

DOUBLE LOT FOR SALE IN MELISSA, TX

.48 ACRES IN DOWNTOWN MELISSA

3106 RED RIVER ST. - MELISSA, TX 75454

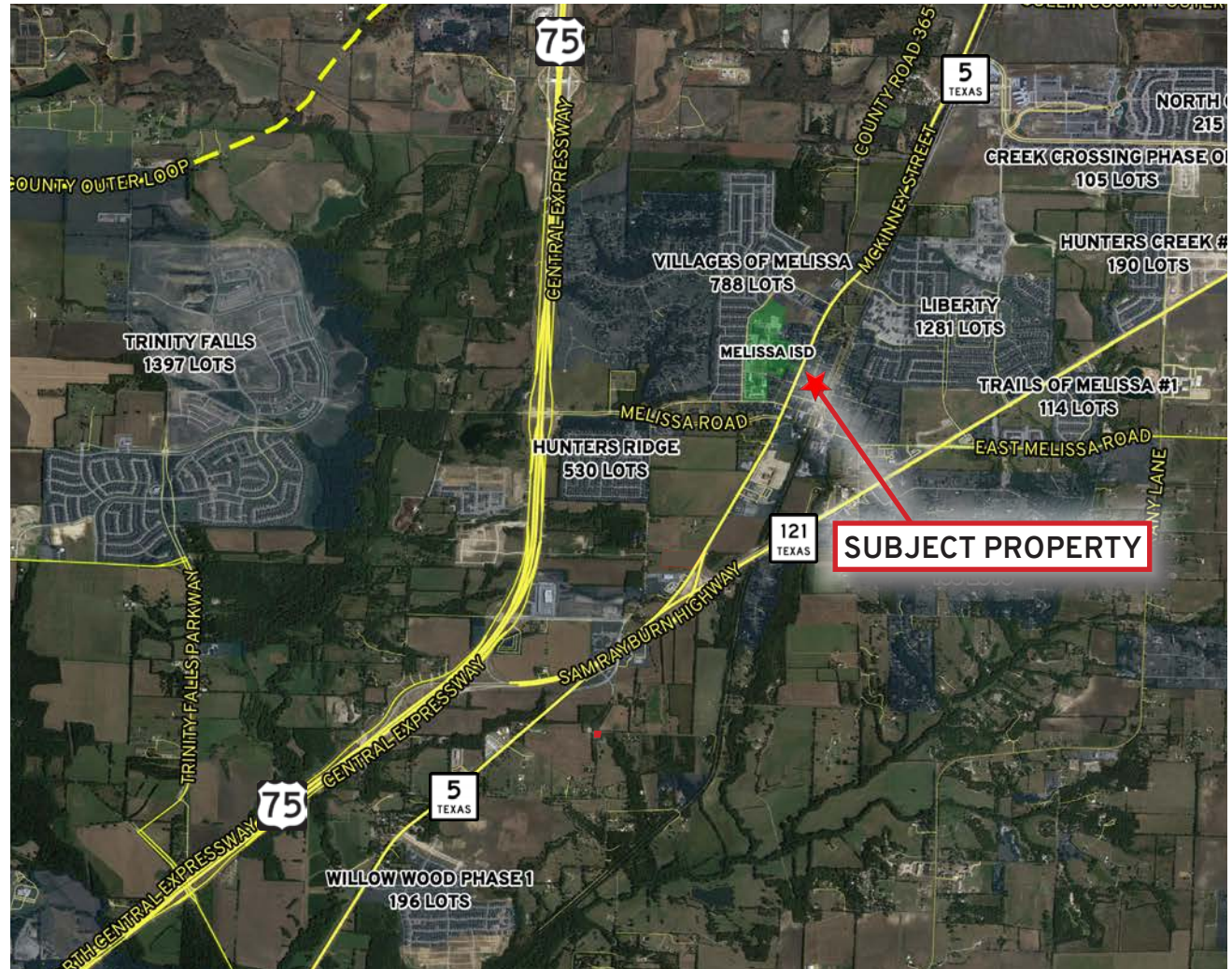
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LAND FOR SALE

