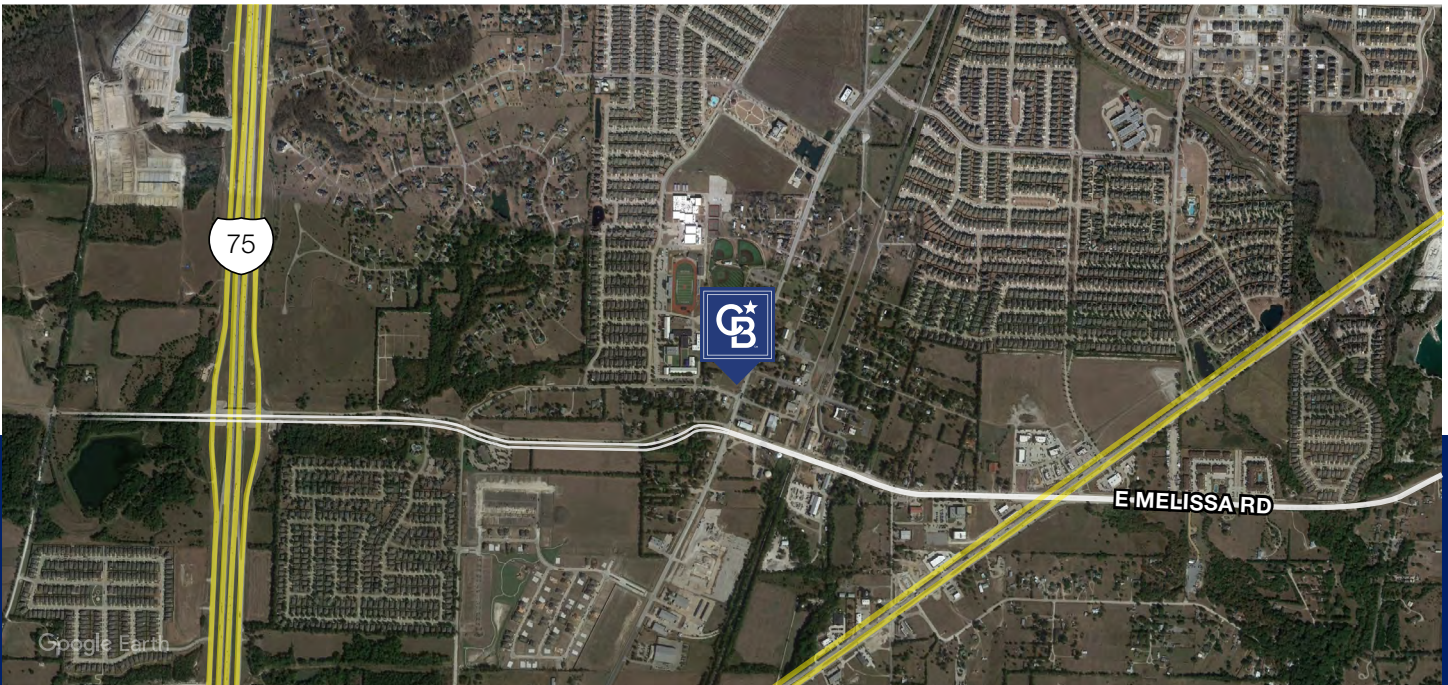


RETAIL & OFFICE SPACE
FOR LEASE

MELISSA GATEWAY VILLAGE

NWQ of Fannin Road and Highway 5 Melissa, TX 75454

www.gatewaymelissa.com



- Pricing \$30-\$35 PSF plus NNN expenses
- Finish-out options negotiable

COMING SOON
2Q2024

Angela Harwell, CCIM, TACS

Commercial Realtor®

214 578 0087

A.HARWELL@ORIONCRG.COM

Jose Duarte, CCIM

Commercial Realtor®

972 885 8180

J.DUARTE@ORIONCRG.COM



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COMMERCIAL

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ABOUT THE PROPERTY

Brand new Melissa Gateway Village is situated on five acres on the west side of Highway 5 between Fannin Road and Harrison Street. Upon completion, Melissa Gateway Village will be a 58,000 square foot mixed use development providing space for office, retail, restaurants, and outdoor family entertainment. The development is designed in the theme of the Downtown Overlay District and turn of the century architecture, and will be anchored by an Ace Hardware store and a Hope Coffee Shop.



