

**FOR LEASE  
PAD SALE**



## MELISSA CROSSING

NEC of Cascades Street & Highway 121  
Melissa, Texas 75454

### AGENTS

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**FOR LEASE  
1,400 SF - 15,146 SF  
PAD SALE  
2.52 Acres**

**NAI** Robert Lynn */Retail*

# FEATURES + MAP + DEMOGRAPHICS



**Now Pre-Leasing**



**± 560' of Frontage Along Highway 121; ± 362' of Frontage on Cascades Street**



**Located at the Entrance to Liberty, a 535-Acre Masterplanned Community with 1,865 Homes Upon Completion**



**Close Proximity to Melissa High School and the New \$35M Coach Kenny Deel Stadium**



**Melissa Was Ranked as the 4th Fastest Growing Small City / Town in the USA in 2024. (Source: [https://nchstats.com/fastest-growing-cities-us/#google\\_vignette](https://nchstats.com/fastest-growing-cities-us/#google_vignette))**

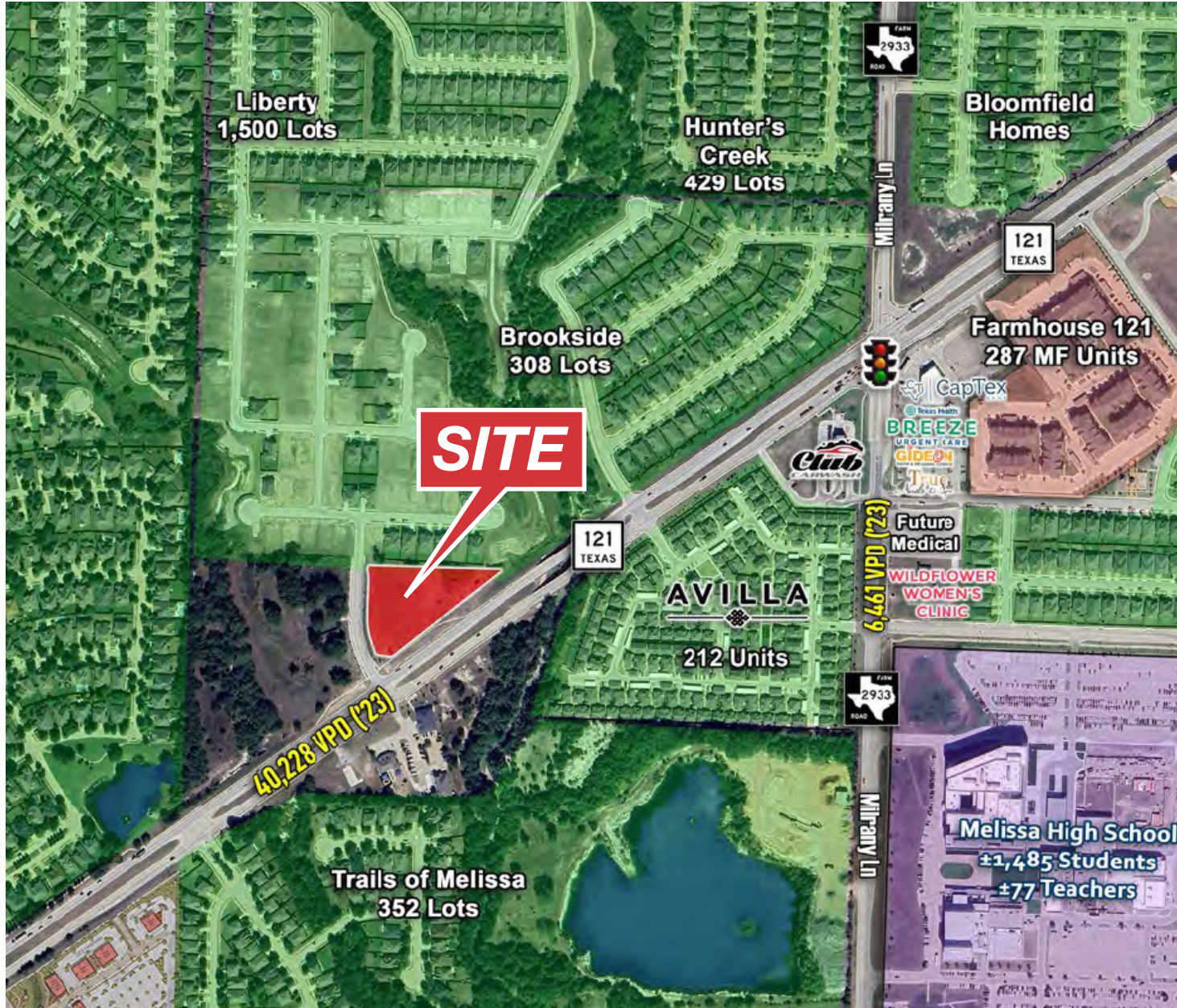


