

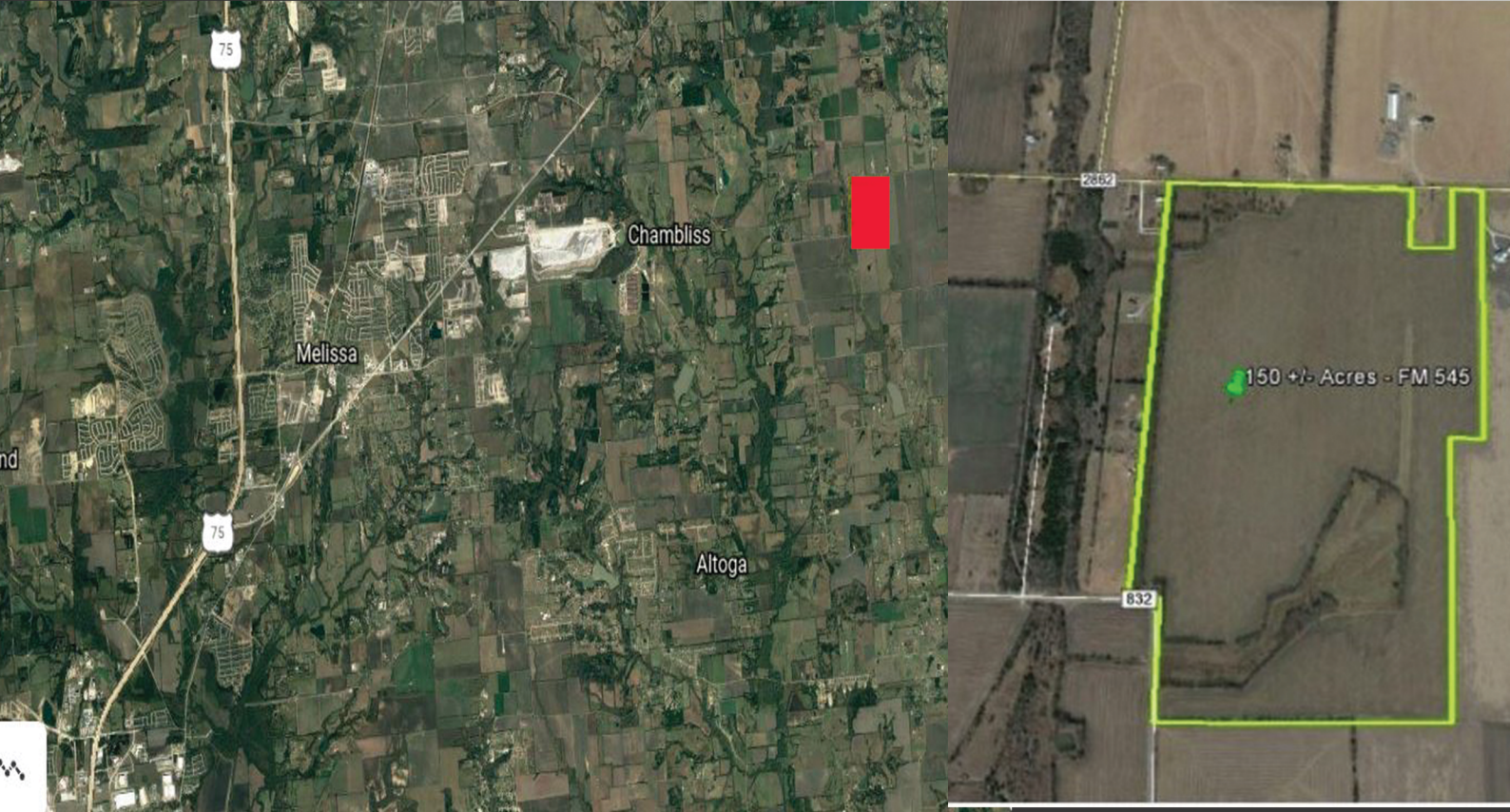


Matrix
Commercial Group

West FM 545

Blue Ridge, TX 75424

151 Acres



PRIME REAL ESTATE

FEATURES:

- *Amazing potential 2 great access points
- *Investment/ Development opportunity ±151 acres
- *Just south of St HWY 121 and Collin county outer loop
- *Strategically located for easy access to FM- 2862 & SH-121
- *Melissa: SH-121 to FM 545, appx 7 min drive
- *Surrounding communities: Melissa, Anna, Princeton, and Farmersville

LAND FACTS:

- 151 Acres
- Investment/ Development Opportunity
- 1900' road frontage on FM 545
- Zoned Agriculture



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