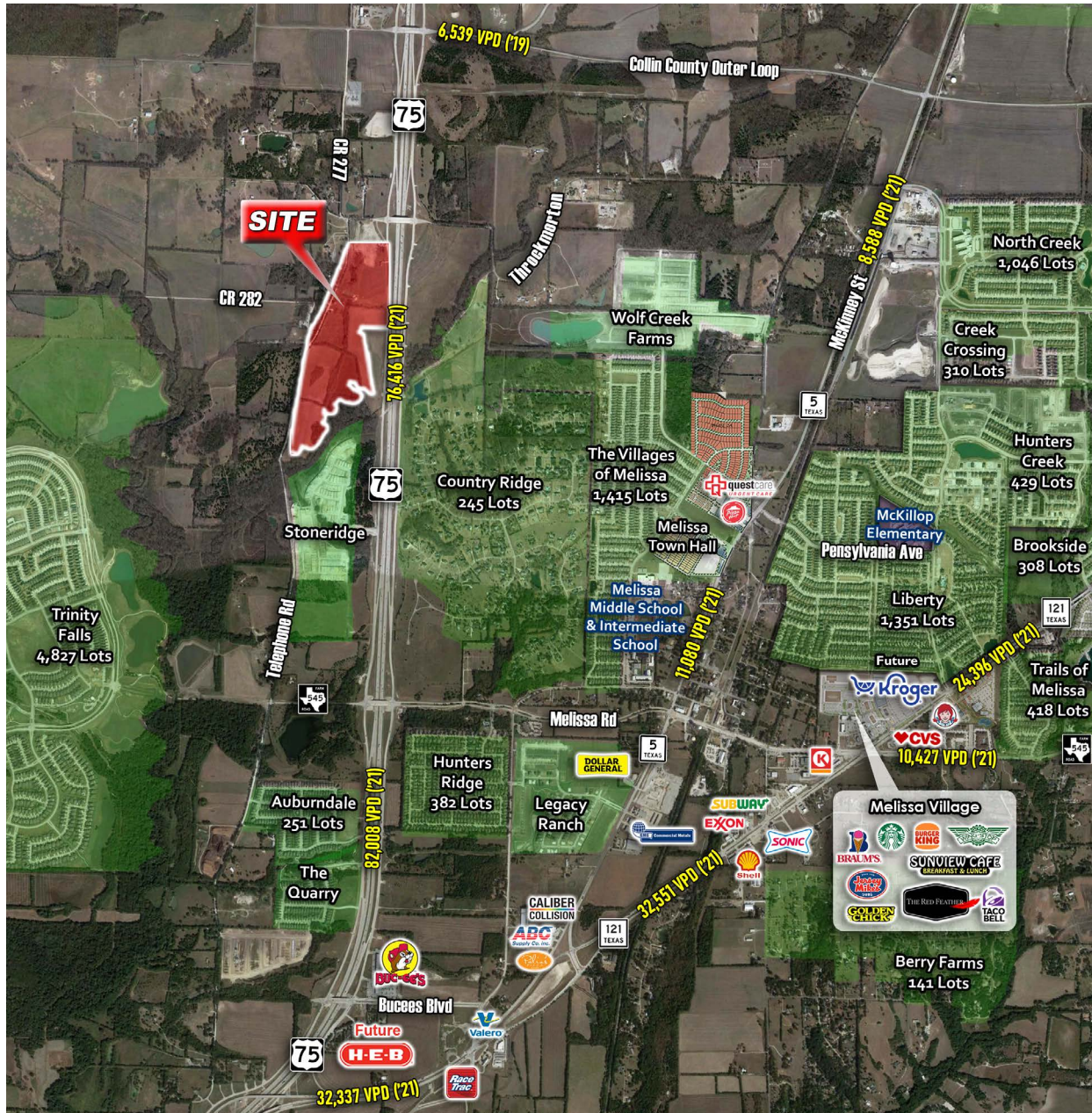


±78 ACRES FOR SALE

CR 277 @ CR 282, Melissa, Texas 75409



LOCATION:

West side of US-75, just south of Throckmorton Rd in Melissa

AVAILABLE:

±78 Acres

ZONING:

Commercial & Multi Family

PRICE:

Contact Broker

HIGHLIGHTS

- Available for sale as combined 4 tracts (78.71 acres) or separate tracts as shown in page 3
- Retail/Restaurant pad sites available for ground lease or sale
- Located between US-75 & CR-277/Telephone, just south of Throckmorton Rd
- Throckmorton Rd & Telephone Rd will be developed by the seller
- Utilities for the site will be provided by the seller
- Convenient location between Melissa & Anna
- Excellent visibility from US-75 with exposure to ±76,416 vehicles per day
- Less than 1 mile from Collin County Outer Loop
- Located within highly ranked Melissa ISD