**Pricing: Contact Broker**

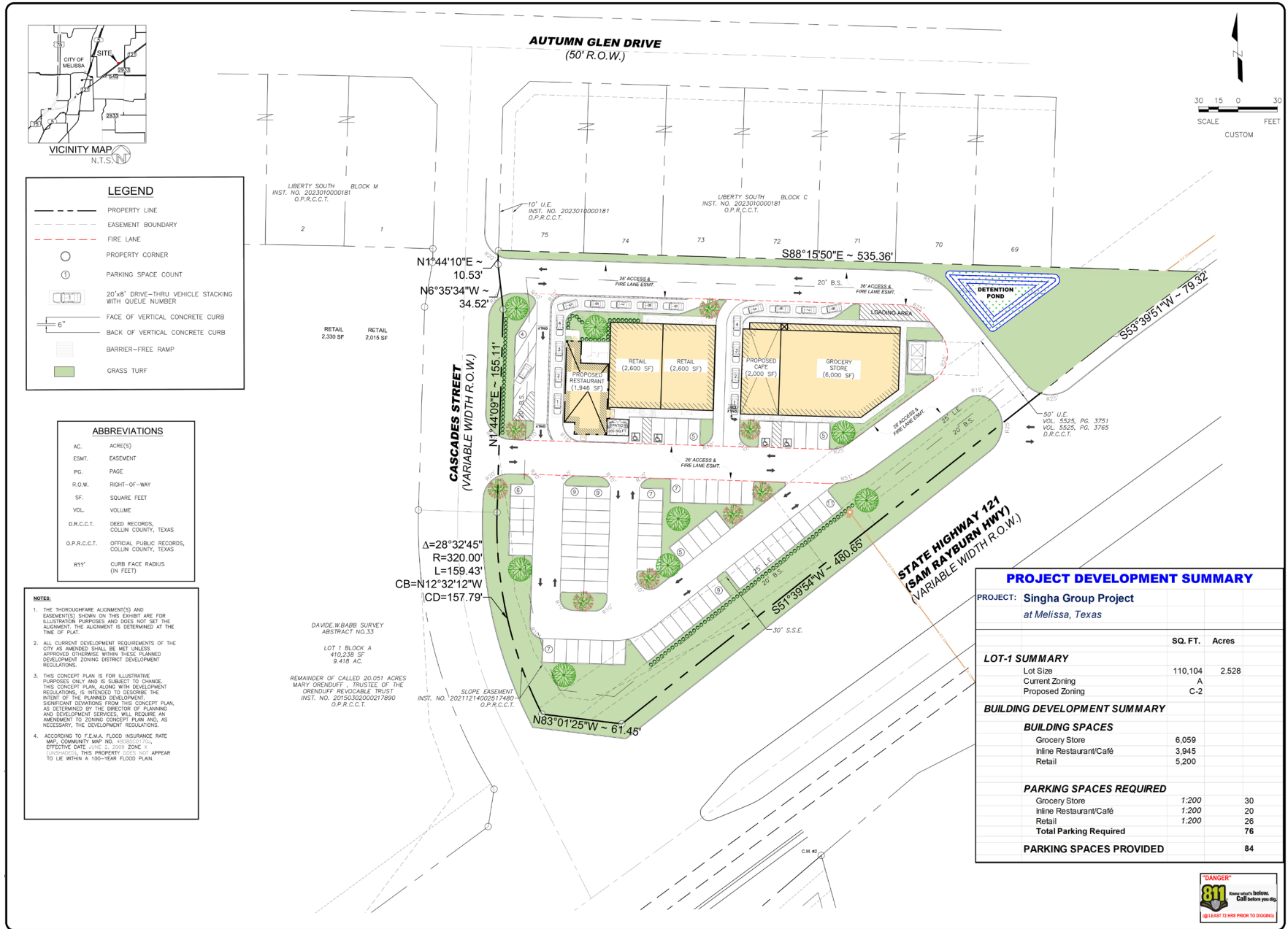


	1 MILE	3 MILES	5 MILES	
2024 TOTAL POPULATION	10,951	30,862	58,571	SH 121
2029 PROJECTED POPULATION	13,747	38,796	73,411	<b>40,228 VPD</b>
DAYTIME POPULATION	871	2,806	6,825	Source: TXDOT 2023
AVERAGE HOUSEHOLD INCOME	\$134,833	\$133,229	\$128,187	

Source: CoStar 2024



# SHOPPING CENTER CONCEPTUAL SITE PLAN



### LEGEND

- PROPERTY LINE
- - - EASEMENT BOUNDARY
- - - FIRE LANE
- PROPERTY CORNER
- ⊙ PARKING SPACE COUNT
- 20'x8' DRIVE-THRU VEHICLE STACKING WITH QUEUE NUMBER
- 6" FACE OF VERTICAL CONCRETE CURB
- 6" BACK OF VERTICAL CONCRETE CURB
- BARRIER-FREE RAMP
- GRASS TURF

### ABBREVIATIONS

- AC. ACRE(S)
- ESMT. EASEMENT
- PG. PAGE
- R.O.W. RIGHT-OF-WAY
- SF. SQUARE FEET
- VOL. VOLUME
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- R.F.F. CURB FACE RADIUS (IN FEET)

### NOTES:

1. THE THOROUGHFARE ALIGNMENT(S) AND EASEMENT(S) SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DOES NOT SET THE ALIGNMENT. THE ALIGNMENT IS DETERMINED AT THE TIME OF PLAN.
2. ALL CURRENT DEVELOPMENT REQUIREMENTS OF THE CITY AS AMENDED SHALL BE MET UNLESS THE APPROVED CHANGES WITHIN THESE PLANNED DEVELOPMENT ZONING DISTRICT DEVELOPMENT REGULATIONS.
3. THIS CONCEPT PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE. THIS CONCEPT PLAN, ALONG WITH DEVELOPMENT REGULATIONS, IS INTENDED TO DESCRIBE THE INTENT OF THE PLANNED DEVELOPMENT. SIGNIFICANT CHANGES FROM THIS CONCEPT PLAN, AS DETERMINED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, WILL REQUIRE AN AMENDMENT TO ZONING CONCEPT PLAN AND, AS NECESSARY, THE DEVELOPMENT REGULATIONS.
4. ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 45382C01701, EFFECTIVE DATE JUNE 2, 2009, ZONE 1 (UNSHADED), THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A 100-YEAR FLOOD PLAIN.

