

FOR SALE

±38.05 gross acres / 38.05 net acres | [4823 Cedar Ln, Melissa, TX 75454](#)



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FOR SALE

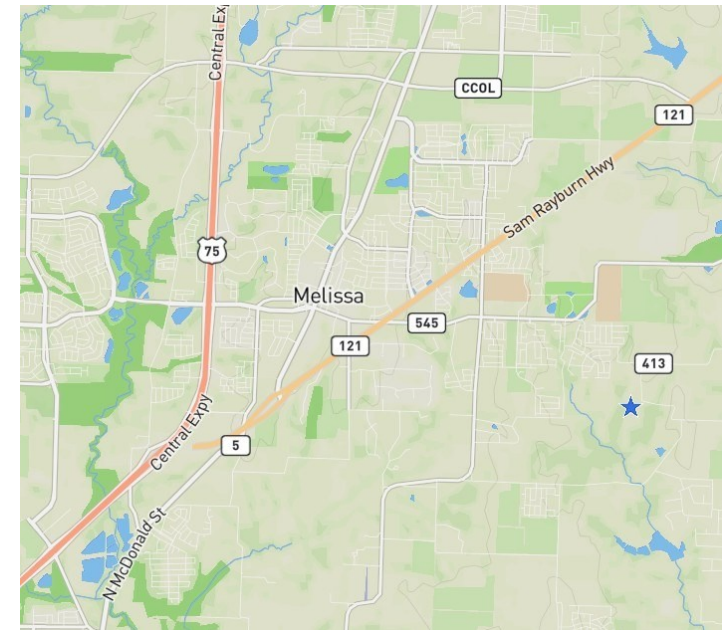
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GENERAL DESCRIPTION

Positioned in the City of Melissa ETJ and within the favorable Melissa ISD, this ±38.05-acre tract represents one of Melissa's few remaining available tracts suitable for residential development. Located on the west side of CR 471, southeast of the Meadow Run development, the property is surrounded by proposed residential growth and is well-positioned in the path of continued expansion. The tract is free of floodplain and offers a clean development profile with strong long-term potential. Existing improvements include a ±3,900 SF residence and three shops, all of which will remain with the property upon sale. The site is currently served by a residential-sized waterline, with a nearby path to future water and sewer service. With its favorable school district, surrounding development momentum, proximity to expanding infrastructure, and limited availability of comparable development tracts in Melissa, this property presents an exceptional opportunity for builders, developers, or investors seeking a well-located residential development site in a high-growth market.

SITE DESCRIPTION

Location	4823 Cedar Ln, Melissa, TX 75454 (view map)
Size	±38.05 acres (net: 38.05 ac)
Zoning	City of Melissa ETJ
Utilities	City Water Available / Sewer Nearby
Parcel	2013548, 462662
Frontage	±410 LF on CR 471
Flood Zone	Zone X – Minimal Flood Risk
Potential Uses	Single Family Residential
Adjacent Developments	Proposed single family residential developments at east and west adjacent properties



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DEMOGRAPHICS — MELISSA, TX

2025 Population	29,969 (≈115.6% growth since 2020 base of 13,900)
Population Under 18	30.7%
Owner-Occupied Housing	88.7%
Median Home Value	≈\$454,000
Median Household Income	≈\$138,763
Poverty Rate	≈1.9%
Bachelor's Degree+ (age 25+)	52.6%

Source: U.S. Census Bureau QuickFacts — Melissa city, Texas.