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PROPERTY HIGHLIGHTS



Space available from approximately 800-10,000 SF



Anticipated delivery 2Q2024



Finish-out options available



Well-known retailers in the area include Buc-ee's, numerous restaurants and service providers, and H-E-B and Kroger grocery stores are coming soon!



Ample parking areas (Office 1:300 SF, Retail 1:200 SF, Restaurant 1:100 SF)



Additional commercial developments include a Dutch Brothers Coffee roasting plant, and numerous Melissa ISD large projects



Office and retail opportunities available for lease



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J.DUARTE@ORIONCRG.COM



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OFFERING SUMMARY | RETAIL

Retail space is available at Melissa Gateway Village from approximately 1,000 SF up to 6,300 contiguous square feet.

Exciting destinations that are currently present and underway in the city of Melissa include:

- HEB (Coming soon!)
- Buc-ee's
- The Z-Plex and Zadow Park - Recreational complexes that see over 1 million visitors per year
- Kroger (Coming soon!)
- McDonald's (Opening in 2Q2023)
- The new Coach Kenny Deel Stadium and Melissa High School expansion (opening Fall 2023)
- 90 Acre Park (opening soon)

Building B
2,625 SF

Building C
6,308 SF

Building D
5,951 SF

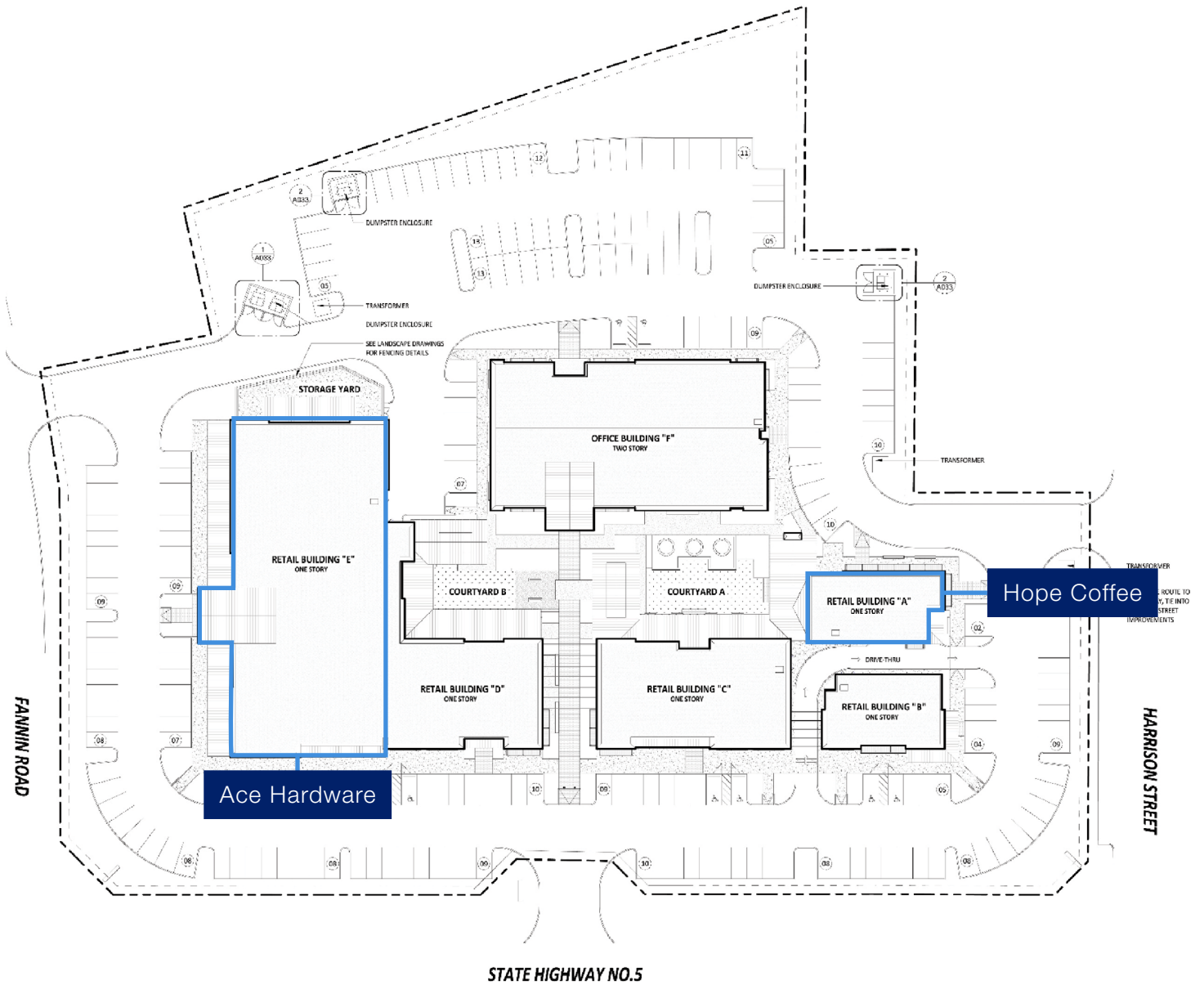


Angela Harwell, CCIM, TACS
Commercial Realtor®
214 578 0087
A.HARWELL@ORIONCRG.COM

Jose Duarte, CCIM
Commercial Realtor®
972 885 8180
J.DUARTE@ORIONCRG.COM



SITE PLAN



Angela Harwell, CCIM, TACS
Commercial Realtor®
214 578 0087
A.HARWELL@ORIONCRG.COM

Jose Duarte, CCIM
Commercial Realtor®