### PROJECT DEVELOPMENT SUMMARY

PROJECT: Singha Group Project  
at Melissa, Texas

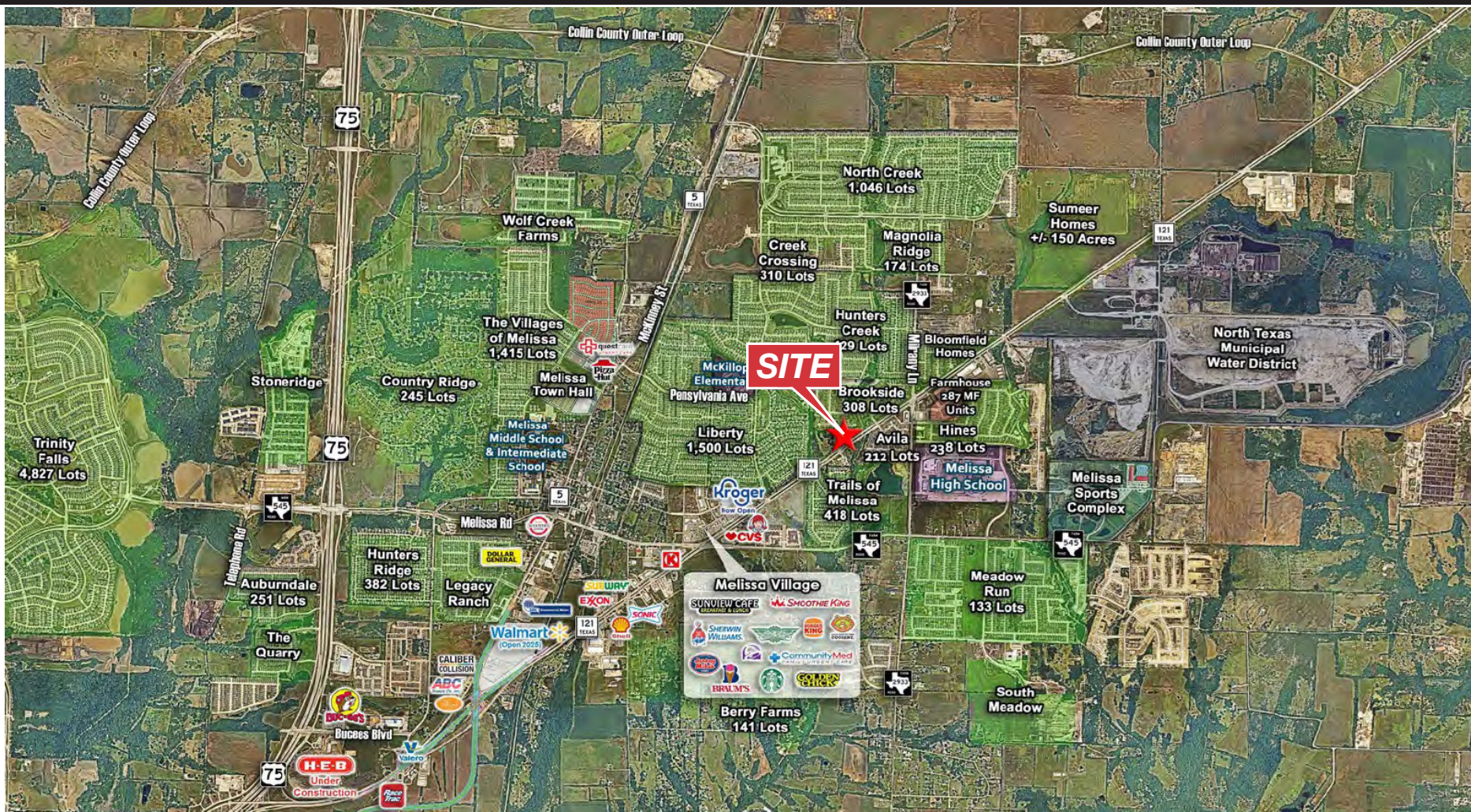
	SQ. FT.	Acres
<b>LOT-1 SUMMARY</b>		
Lot Size	110,104	2.528
Current Zoning	A	
Proposed Zoning	C-2	

### BUILDING DEVELOPMENT SUMMARY

BUILDING SPACES		
Grocery Store	6,059	
Inline Restaurant/Cafe	3,945	
Retail	5,200	

PARKING SPACES REQUIRED		
Grocery Store	1,200	30
Inline Restaurant/Cafe	1,200	20
Retail	1,200	26
<b>Total Parking Required</b>		<b>76</b>
<b>PARKING SPACES PROVIDED</b>		<b>84</b>





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**Melissa Crossing | Melissa, Texas 75454**

**FOR LEASE 1,400 SF - 15,146 SF**  
**PAD SALE 2.52 Acres**



# Information About Brokerage Services

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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