ZONING	SF-3/ SINGLE FAMILY
LAND SIZE (AC)	.48 AC
TOPOGRAPHY	LEVEL
AVAILABLE UTILITIES	ALL
ACCESS	FROM TX HWY 5
FLOODPLAIN	NONE
CURRENT IMPROVEMENTS	NONE
PRICE	\$135,000

FEATURES

- LAND SITE IN ONE OF THE FASTEST GROWING AREAS OF NORTH TEXAS
- EASY ACCESS FROM US 75, TX 121, AND TX 5 BETWEEN MELISSA AND MCKINNEY
- ACROSS HWY 5 FROM MELISSA CARDINAL STADIUM

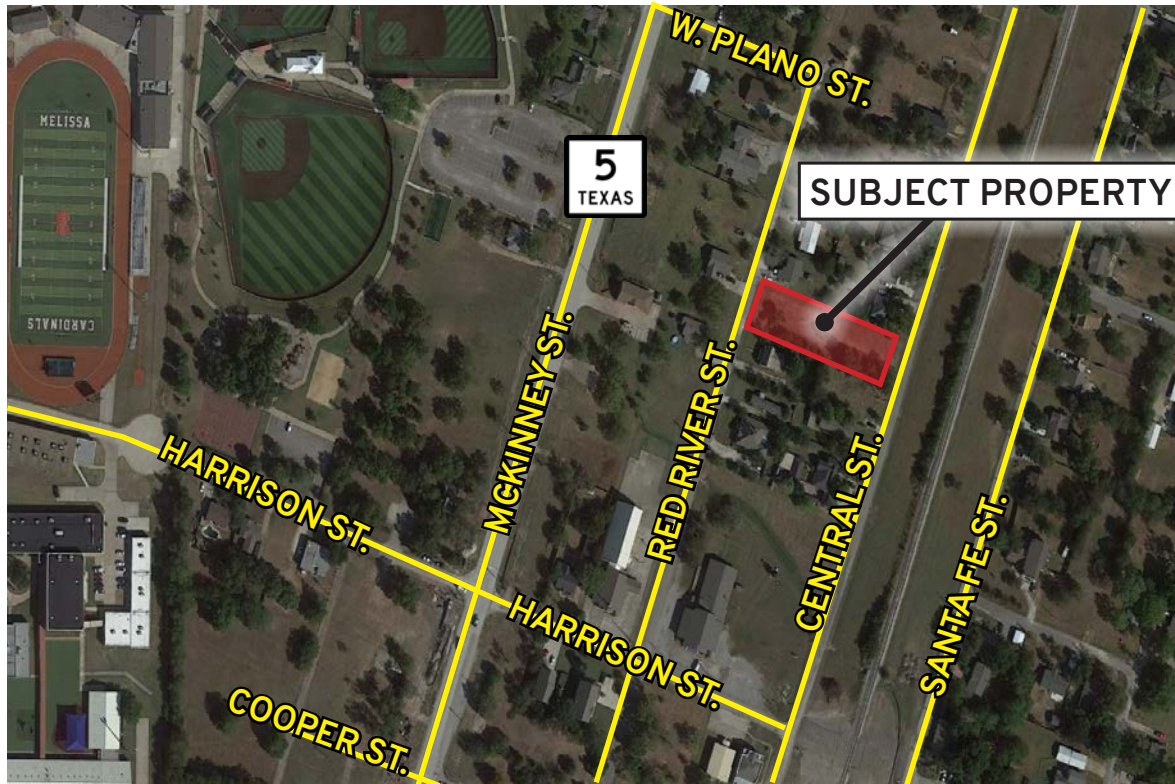


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LAND FOR SALE IN DOWNTOWN MELISSA

.48 AC double lot in the heart of Downtown Melissa just off of Hwy 5/McKinney St. Zoned for Single Family, this land is the perfect site to build a homestead.

There is +/- 80 ft of frontage on both Red River and Central St and the property is +/- 275 ft deep. The property line is +/- 10 ft from the street on the Red River side and +/- 30 ft on the Central St. side.