DEMOGRAPHICS

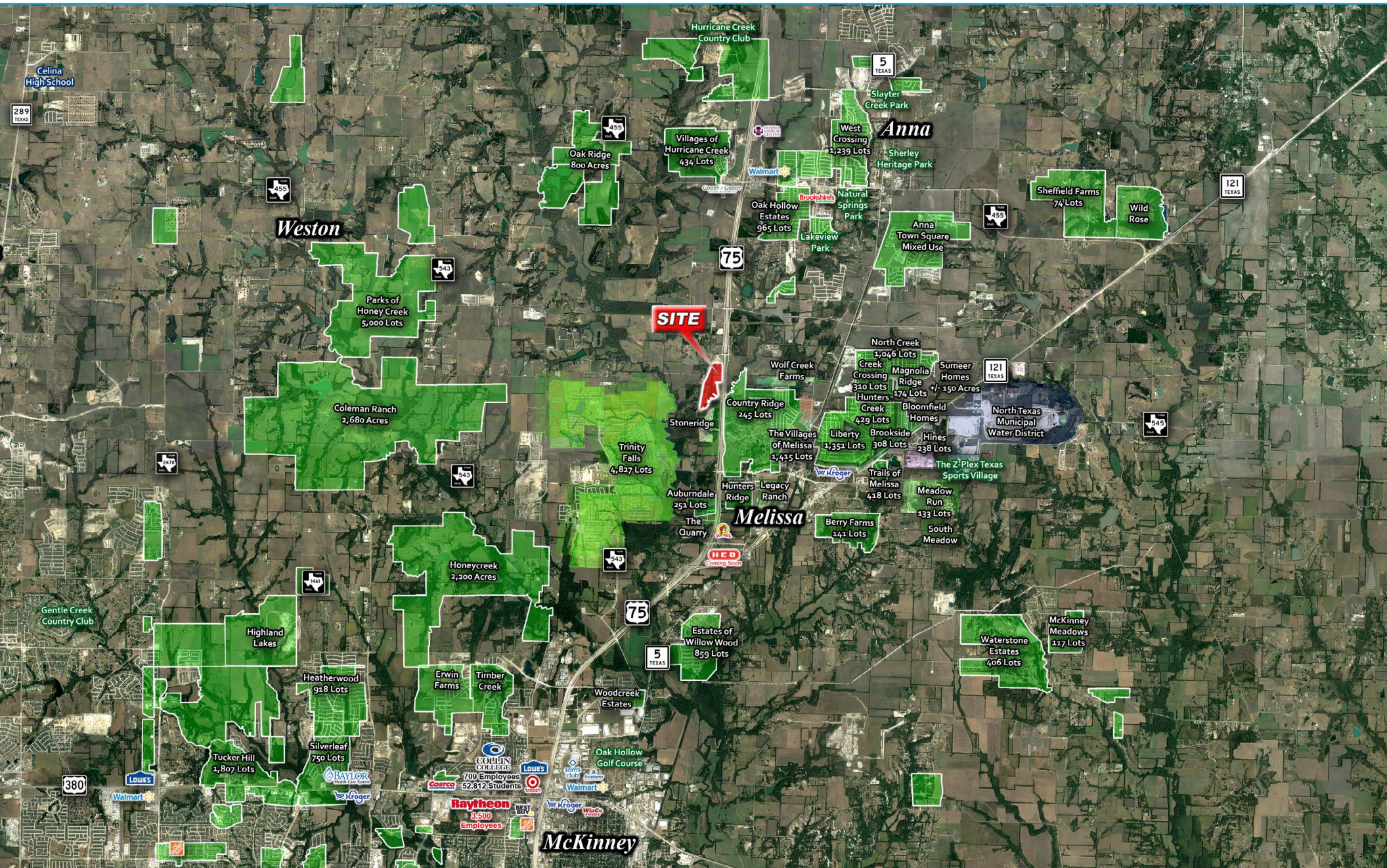
	2022 Total Population	2027 Projected Population	Average HH Income
2 MI	7,983	11,178	\$148,124
5 mi	46,005	60,873	\$128,351
7 MI	46,682	95,170	\$121,854





Note: Approval of the zoning case associated with this exhibit shall not imply or be interpreted as approval of any associated study, plat or plan, approval of development standards shown hereon or the initiation of the development process. Planning and Zoning Commission and/or City Council action on studies, plats or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.







THE CITY OF MELISSA

Melissa is indeed a "city in progress". Melissa leaders are developing a wide range of possibilities to provide a sense of place, diversity, character and lasting value to its citizenry. Luxurious, yet affordable, custom residential communities are offered by some of the most respected and accomplished developers in the nation. The community works together to make Melissa, Texas a special place to live, work and play.

Pursuant to a Comprehensive Master Plan, the City of Melissa has strategically positioned Melissa with the desired mix of retail, manufacturing, and industrial concerns for the sustainability of the community.

Situated 38 miles north of downtown Dallas in northeast Collin County, Melissa is in a dynamic growth area that touts a regional population of over four million. Our proximity to Dallas and its suburbs offer easy access to all parts of the Metroplex.

- WORKFORCE OF 1.2 MILLION WITHIN A 30 MINUTE DRIVE
- 40 MINUTES FROM DOWNTOWN DALLAS
- 150+ ACRES OF MIXED USE DEVELOPMENTS
- 100-ACRE REGIONAL ELITE SPORTS DESTINATION
 - 1,000,000+ GUESTS ANNUALLY
 - 1,800 GAMES PLAYED
- 2010 POPULATION: 4,695 - TODAY:18,500
- A-RATED SCHOOL SYSTEM
 - 1:16 TEACHER TO STUDENT RATIO
- 4 MAJOR LAKES WITHIN A 45-MINUTE DRIVE
- AVERAGE HOME VALUE \$322,000



Source: [City of Melissa](http://CityofMelissa.com)



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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0