972 885 8180
J.DUARTE@ORIONCRG.COM



OFFERING SUMMARY | OFFICE

The office environment interior includes customizable options that foster teamwork, collaboration, and creativity. The space features large windows that provide plenty of natural light, making it ideal for office purposes.

With modern amenities, an attractive design, and spacious flexible layouts, the commercial office space is perfect for businesses looking to establish themselves in the ever-growing and well-connected community of Melissa.

First Floor Approx
800-10,000 SF

Second Floor Approx
800-9,500 SF



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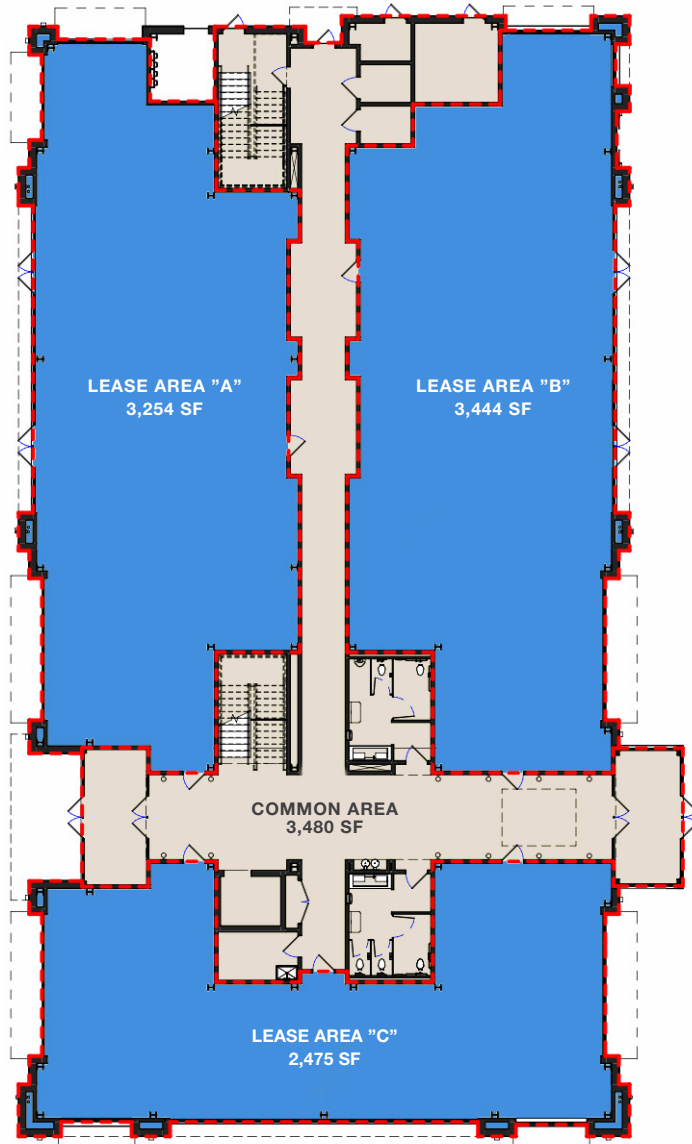
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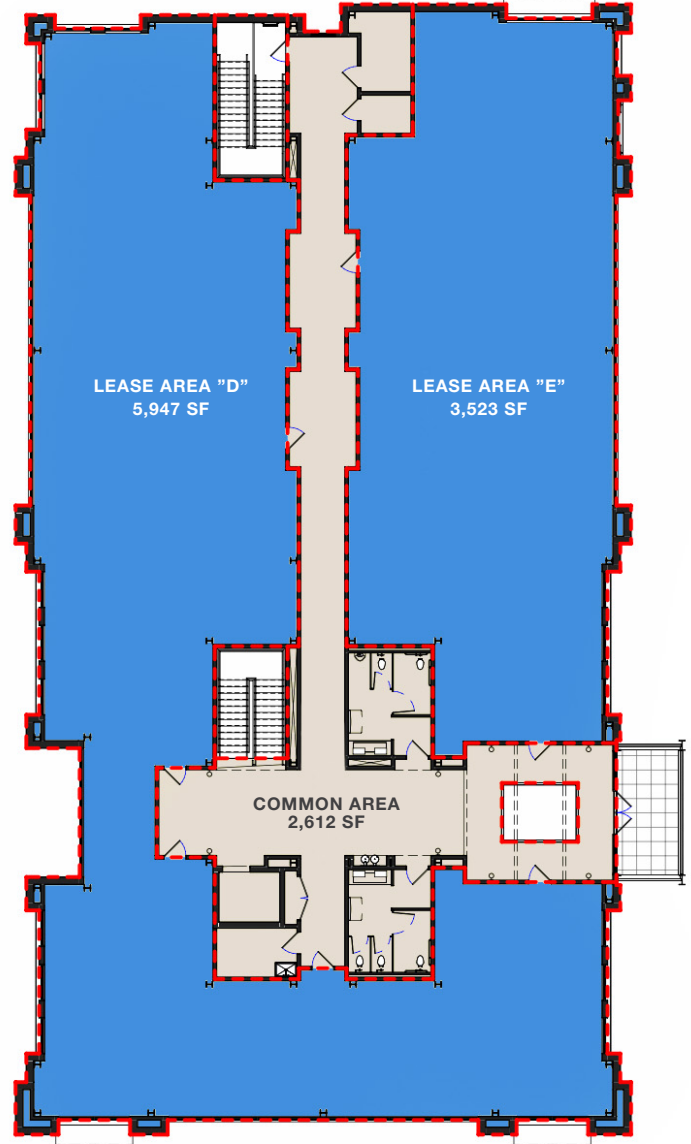
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FLOOR PLANS

