

Texas Republic Bank Office Building

2220 Sam Rayburn Highway

Suites 200 & 300

Melissa, TX 75454



Lease

Medical • Professional Office Space

ROCKHILL
COMMERCIAL REAL ESTATE

Tonya LaBarbera
469.323.2615
tonya@rockhillcre.com

Property Overview

2,500 SF to 7,000 SF | 5,000 SF + (Optional) 2,000 SF for Mezzanine

Access to a beautiful community room* with a covered patio

Ideal location and proximity to national tenants with major retailers expanding into Melissa.

Premium location with high traffic flow. Direct access and visibility to State Highway 121

Building and Monument Signage

The location is positioned between a dense area of high-income residential communities and down the street from other national retailers like Kroger, Buc-ee's, CVS, Starbucks, McDonald's, etc.

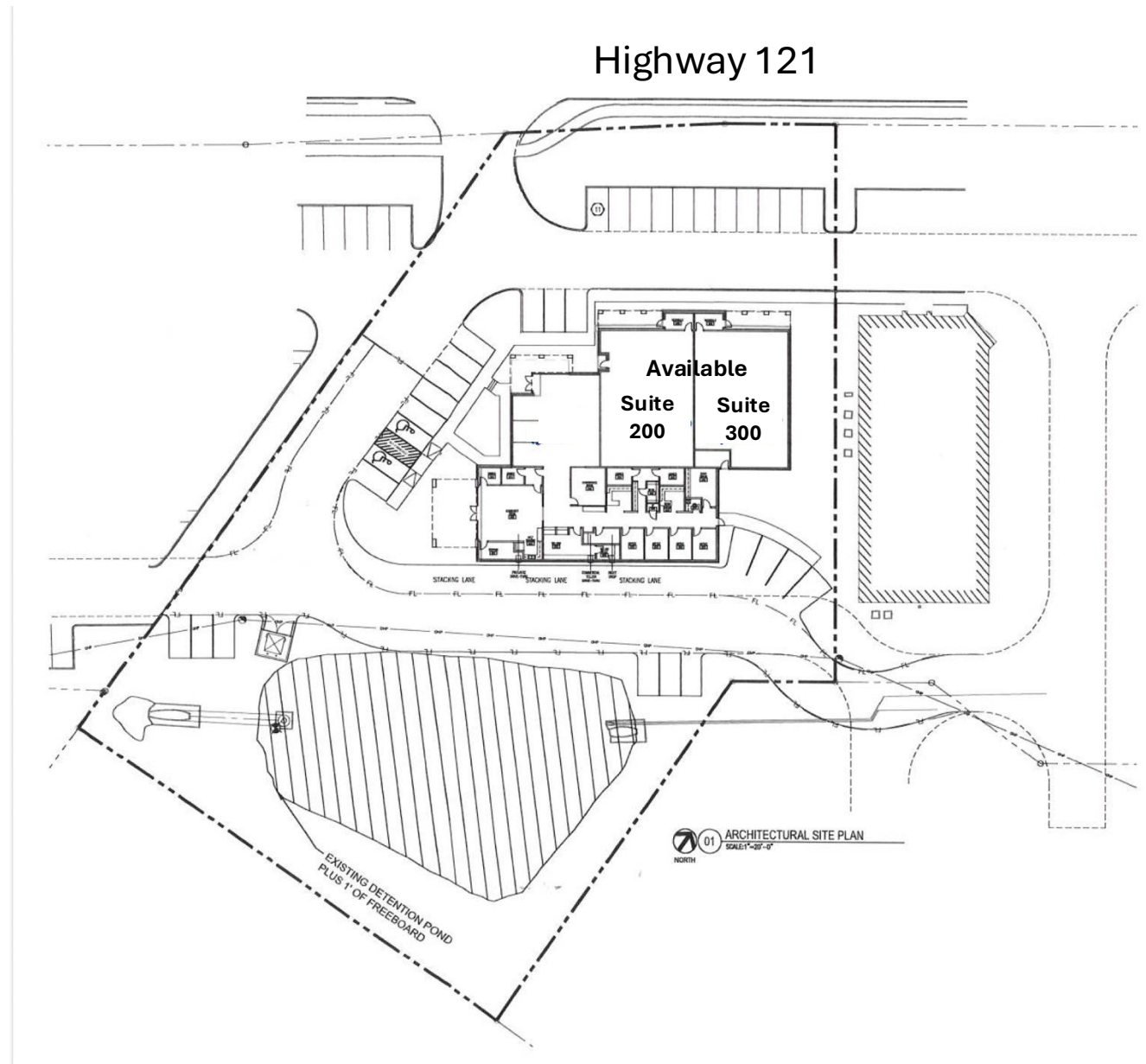
- Purchase Price: \$500/SF
- Lease Rate:
 - 2,500 SF: \$40.00/SF + NNN
 - 3,500 SF: \$28.57/SF + NNN(With 1,000 SF Mezzanine)
- Estimated NNN: \$8.50/SF
- TI Allowance: \$30/SF **
- Lease Term: 5 to 10 Years
- Allowed Use: Office
- Condition: Shell
- Parking Ratio: 5:1,000