NEARBY BUSINESSES



DEMOGRAPHICS

2021 - Source CoStar	1-Mile	3-Mile	5-Mile
Total Population	6,285	12,902	27,832
Median Household Income	\$137,414	\$109,437	\$95,857

TRAFFIC COUNTS

MCKINNEY @ HARRISON	5,860 VPD
COOPER @ RED RIVER	3,441 VPD

careycoxcompany.com / 972.562.8003

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

David Cox / 972.632.5050
dc Cox@careycoxcompany.com

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CITY OF MELISSA WATER MAP

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City of Melissa Water Map



CITY OF MELISSA SANITARY SEWER MAP

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City of Melissa Sanitary Sewer



TOPOGRAPHY

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FLOOD PLAIN MAP

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National Flood Hazard Layer FIRMette



96°34'38"W 33°17'31"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/22/2022 at 1:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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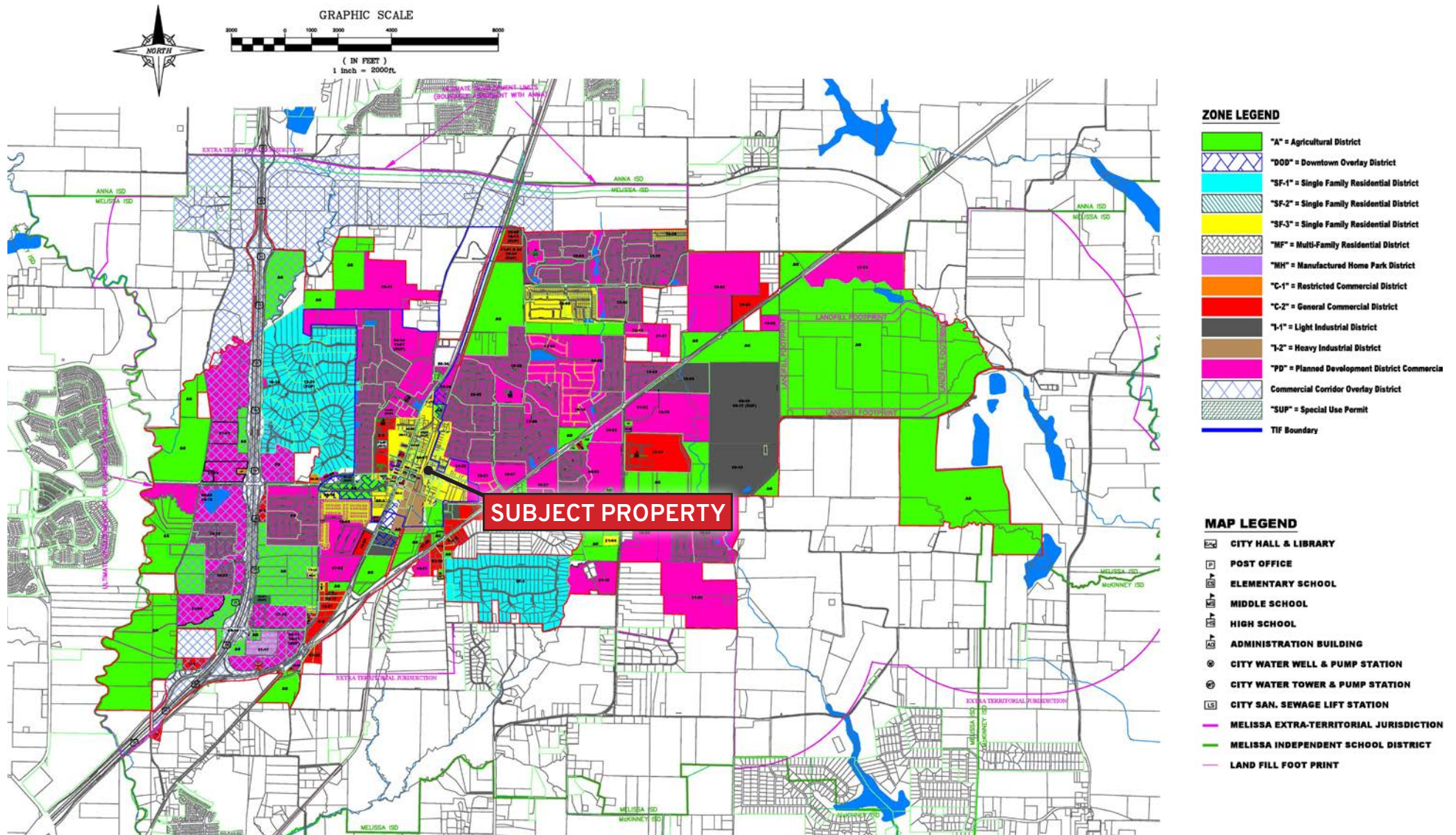
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ZONING MAP

