



2775 COUNTY ROAD 413
MELISSA, TX 75454



\$1,050,000



2,684 sqft



3 beds



4 baths

DESCRIPTION

Prime 2-Acre Corner Property with Development Potential in Melissa, TX. Rare opportunity to own approximately 2 acres on a prime corner lot with dual road access from Milrany Road and County Road 413 in the rapidly growing area of Melissa. Located in the ETJ (Extra-Territorial Jurisdiction), this property offers exceptional flexibility and long-term potential for future commercial or residential development. Surrounded by new planned housing communities and with a future school site nearby within Melissa Independent School District, this location is positioned in the path of growth. The property's corner exposure on major roads makes it an attractive option for investors, developers, or land-banking buyers. The property currently includes a fully furnished corporate rental home on site, offering an excellent opportunity for immediate income while planning future development. Highlights include: Open-concept living area filled with natural light. Stylish furnishings and comfortable seating throughout. Dedicated workspace for remote work or business needs. Modern kitchen with stainless steel appliances and ample cabinetry. Spacious bedrooms with premium linens and generous storage. Well-appointed bathrooms with contemporary finishes. The expansive outdoor setting features wide open space, a natural pond, and room for outdoor animals such as horses, creating a peaceful retreat just outside the city but yet very close to city conveniences. Prime Location: Conveniently located minutes from U.S. Highway 75 and Texas State Highway 121, the property provides easy access to nearby cities including: McKinney Allen A rare investment opportunity combining land value, development potential, and immediate rental income.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21195079

YEAR BUILT: 1984

COUNTY: Collin

TRACT OR SUBDIVIION: None

LIST DATE: 03/19/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,684

TOTAL BEDS: 3

FULL BATHS: 3

HALF BATHS: 1

ACRES: 2.07

LOT SIZE (SQFT): 90,169

INTERIOR FEATURES

FIREPLACE:

- FamilyRoom
- LivingRoom
- Masonry
- WoodBurning

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood
- Tile
- Wood

APPLIANCES:

- BuiltInRefrigerator
- ElectricCooktop
- ElectricOven
- Disposal

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Colonial
- Modern
- Detached
- Farmhouse

PARKING:

- None

ROOF TYPE:

- Composition

SIDING:

- WoodSiding

POOL TYPE:

- None

FOUNDATION:

- PillarPostPier

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityAvailable
 - SepticAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- EatInKitchen
- GraniteCounters
- KitchenIsland
- OpenFloorplan
- NaturalWoodwork

SECURITY FEATURES:

- SecuritySystem
 - CarbonMonoxideDetectors
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LISTED BY: Shibu Jose 

PHONE: 408.757.3663

BROKERED BY: Beam Real Estate, LLC