* Community room with kitchen, A/V equipment, and tables and chairs for tenants

** Only applicable for paying tenants

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

Site Plan



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Floor Plan



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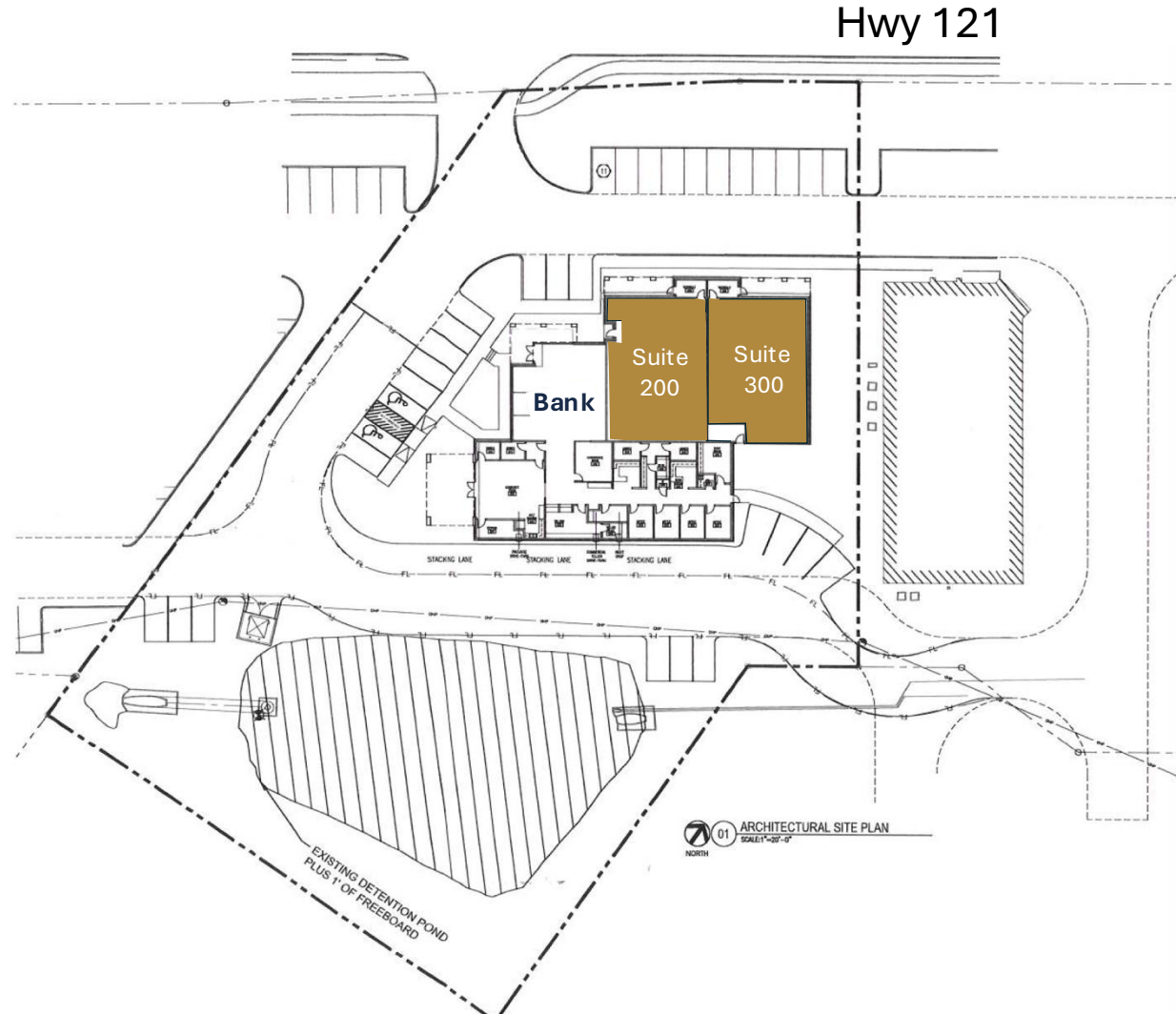
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Availability