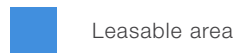
OFFICE & RETAIL 1ST FLOOR



OFFICE 2ND FLOOR



Common area



Leasable area

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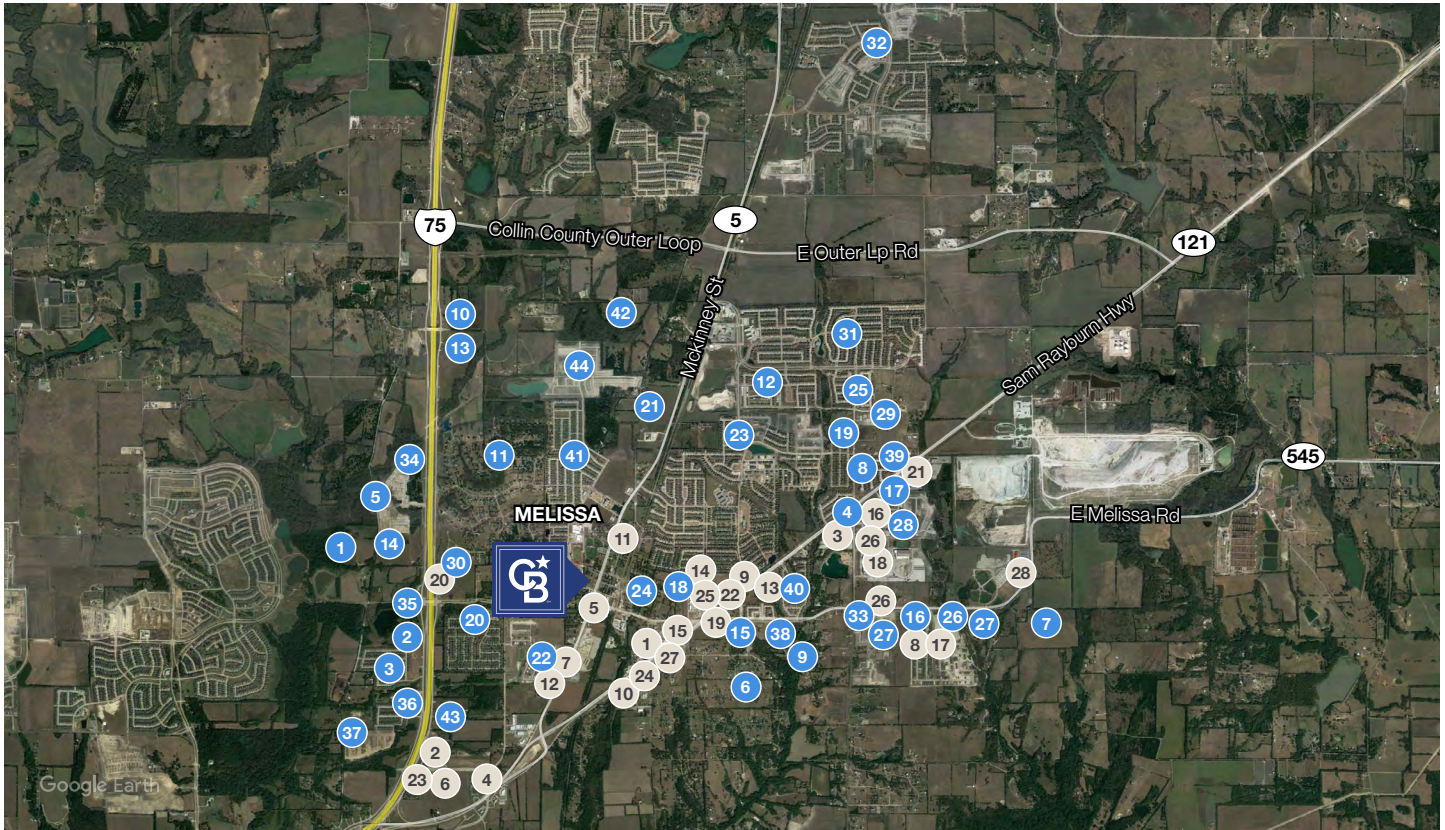
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AERIAL



Residential

- 1 Alexan Melissa
- 2 Apartments at US75 and Melissa Rd.
- 3 Auburndale
- 4 Avilla Springs
- 5 Avilla Stoneridge
- 6 Berry Farms
- 7 Brookfield
- 8 Brookside
- 9 Bryant Farms
- 10 Cedarwood
- 11 Country Ridge
- 12 Creek Crossing
- 13 CR 277 & Throckmorton - Valiant
- 14 Yardly at Stoneridge
- 15 Eastwood Village
- 16 Enclave at Meadow Run
- 17 Farmhouse 121
- 18 Harrison Park
- 19 Hunter's Creek

- 20 Hunter's Ridge
- 21 Legacy Highland
- 22 Legacy Ranch
- 23 Liberty
- 24 LuxNova
- 25 Magnolia Ridge
- 26 Meadow Park
- 27 Meadow Run
- 28 Milrany Ranch
- 29 Minerva Heights
- 30 NEC 75 & Melissa Rd
- 31 North Creek
- 32 Sky Ridge
- 33 South Meadow
- 34 Stoneridge
- 35 SWC US 75 & Melissa Rd – Melissa Apartments
- 36 The Quarry
- 37 The Quarry Phase II
- 38 Town Luxury Lease Homes
- 39 Townhomes at Sam Rayburn

- 40 Trails of Melissa
- 41 Villages of Melissa
- 42 Welker Property
- 43 Willow Grove
- 44 Wolf Creek Farms

Commerical

- 1 Auto Zone
- 2 Buc-ee's
- 3 Club Carwash
- 4 Custer Partners Addition
- 5 Gateway Melissa
- 6 Gateway Project
- 7 Legacy Ranch Fueling Station
- 8 MAGE
- 9 McDonald's
- 10 Melissa 121 Self Storage
- 11 Melissa Family Dental and Orthodontics
- 12 Melissa Montessori Academy
- 13 Melissa Park Village
- 14 Melissa Village

- 15 Miller 121 Addition
- 16 Milrany Retail
- 17 MISD Elementary School #4
- 18 MISD High School
- 19 O'Reilly Auto Parts
- 20 Prose Melissa
- 21 Public Storage
- 22 Sherwin Williams
- 23 Taco Casa
- 24 Texas Republic Bank
- 25 West Melissa Village
- 26 Wildflower Women's Center
- 27 Whitewater Express Car Wash
- 28 Z-Plex

