



WYNMARK
COMMERCIAL

Under Construction



URBAN
GARAGES

FOR LEASE

1815 McKinney St. Melissa, TX 75454

MELISSA, TEXAS

- Conveniently located near the intersection of State Highways 5 and 121. Small business owners can now lease space in this exciting and creative office park. Join a great mix of other users in this complex!
- Urban Garages @ Melissa is 1 minute from Highway 75 and across from the new Walmart. This site is also around the corner from the new H-E-B and Buc-ee's.
- Easy access to new retail and restaurants.
- Take advantage of this unique opportunity to own your office in this beautiful office park.

RETAIL 1

- Units available from
1,800 - 13,176 SF

OFFICE 2

- Type A: 1,820 SF
- Type B: 1,484 SF
- Type C: 3,304 SF
- Units available from
1,484 - 3,304 SF

FUTURE OFFICE 3

- Units available from
1,484 - 28,152 SF

FUTURE OFFICE 4

- Units available from
1,484 - 28,152 SF

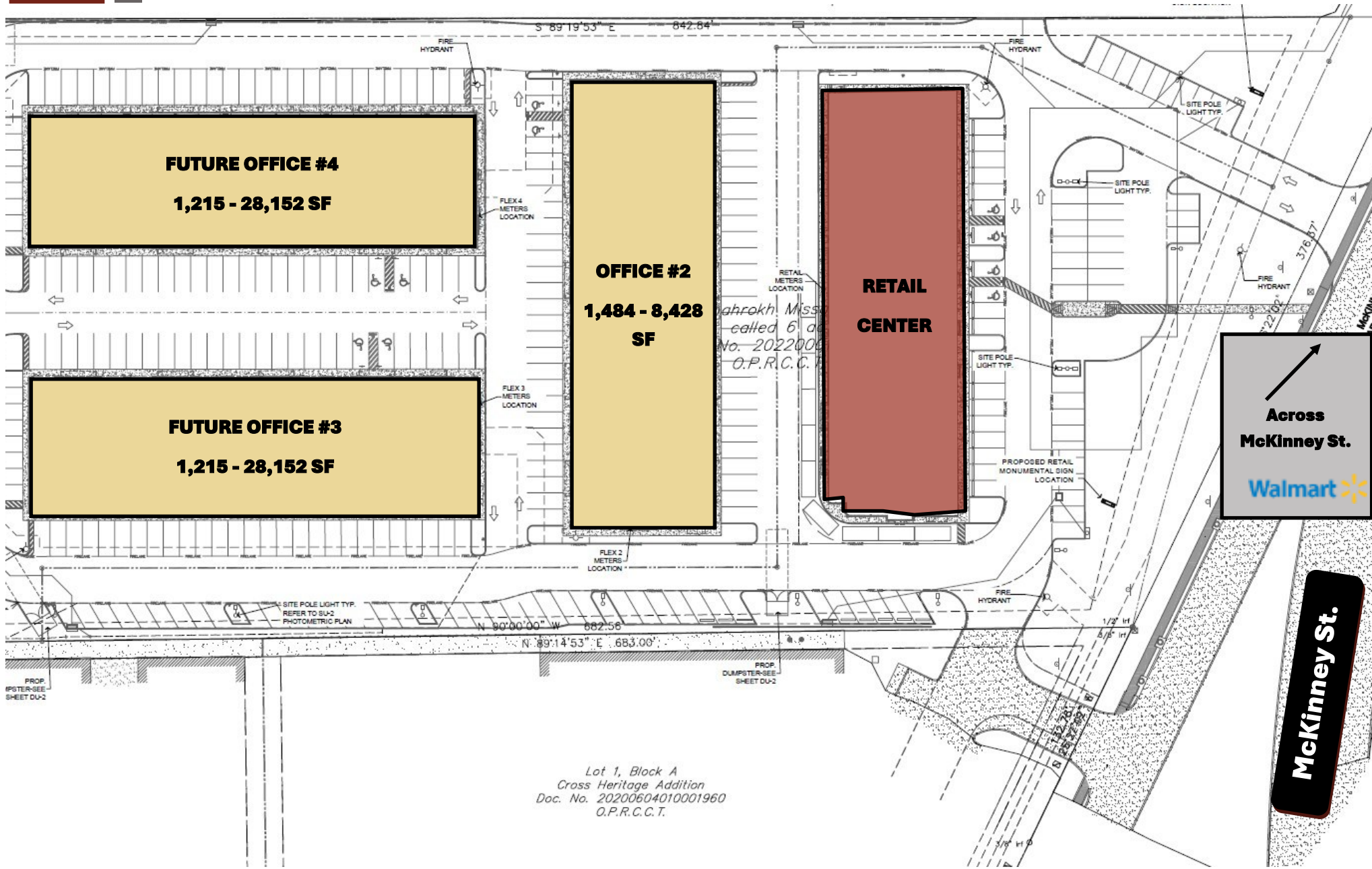
ECONOMICS:

- Lease Rate:
\$25.00-\$28.00 + NNN
- NNN Estimate: \$9.00 PSF

PROJECT DETAILS:

- **Allowed Uses:** Office
- **Type:** For Lease Offices
- **Condition:** Move In Ready
- **Parking Ratio:** 2.8/1,000
- **Const Start Date:** Dec. 2025
- **Est Delivery Date:** Nov. 2026
- **Traffic Counts:** 11,000 VPD
- **Signage:** Building Signage Available

SITE PLAN



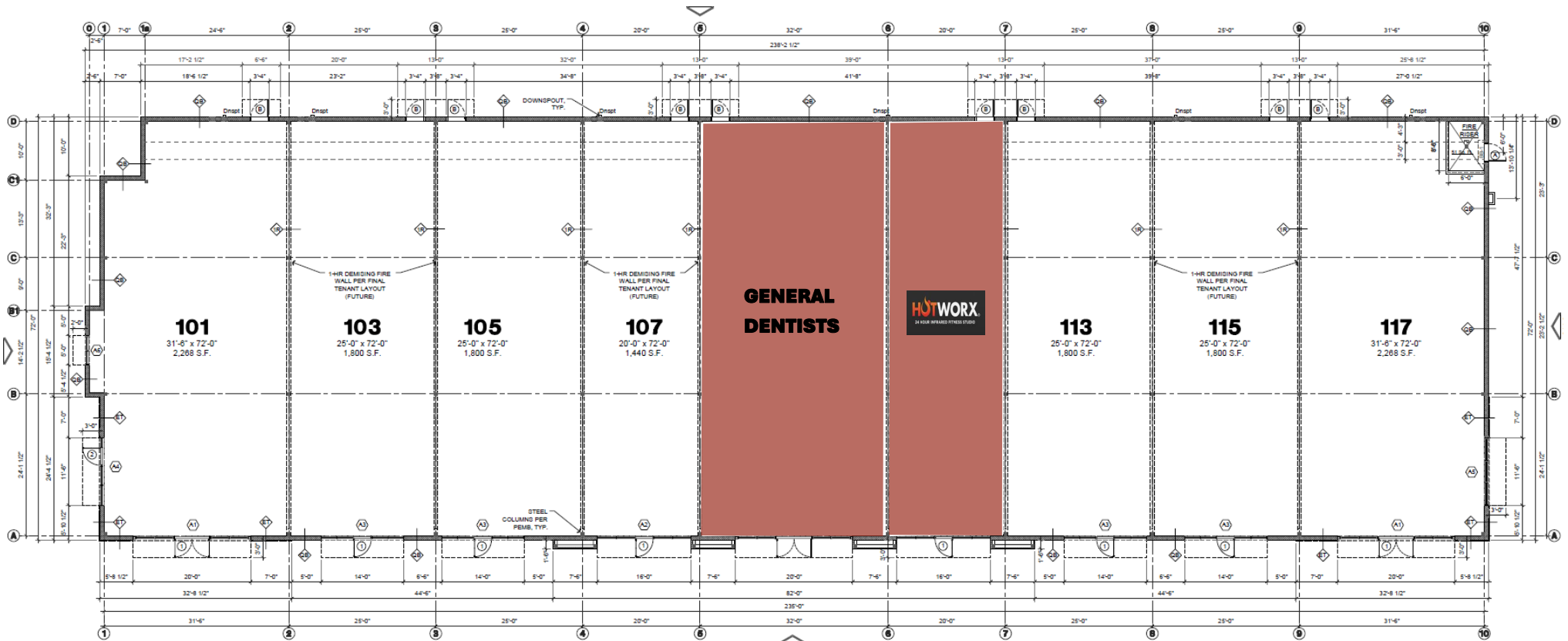
Please Contact

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RETAIL 1 - FLOOR PLAN



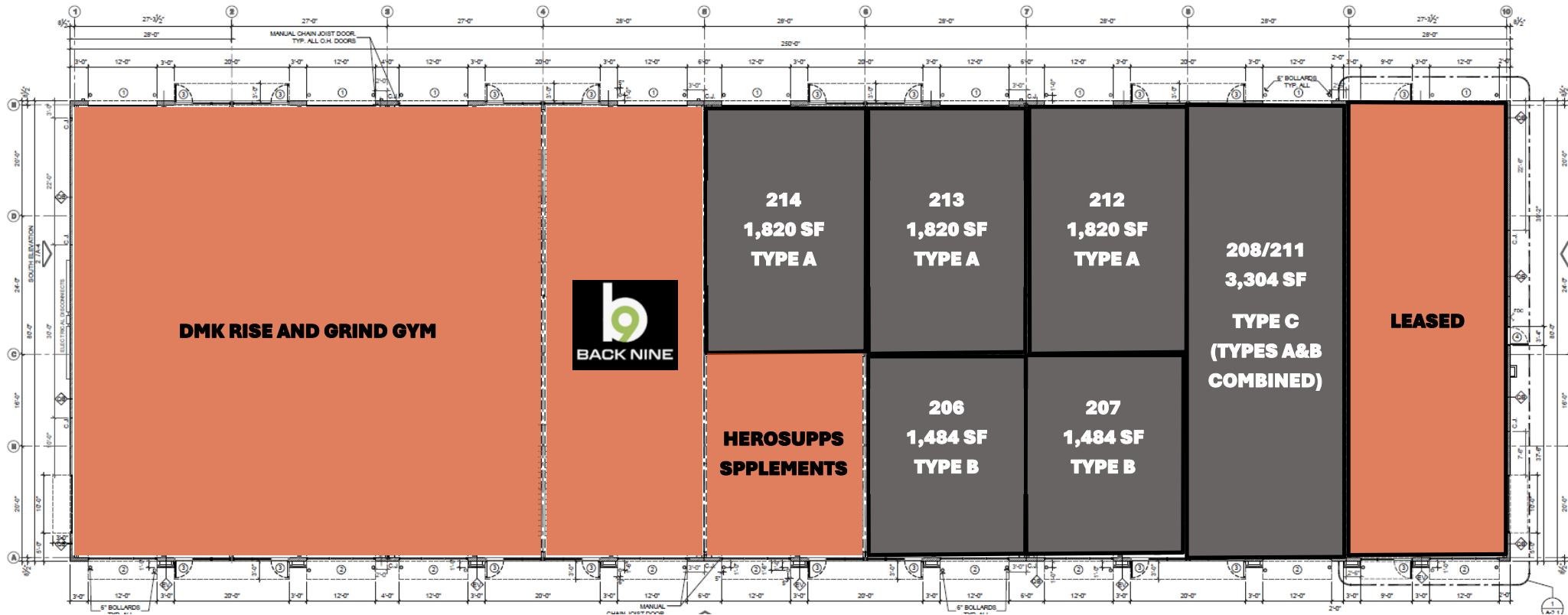
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OFFICE 2 - FLOOR PLAN