Sale or Lease

Medical • Professional Office

- Total 7,000 SF
- Demisable for 2 Suites
 - 200: 2,500 SF
 - 300: 2,500 SF
- 2,000 SF Mezzanine Option
 - 200: 1,000 SF
 - 300: 1,000 SF



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Aerial



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Melissa, Texas



TOP GROWING CITY IN NORTH TEXAS | EXPONENTIAL GROWTH:

Positioned about 41 miles north of downtown Dallas and eight miles north of McKinney, Melissa is one of North Texas’s fastest-growing cities. It enjoys prime connectivity along U.S. 75 and State Highway 121 (Sam Rayburn Highway). The population within three miles of the subject property boomed between 2020 and 2023, increasing 58% from 20,239 to 31,978.

HOME > COMMUNITY

\$35 Million High School Football Stadium Opens In Melissa, Texas

The outdoor Kenny Deel Stadium has space for 10,000 seats

HOME > REAL ESTATE

Northern Collin County Continues To Boom: Townhome Community Planned For Melissa

The homes are expected to be finished in 2027

Matilda Preisdorf
Jan 29, 2025 11:00 AM

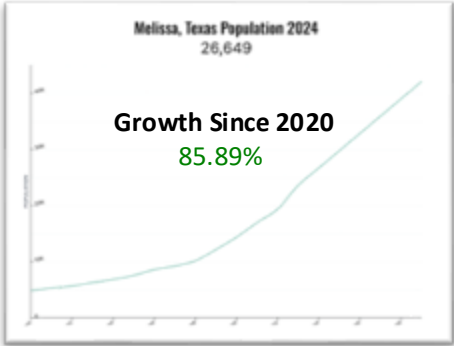


Melissa Is Growing – A lot

Melissa has seen a remarkable surge in **population**, reaching 26,649 in 2024. With an annual growth rate of 13.06%, the city has expanded by an astonishing 85.89% since the 2020 census, when its population was recorded at 14,336.

Townhomes might j

As the city continues to attract **new residents**, infrastructure and housing development are struggling to keep pace with demand, making strategic growth planning more important than ever. With new residential and **commercial projects** on the horizon, Melissa is quickly transforming from a quiet town into a dynamic suburban hub.



Renowned brands are tapping into Melissa’s rapidly growing market. Walmart will open its first Melissa location just one mile from the property, a 200,000-square-foot supercenter featuring a micro-fulfillment center to enhance online order efficiency. H-E-B is also bringing its first location to Melissa, a ±131,000 square foot facility only two miles from the property