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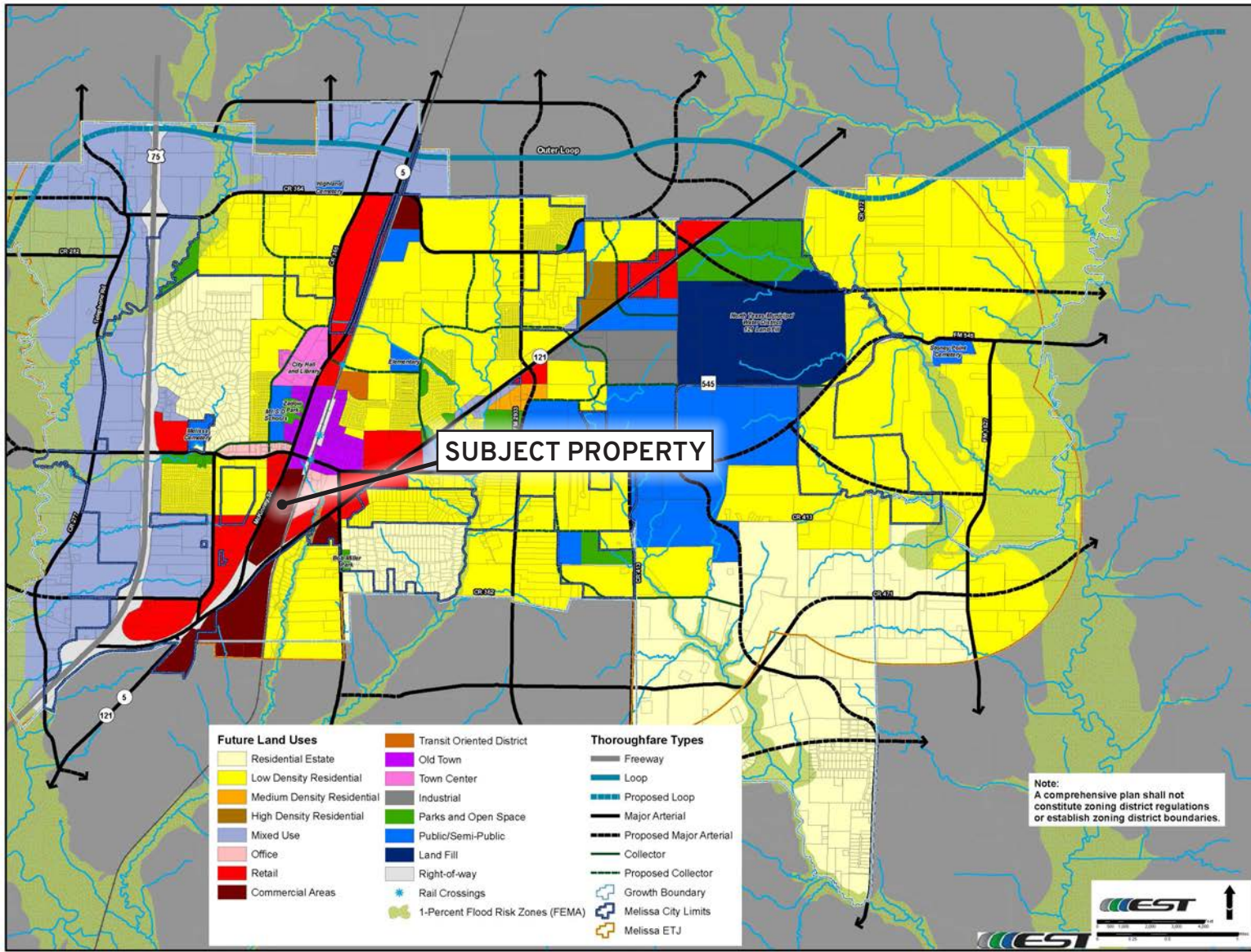
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FUTURE LAND USE