Please

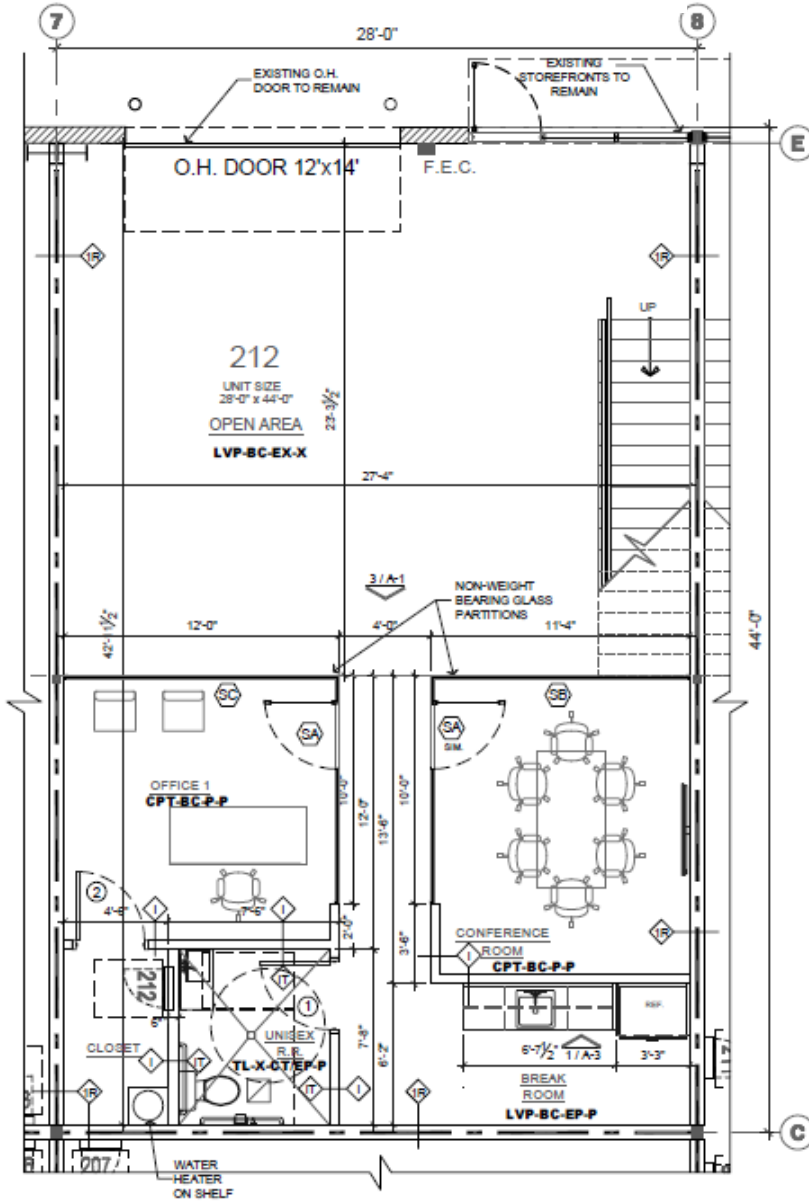
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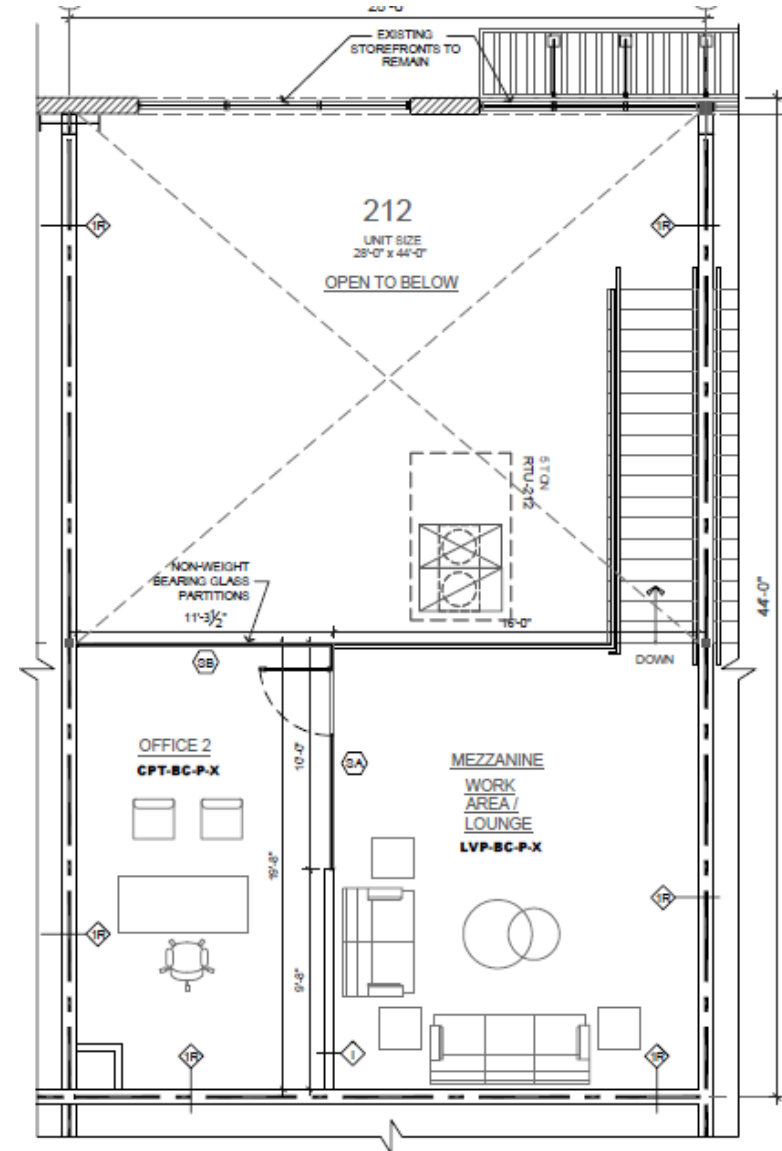
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FLOOR PLANS—TYPE A - 1,820 SF