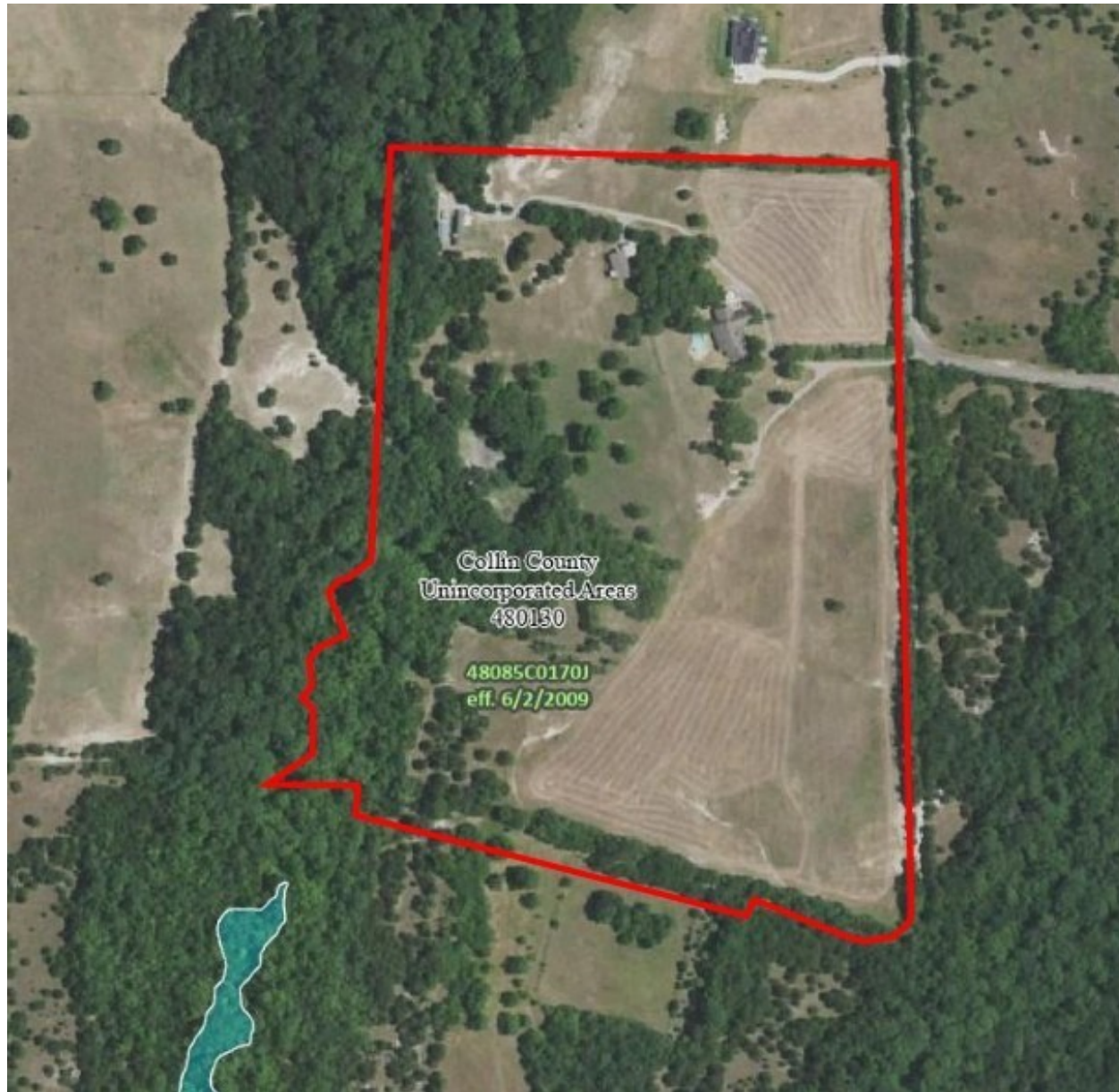
TAX RATE SUMMARY (per \$100 valuation)

Melissa ISD (2024–25)	\$1.2552 (\$0.7552 M&O + \$0.5000 I&S)
Collin County (FY25)	\$0.149343
Collin College	\$0.081220
City of Melissa (2024)	\$0.454116 (likely N/A — ETJ)
Est. base rate (ETJ)	≈\$1.485763 (ISD + County + College)

