



**PACESETTER
HOMES**
A QUALICO Company

Community Guide

Meadow Run | Melissa, TX



Tax Rate

City of Melissa	0.454116
Collin County	0.149343
Melissa ISD	1.207200
Collin College	0.081220

Total **1.909179%**

*with Homestead Exemption = 1.515%**

*Based on a \$500,000 estimated sales price, Homeowner must file separately. Subject to change.

Utilities

Water - City of Melissa	972-838-2035
Electricity - Grayson Collin	903-482-7100
Gas - Atmos Energy	888-286-6700
Phone/Internet - AT&T	1-800-288-2020
Internet - Suddenlink	1-877-694-9474

HOA \$1,000 Annually
4Sight Property Management 469-287-8583

Community Amenities

Community Pool
Amenity Center with Kitchen
Playground
Walking Trails
Basketball Court
Greenspaces

Area Schools - Melissa ISD

Sumeer Elementary School 214-386-2800
1910 Greer Way, Melissa, TX 75454

Sixth Grade Center 972-837-4355
3150 Cardinal Drive, Melissa, TX 75454

East Cardinal Middle School 214-386-4000
4390 FM 545, Melissa, TX 75454

Melissa High School 972-837-4216
3030 Milrany Lane, Melissa, TX 75454

Shopping

Historic Downtown McKinney
Buc-ee's Walmart
Target Sam's Club
Costco HEB
Kroger

Recreation

Melissa Sports - Zplex & Zadow Park
Top Golf
Heard Natural Science Museum
iPic
Cinemark 14



Visit our Model Home

3805 Creekdale Drive, Melissa, TX 75454

214-617-1559

pacesetterhomestexas.com

The information above is subject to change without notice. Pacesetter Homes is not affiliated with the businesses listed above. Pacesetter Homes cannot guarantee that this community will be serviced by any particular public school/school district, or once serviced by a particular school/school district, that the same school/school district will service the community for a particular period of time. Buyer should independently confirm the above details. 08.17.26