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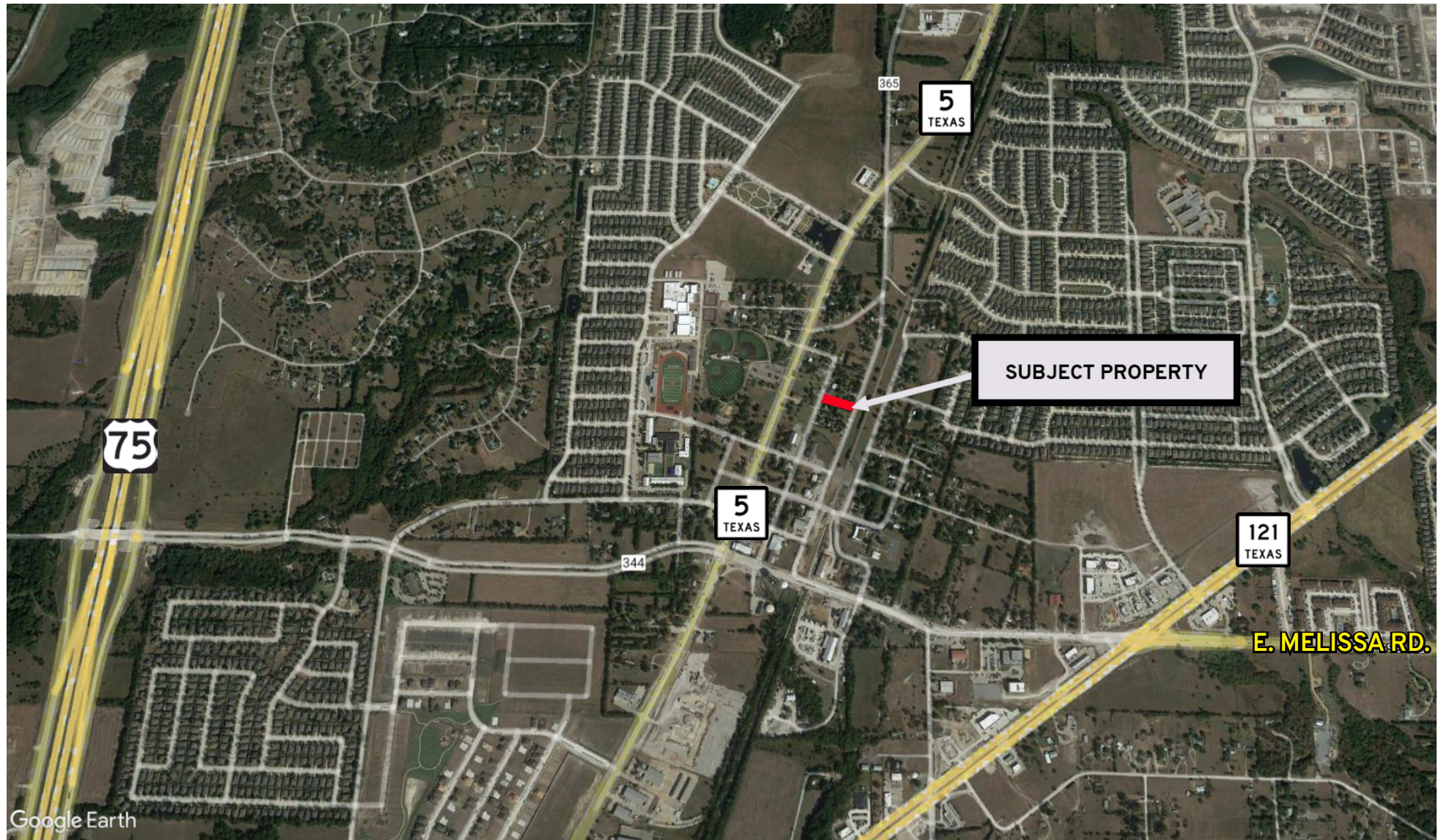
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SITE AERIAL

