

CENTURY 21[®]

Judge Fite Company



2011 MILLER ROAD

MELISSA, TX 75454



\$1,225,000



1,155 sqft



2 beds



1 baths

DESCRIPTION

Unique 2-acre property with two dwellings and flexible use options, located just one block off Hwy 121 and close to Hwy 75 and Hwy 5. The front 1.15-acre parcel includes a tenant-occupied main house, while the back portion features a 30x60 workshop with a bedroom, bathroom, and kitchenette—functioning like a guest quarters or mini barndominium. Both spaces have separate access and utilities setup, offering the opportunity to lease one or both dwellings for income or multi-generational living. Use as-is, or explore potential for home-based business, equipment storage, or hobby use (buyer to verify with city and county). Currently zoned residential per Collin CAD but identified in the City of Melissa's Future Land Use Plan as commercial. The rear 0.85-acre parcel lies outside the city taxing district and may allow more flexible usage (buyer to verify). City water, electricity, septic, and propane are in place. Approximately 417 feet of frontage on Miller Road—a corridor that already supports a mix of residential, light commercial, and small business uses. No HOA or subdivision restrictions. 5 minutes to HEB, Walmart, Buc-ee's, and Melissa's thriving growth corridor. Buyer and buyer's agent to independently confirm all zoning, use options, and utility access.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21169211

YEAR BUILT: 1965

COUNTY: Collin

TRACT OR SUBDIVIION: NONE

LIST DATE: 02/03/2026

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800.451.8055

AREA:

SQUARE FEET: 1,155

TOTAL BEDS: 2

FULL BATHS: 1

HALF BATHS: 0

ACRES: 2

LOT SIZE (SQFT): 87,120

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Barndominium
- Traditional
- Detached

PARKING:

- AdditionalParking
- DoorMulti
- HeatedGarage
- Outside
- Oversized
- RvGarage
- RvAccessParking
- SharedDriveway
- Storage
- Tandem
- WorkshopInGarage

LOT DESCRIPTION:

- Cleared
- Level

YARD/GROUNDS:

- Storage

POOL TYPE:

- None

FOUNDATION:

- Combination
- PillarPostPier
- Slab

FENCING:

- None
- Wire

UTILITIES


UTILITIES:

- ElectricityAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- EatInKitchen
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LISTED BY: Adrienne Sommerfeldt 

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BROKERED BY: Coldwell Banker Apex, REALTORS