COMMERCIAL DALLAS

Walmart to open in booming North Texas suburb Melissa next June

LOCAL NEWS

H-E-B breaks ground on new store in Melissa

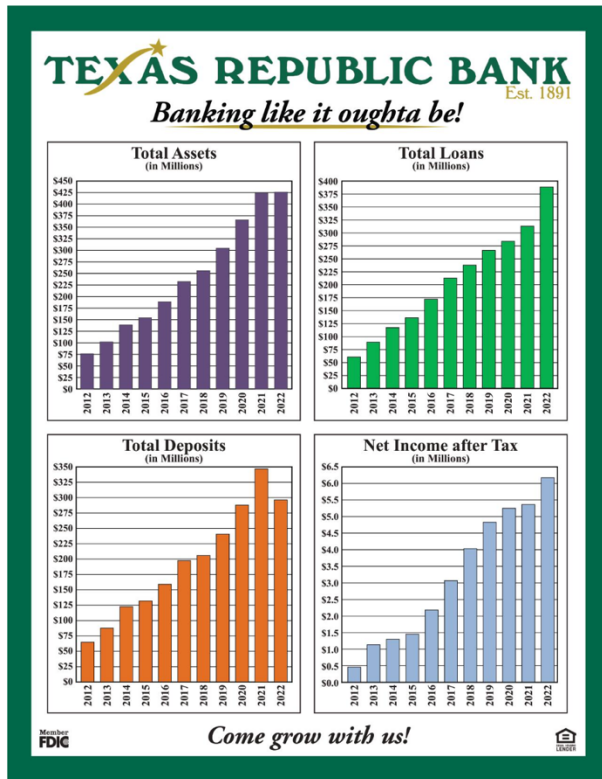


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Landlord



SNL TOP
100
COMMUNITY
BANKS
2013



**Top 100
Community
Banks
2016**
S&P Global
Market Intelligence



**Top 100
Community
Banks
2019**
S&P Global
Market Intelligence

Evidence Of Excellence

Out of roughly 5,000 Community Banks in the U.S., Texas Republic Bank ranked **#89** in 2019, **#4** in 2017, **#14** in 2016, **#59** in 2014, **#65** in 2013

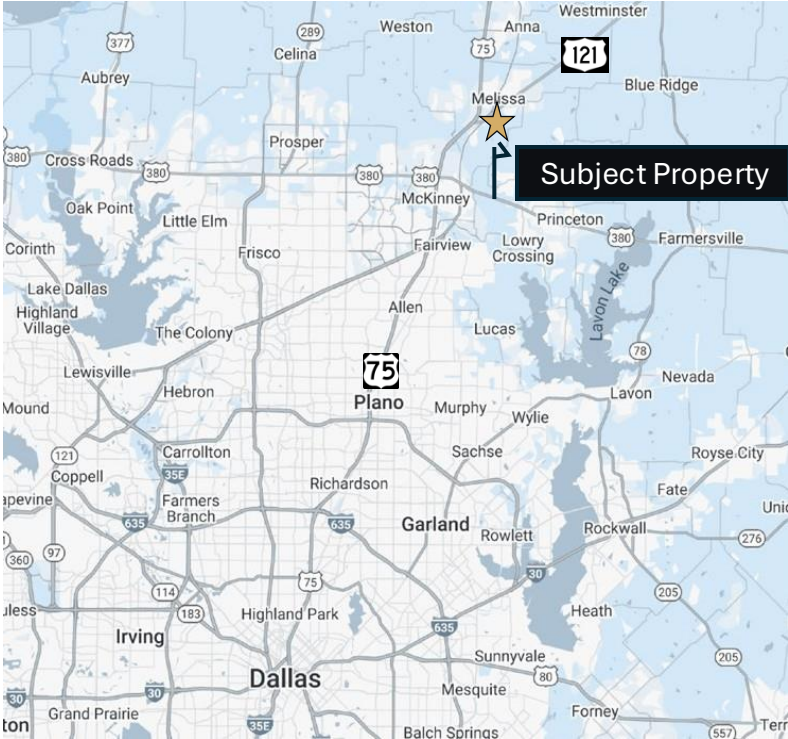
Demographics | Traffic

Demographics

	1 MI	3 MI	5 MI
2024 Population	5,006	32,016	55,494
2024 Households	1,571	10,116	17,690
Medium Age	35.0	35.9	36.0
Average HH Income	\$129,334	\$139,893	\$127,903
Population Growth 2024-2029	26.03%	26.39%	25.72%
Household Growth 2024-2029	26.23%	26.69%	26.11%
Medium Home Value	\$348,624	\$377,245	\$361,165

Average Daily Volume Traffic Count

	Traffic Count	Miles From Subject
State Hwy. 121 / Pvt 5098	37,718	.36



Source: © 2024 CoStar Group / Texas Department of Transportation



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Shell



Community Center







INFORMATION ABOUT BROKERAGE SERVICES

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 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.

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.

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.

<u>Licensed Broker/Broker Firm Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Rockhill Commercial Real Estate	9015723		
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Ryan Griffin	582592	rgriffin@rockhillinvestments.com	(214) 975-0842
<u>License Broker Agent</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Tonya LaBarbera	678307	tonya@rockhillcre.com	(469) 323-2615
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Date</u>