TYPE A—1ST FLOOR

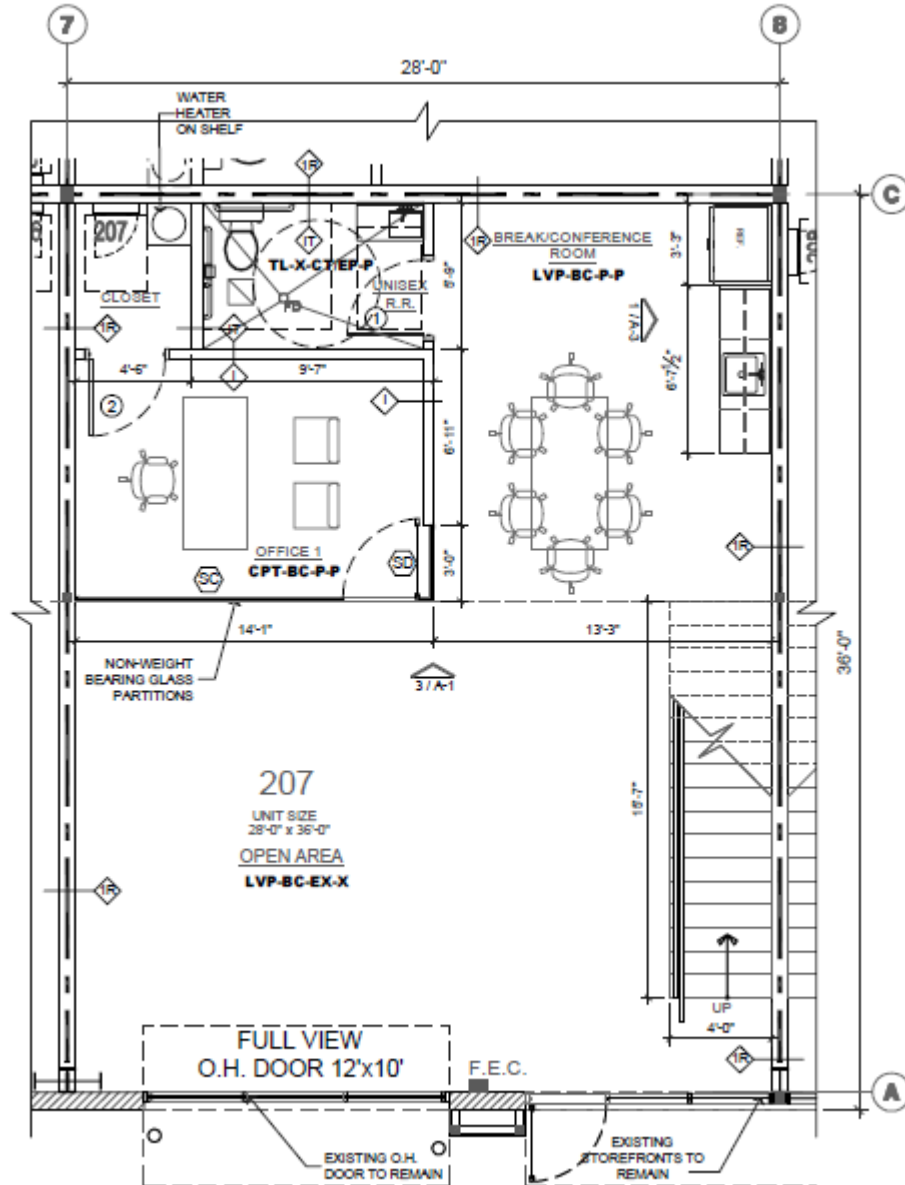


TYPE A—2ND FLOOR

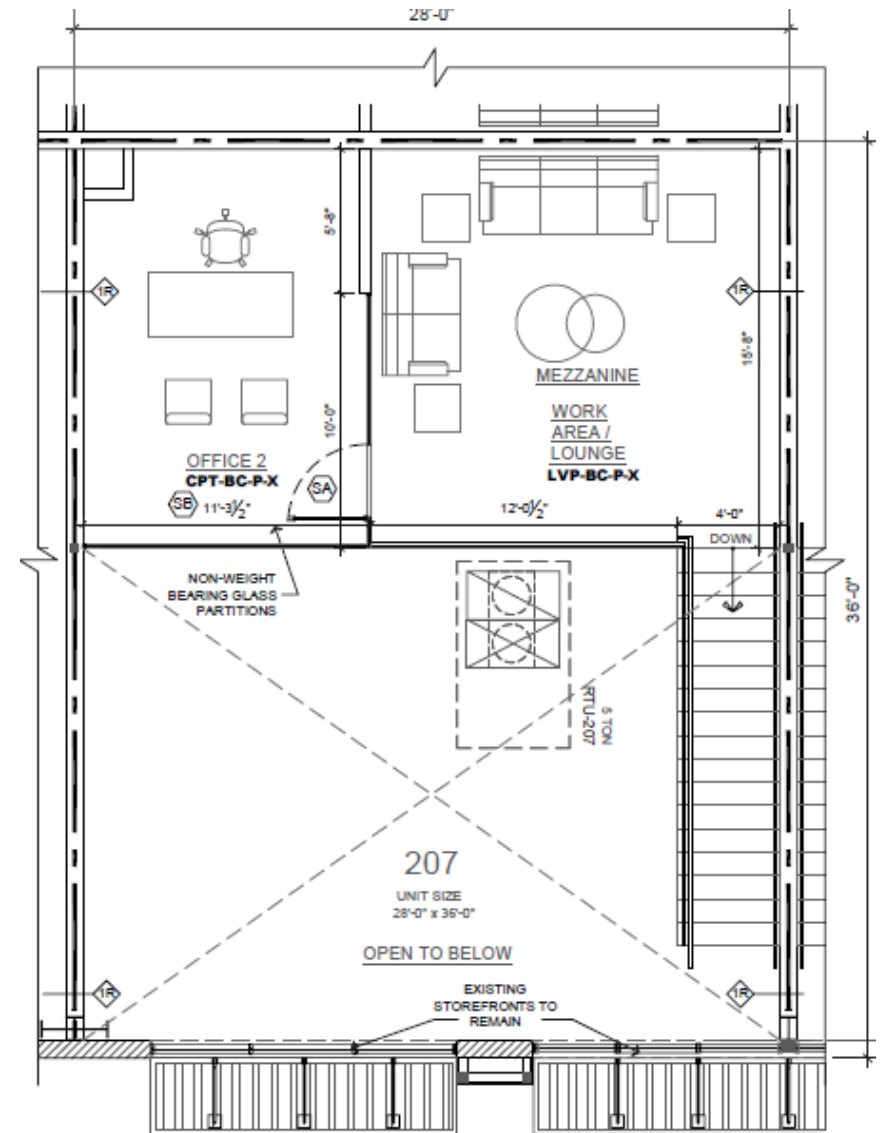