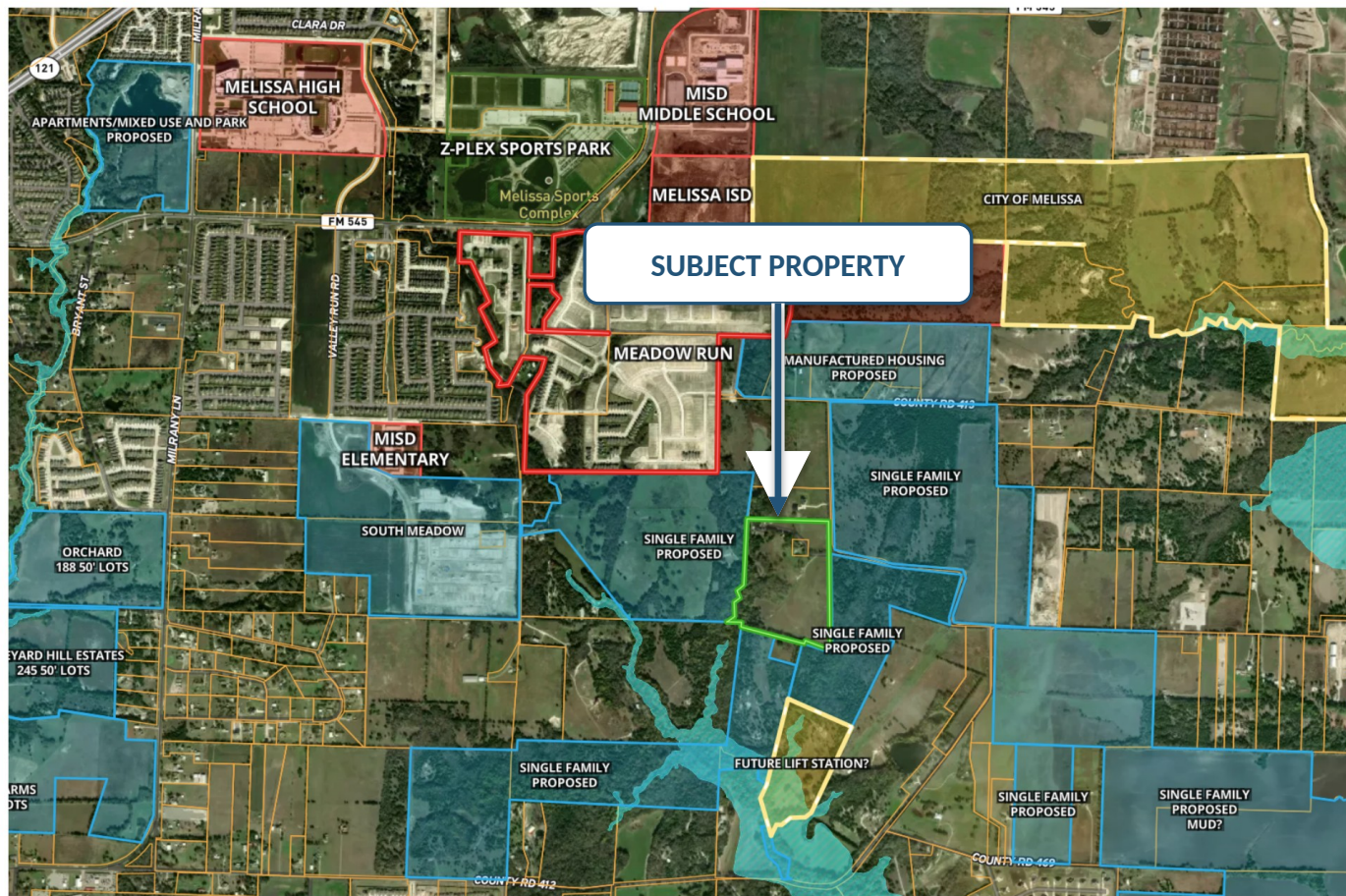
Property is in the favorable Melissa ISD. Rates are per \$100 of taxable valuation. The City of Melissa rate generally does not apply to ETJ parcels unless within city limits. Estimated base rate excludes the city rate and is subject to parcel-level verification, exemptions, special districts, and future rate changes.