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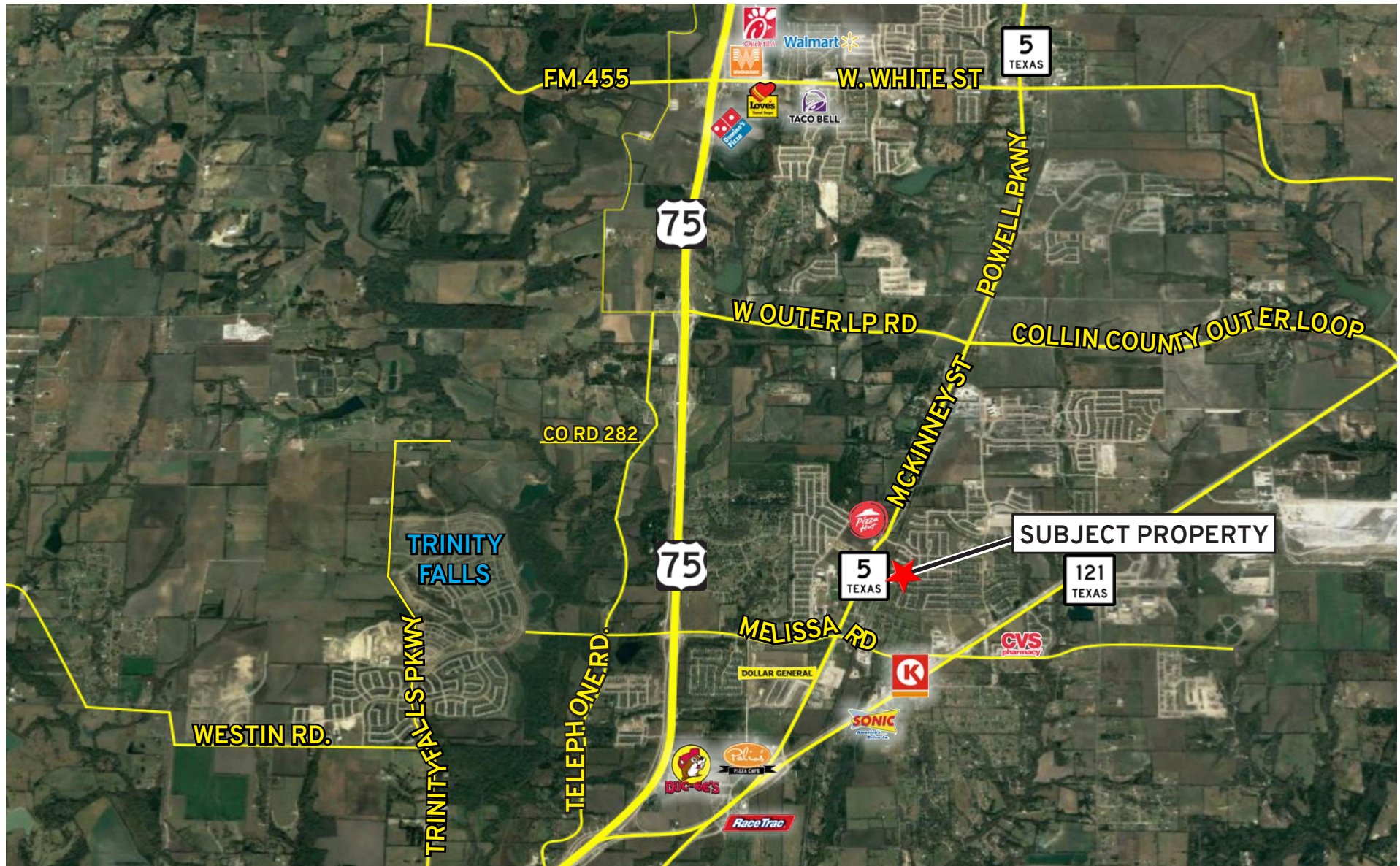
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NEARBY AMENITIES