FLOOR PLANS—TYPE B - 1,484 SF

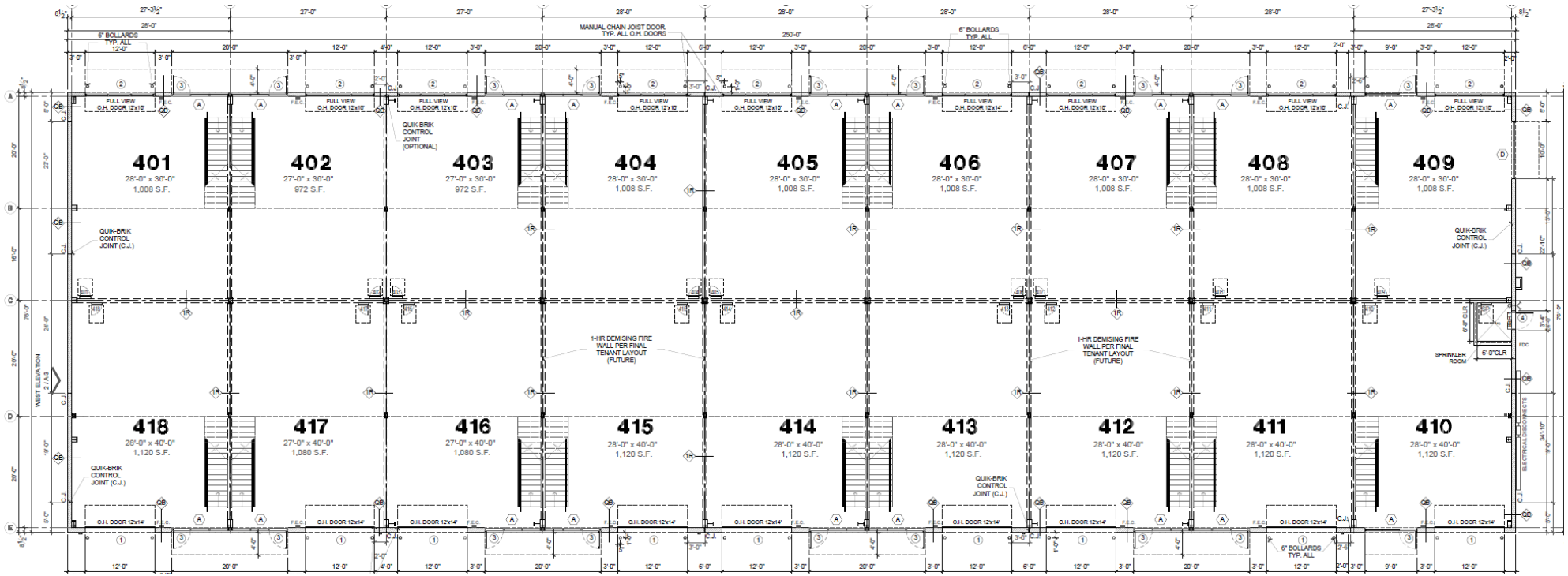
TYPE B—1ST FLOOR



TYPE B—2ND FLOOR



FUTURE OFFICE 4—FLOORPLAN