Sources: [U.S. Census Bureau QuickFacts](#) · [City of Melissa Tax Rate](#) · [Melissa ISD](#) · [Collin County FY2025](#) · [Collin College](#)

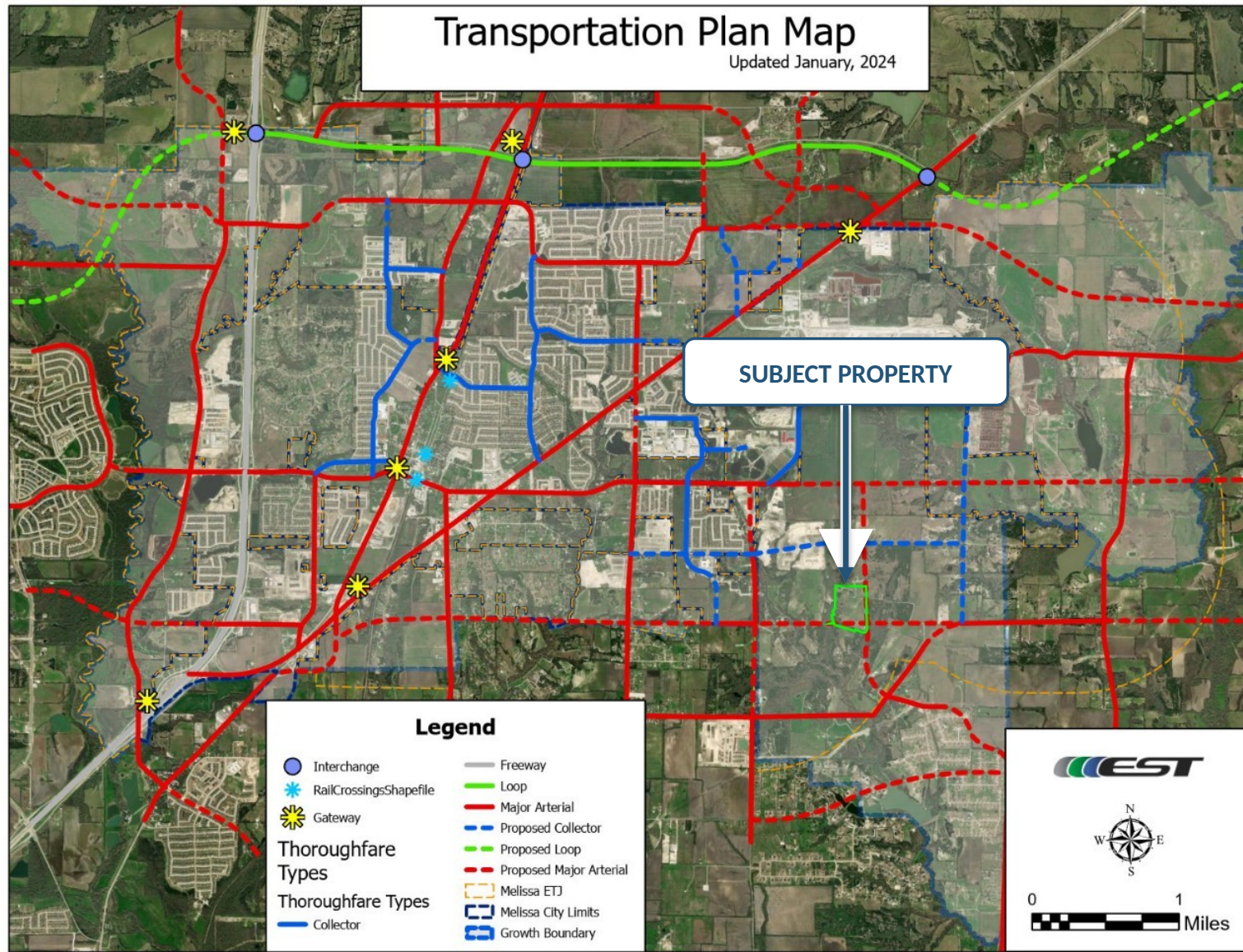
