

# Melissa Texas



For Sale on Market

# \$2,280,000

Call 469-450-9595 Today!

## LAND / UNIMPROVED LAND

PRIME INVESTMENT ACREAGE LOCATED IN THE ETJ OF ANNA, TX!  
Endless Opportunities with this Multi purpose! Unimproved 19.38  
+,- acres with approx.533 sq ft of MAIN HIGHWAY and approx. 704  
sq ft of FM 2862 E Houston St! DOUBLE ROAD FRONTAGE! ATT  
FIBER-OPTIC HIGHSPEED INTERNET! GREAT for DEVELOPERS,  
BUILDERS, RANCHERS, INVESTORS! Ideas for this property  
HOTELS Four Seasons, Marriott, Sheraton, Wyndham, Hilton,  
SHOPPING CENTERS, 18 wheeler, Car DEALERSHIP, HOME  
IMPROVEMENT STORES, Lowe's, Home Depot, GROCERY STORES,  
Target, Walmart, Sam's, Brookshire's, Kroger, Tom Thumb, GAS  
STATIONS Dukes, Racetrack, Quick Trip, 711, Bucces, STRIP MALL,  
MASTERPLANNED COMMUNITY! FLAT LEVEL ACREAGE, NO FLOOD  
ZONE, NO RESTRICTIONS! OUTSIDE CITY LIMITS! CLOSE TO  
LUXURIOUS G2 MOTORSPORTS PARK! NEARBY AIRPORTS, Flying  
T ranch for private aircraft, McKinney National Airport, Dallas Love  
Field and DFW. PROPERTY NOT ZONED! COMMERCIAL,  
RESIDENTIAL, MIX USE. May consider subdividing!

## GENERAL DESCRIPTION

**Subdivision:** SAMUEL CRAFT SURVEY,

**Property Type:** Land / Unimproved Land

**Lotsize:** 261,360 / ASSESSOR

**MLS# / Area:** NTREIS-20514533



Get in touch  
**Cindy Green**

469-450-9595

Coldwell Banker Apex, REALTORS  
972-562-5400

TBD NE State Hwy 121 Lot#1, Anna, TX 75409

Visit <https://www.har.com/NTREIS-20514533> for more information