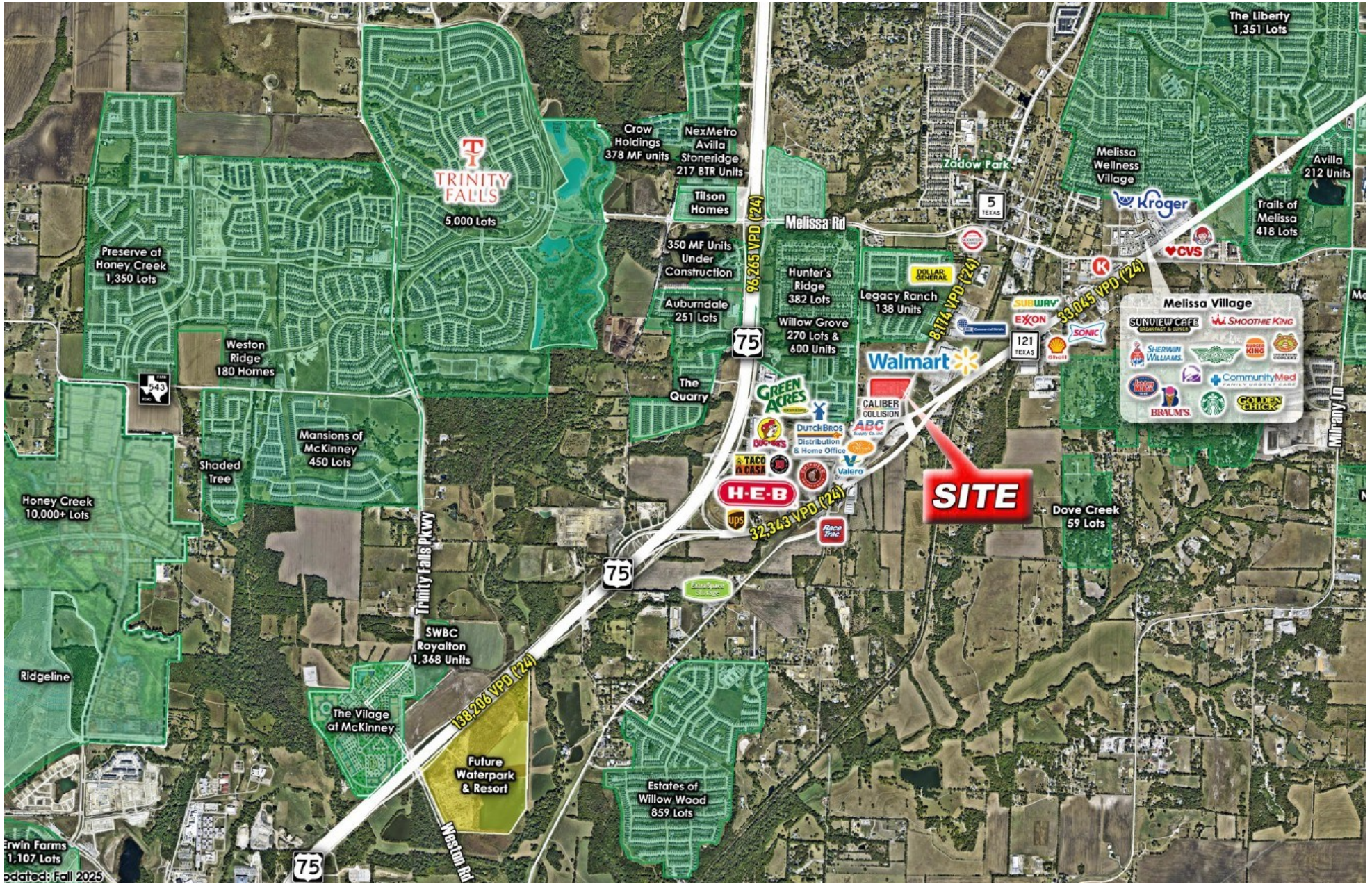
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PROJECT LOCATION & MAP



