



## 3835 MILRANY LANE

MELISSA, TX 75454



\$2,400,000



1,404 sqft



2 beds



2 baths

## DESCRIPTION

Here is the opportunity to own a premier development site in one of the Dallas-Fort Worth metro's most prominent growth areas. This is a 14.831 acre property that is situated prominently at the intersection of Milrany Lane and Gray Wolf Drive. Any future development will be a possibility with already established residential neighborhoods surrounding this large multi acre tract replete with a home and barn already on the property. This shovel ready land offers two streets of frontage and has a community walking path developed on both sides adjacent to the back lot line. This dynamic location offers an array of opportunities for multiple homes to be developed or the opportunity to build your dream home with acreage within easy commuting distance from Dallas and surrounding cities. The creek winding through the property provides a tranquil oasis to relax and enjoy the serenity of nature on your own land. This property has it all! Do not miss your opportunity to own this!

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 20784454

**YEAR BUILT:** 1994

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** none

**LIST DATE:** 11/26/2024

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 1,404

**TOTAL BEDS:** 2

**FULL BATHS:** 2

**HALF BATHS:** 0

**ACRES:** 14.83

**LOT SIZE (SQFT):** 646,038

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Vinyl

### APPLIANCES:

- Dishwasher
- ElectricRange

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AdditionalParking
- DetachedCarport
- Boat
- RvAccessParking

### LOT DESCRIPTION:

- Acreage
- Agricultural
- Cleared
- CornerLot
- BacksToGreenbeltPark
- ManyTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- PrivateYard

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- ChainLink
- Pipe

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces

### UTILITIES:

- ElectricityConnected
- SepticAvailable
- WaterAvailable
- CableAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
  - EatInKitchen
  - CableTv
  - WalkInClosets
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**LISTED BY:** Chris Quick 

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**BROKERED BY:** Coldwell Banker Realty