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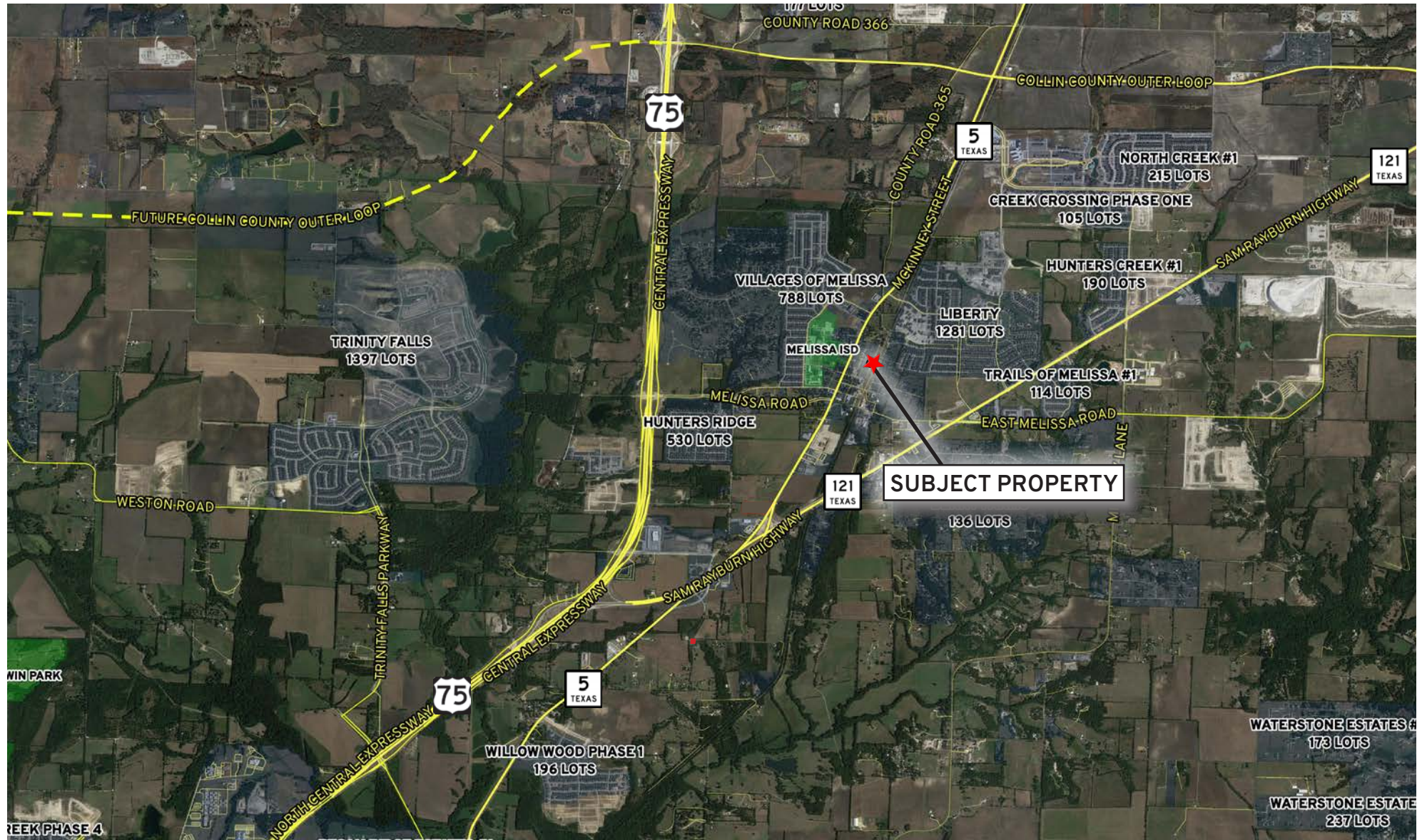
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NEARBY DEVELOPMENT

