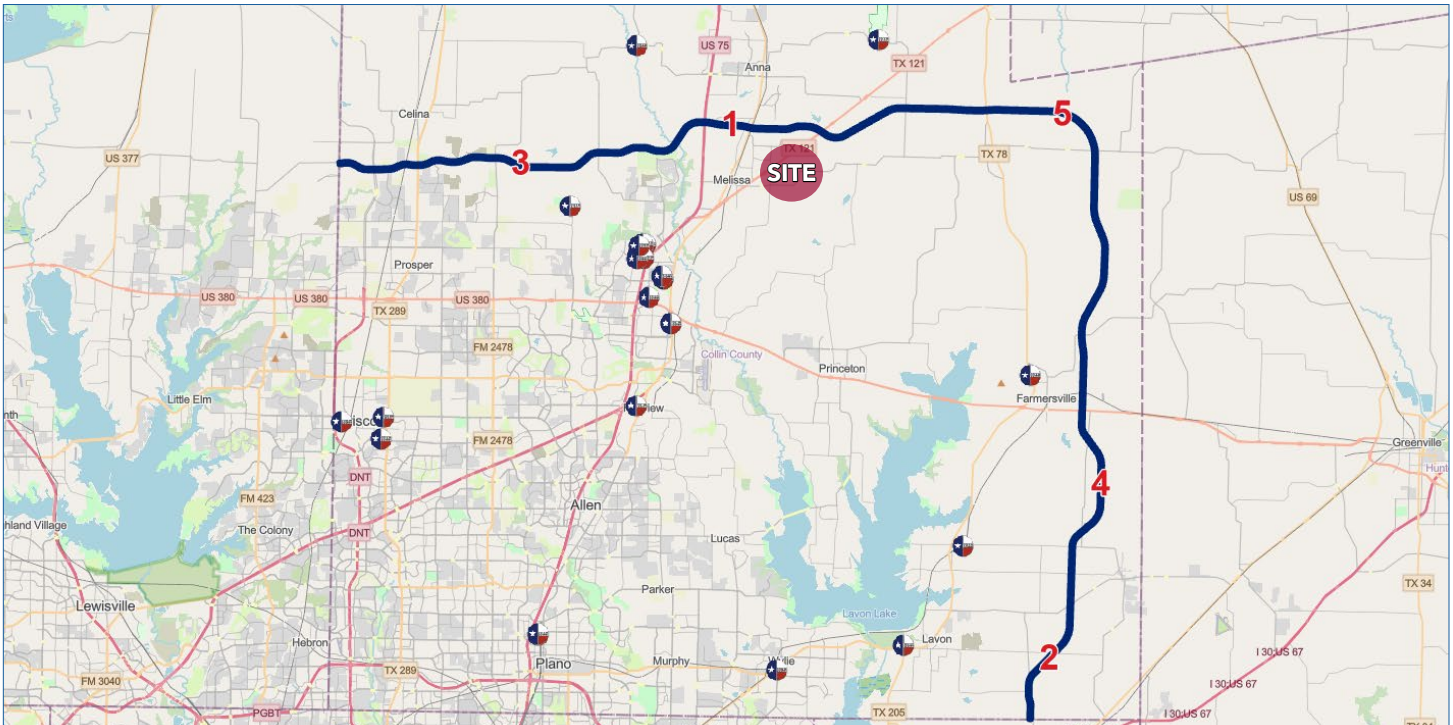
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FOR SALE | INDUSTRIAL LAND

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SH 121 COLLIN COUNTY OUTER LOOP



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