EXTERIOR RENDERINGS



FLEX BUILDING FRONT VIEW



FLEX BUILDING SIDE VIEW



FLEX BUILDING SIDE VIEW

INTERIOR RENDERINGS FOR MOVE IN READY SPACES



SUITES 209 & 210 MEZZANINE



SUITES 209 & 210 MEZZANINE



SUITE 210 SHOWROOM



SUITE 209 SHOWROOM

RENDERINGS AND PHOTOS FROM URBAN GARAGES @ MCKINNEY



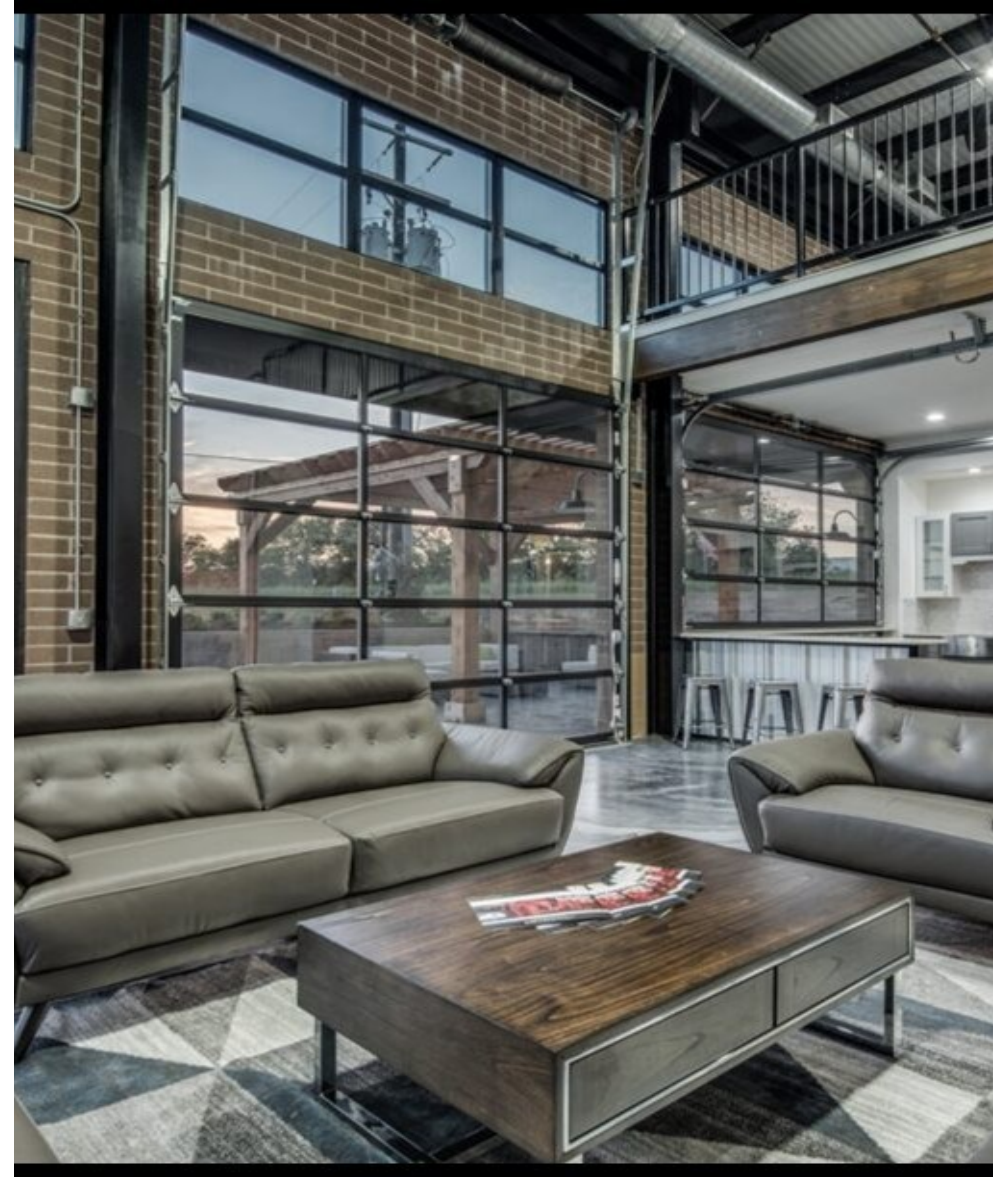
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INTERIOR AND AMENITY PHOTOS FROM URBAN GARAGES @ NORTHLAKE



DEMOGRAPHICS

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|-------------------------------------|--------------|--------|---------------|--------|---------------|--------|
| 2024 Households by HH Income | 1,650 | | 10,551 | | 19,962 | |
| <\$25,000 | 36 | 2.18% | 440 | 4.17% | 1,186 | 5.94% |
| \$25,000 - \$50,000 | 108 | 6.55% | 816 | 7.73% | 2,112 | 10.58% |
| \$50,000 - \$75,000 | 102 | 6.18% | 1,036 | 9.82% | 2,364 | 11.84% |
| \$75,000 - \$100,000 | 184 | 11.15% | 1,068 | 10.12% | 2,287 | 11.46% |
| \$100,000 - \$125,000 | 147 | 8.91% | 882 | 8.36% | 1,844 | 9.24% |
| \$125,000 - \$150,000 | 249 | 15.09% | 1,045 | 9.90% | 2,111 | 10.58% |
| \$150,000 - \$200,000 | 220 | 13.33% | 2,054 | 19.47% | 3,219 | 16.13% |
| \$200,000+ | 604 | 36.61% | 3,210 | 30.42% | 4,839 | 24.24% |

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------|--------|--|--------|--|--------|--|
| Population | | | | | | |
| 2029 Projection | 6,202 | | 39,219 | | 74,499 | |
| 2024 Estimate | 5,234 | | 33,041 | | 63,310 | |
| 2020 Census | 3,308 | | 20,545 | | 41,599 | |
| Growth 2024 - 2029 | 18.49% | | 18.70% | | 17.67% | |
| Growth 2020 - 2024 | 58.22% | | 60.82% | | 52.19% | |



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

| | | | |
|--|----------------|------------------------------------|-----------------------|
| Wynmark Commercial Real Estate Group, PLLC | 9000664 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Mark Pittman | 0526290 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mark Pittman | 0526290 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| 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

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