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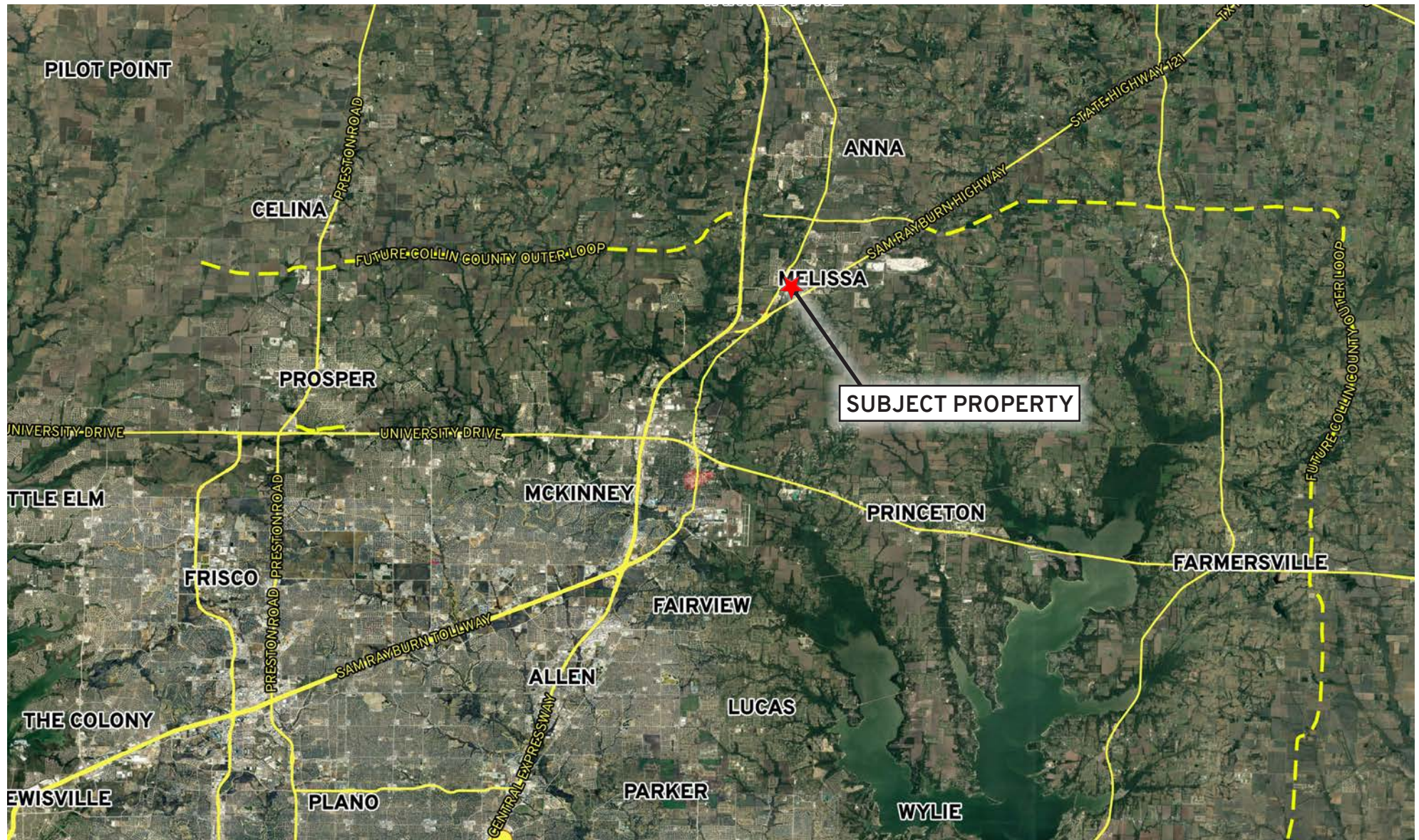
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METROPLEX LOCATION

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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	bc Cox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bc Cox@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