FEMA Flood Map



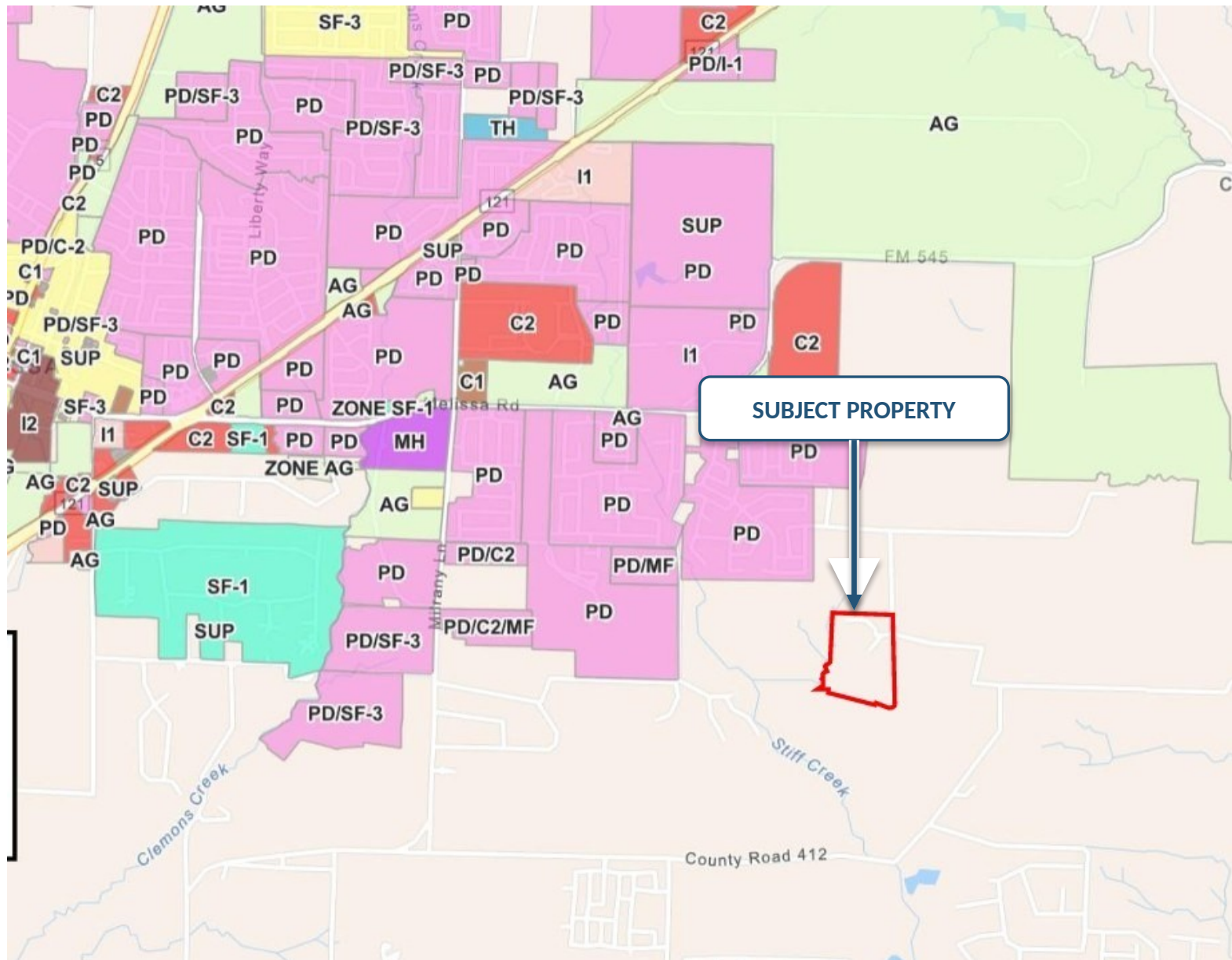
Development Map



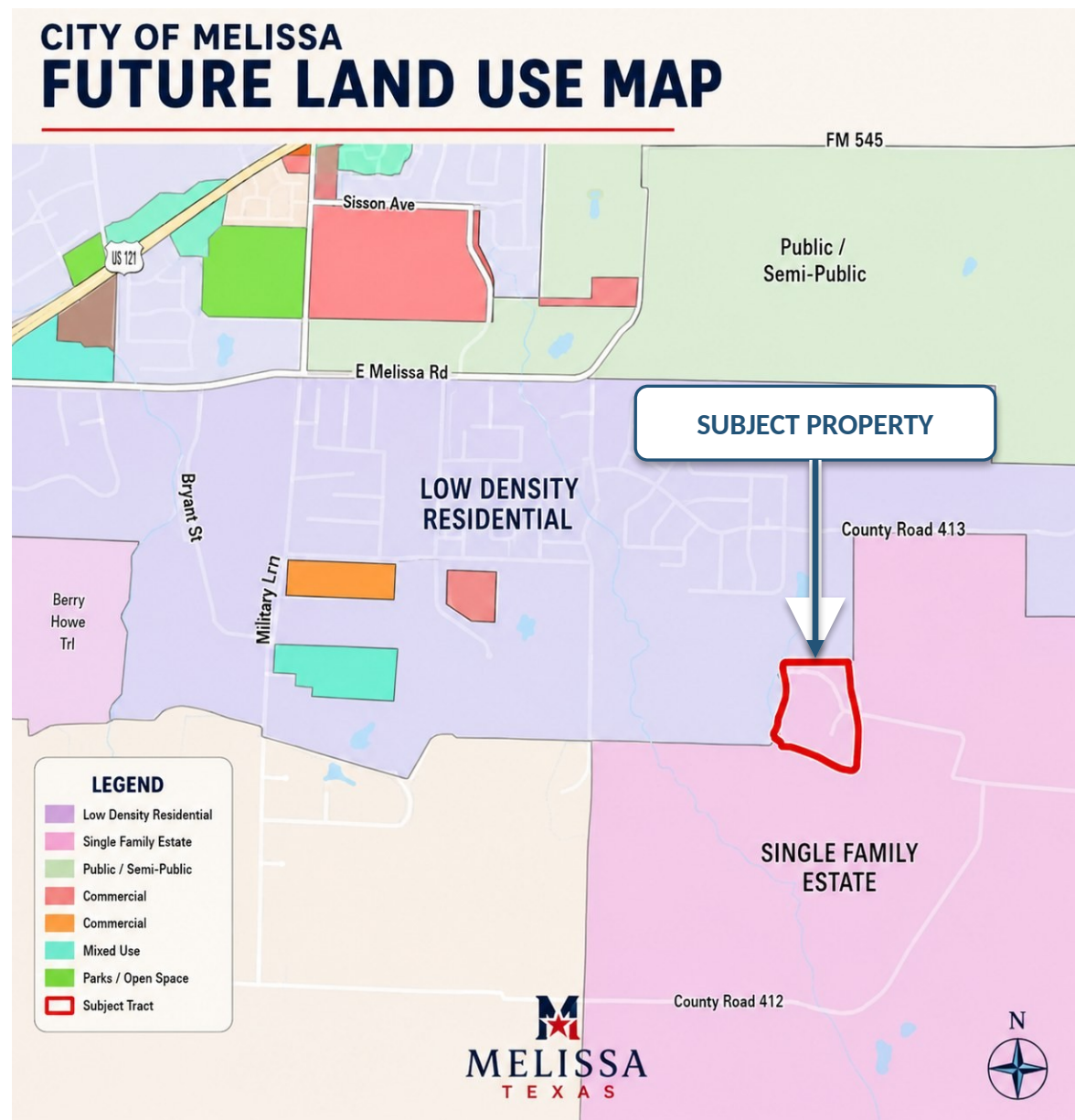
Melissa Transportation Master Plan



Zoning Map



Future Land Use Plan



Contour Map





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.

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Buyer/Tenant/Seller/Landlord Initials		Date	