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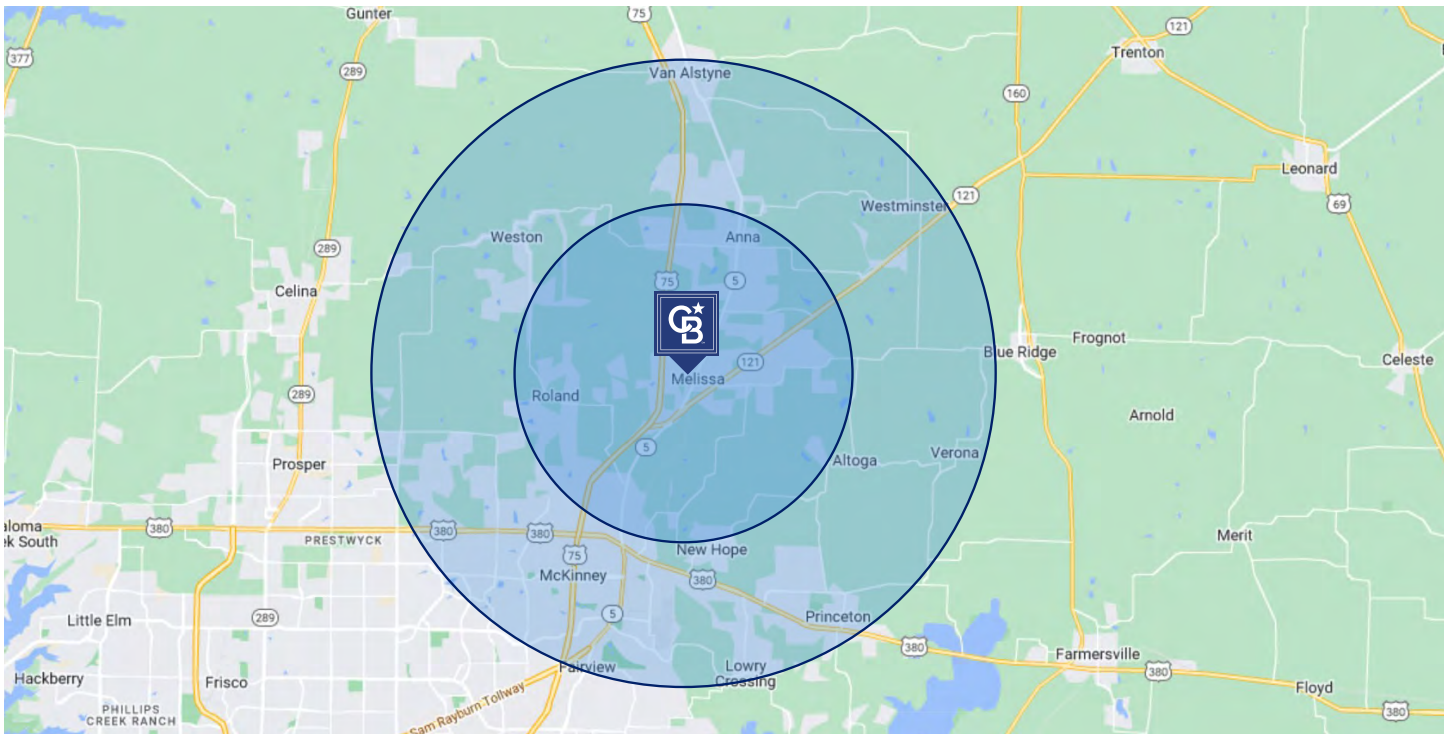
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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	2,856	12,150	27,473
Average Age	31.6	31.8	32.6
Average Age (Male)	37.7	37.2	34.7
Average Age (Female)	27.4	28.7	32

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	804	3,556	8,428
# of Persons per HH	3.6	3.4	3.3
Average HH Income	\$124,206	\$124,054	\$106,263
Average House Value	\$310,890	\$315,457	\$281,634

*Demographic data derived from 2020 ACS - US Census



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 A.HARWELL@ORIONCRG.COM

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 Commercial Realtor®
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 J.DUARTE@ORIONCRG.COM





INFORMATION ABOUT BROKERAGE SERVICES

11- 2- 2015

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.

COLDWELL BANKER APEX REALTORS	590914		(972)783-1919
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
LORI ARNOLD	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
GRACE BRASWELL	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
ANGELA HARWELL	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials **Date**