

MELISSA ROAD RETAIL

1831 E Melissa Road, Melissa, TX, 75070

 INTERACTIVE
MARKETING PACKAGE



Rendering

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

BAYLOR WORMAN

DIR: (214) 600-5525 | MOB: (214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

GRAYSON DUYCK

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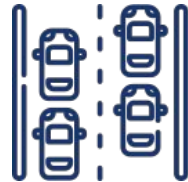


PROJECT SCOPE

- Approx. ±11,925 SF of Retail / Restaurant available for Lease
- Close Proximity to Future HEB, Kroger, & Walmart.
- Frontage along Melissa Road; The city's main thoroughfare connecting residents 121, Hwy 5, & US-75.
- Two Patio Opportunities on both end caps & Monument Signage Available
- Melissa, TX named #1 Safest City in state of Texas

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	11,091	39,629	74,592
Current Year Estimate	7,671	26,248	49,977
2020 Census	6,096	19,586	39,269
Growth Current Year-Five-Year	44.58%	50.98%	49.25%
Growth 2020-Current Year	25.84%	34.01%	27.27%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,604	13,189	24,804
Current Year Estimate	2,441	8,533	16,105
2020 Census	1,907	6,143	12,142
Growth Current Year-Five-Year	47.62%	54.56%	54.01%
Growth 2020-Current Year	28.03%	38.90%	32.64%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$124,466	\$114,665	\$111,177



±1,500 - ±11,925 SF
AVAILABLE
Delivery: Q3 2025

±12,000 VPD (Melissa Rd)
±29,000 VPD (SH-121)
±80,000 VPD (US-75)





75

COUNTY RIDGE
245 LOTS

THE VILLAGES
OF MELISSA
1,415 LOTS

5

HUNTERS CREEK
429 LOTS

121

BLOOMFIELD
HOMES

STONERIDGE

AVILLA
STONERIDGE

± 80,000 VPD

FUTURE
RETAIL

MELISSA
MIDDLE SCHOOL
1,117 STUDENTS

**SUBJECT
PROPERTY**

MCKILLOP
ELEMENTARY
955 STUDENTS

BROOKSIDE
308 LOTS

121

HINES
238 LOTS

LIBERTY
1,351 LOTS

AVILA
212 LOTS

MELISSA
HIGH SCHOOL
1,312 STUDENTS

TRAILS OF
MELISSA
418 LOTS

121

THE
WALDON

HUNTERS RIDGE
382 LOTS

LEGACY RANCH

5

± 11,338 VPD



MELISSA RD ± 12,000 VPD

AUBURNDALE
251 LOTS

75

THE QUARRY

THE LANDING
AT WILLOW GROVE

CALIBER
COLLISION

Walmart
OPEN 2025

121

HWY 5 (NORTH OF 121)
BEING EXPANDED TO
4 LANES

± 29,000 VPD

Subway

Exxon

Sonic

BERRY FARMS
141 LOTS

MEADOW
RUN
133 LOTS



5

H-E-B

UNDER
CONSTRUCTION

HWY 5 & 121 EXPANSION
TXDOT APPROVED:
-UNDER CONSTRUCTION
-ESTIMATED COMPLETION IS 2025
CONSTRUCTED WITH A RAISED
MEDIAN AND 2 LANES IN
EACH DIRECTION



75

5

121

± 80,000 VPD

± 29,000 VPD

± 11,338 VPD

± 12,000 VPD

HWY 5 (NORTH OF 121)
BEING EXPANDED TO
4 LANES

HWY 5 & 121 EXPANSION
TXDOT APPROVED:
-UNDER CONSTRUCTION
-ESTIMATED COMPLETION IS 2025
CONSTRUCTED WITH A RAISED
MEDIAN AND 2 LANES IN
EACH DIRECTION

TRINITY FALLS
4,827 LOTS

STONERIDGE

AVILLA
STONERIDGE

THE WALDON

AUBURDALE
251 LOTS

THE QUARRY



ESTATES OF
WILLOW WOOD
859 LOTS

WOLF CREEK
FARMS

THE VILLAGES
OF MELISSA
1,415 LOTS

COUNTY RIDGE
245 LOTS

MELISSA
MIDDLE SCHOOL
107 STUDENTS

FUTURE
RETAIL

MELISSA RD

HUNTERS RIDGE
382 LOTS

LEGACY
RANCH

THE LANDING
AT WILLOW
GROVE

CALIBER
COLLISION

Walmart

Exxon

SUBWAY

SONIC

BERRY FARMS
141 LOTS

NORTH CREEK
1,046 LOTS

CREEK CROSSING
310 LOTS

MAGNOLIA
RIDGE
174 LOTS

SUMEER HOMES
150 ACRES

HUNTERS CREEK
429 LOTS

BLOOMFIELD
HOMES

MCKILLOP
ELEMENTARY
355 STUDENTS

BROOKSIDE
308 LOTS

LIBERTY
1,351 LOTS

HINES
238 LOTS

AVILA
212 LOTS

TRAILS OF
MELISSA
418 LOTS

MELISSA
HIGH
SCHOOL
1312 STUDENTS

MELISSA
SPORT
COMPLEX

MEADOW RUN
133 LOTS

SOUTH
MEADOW



5

5

75

NORTH TEXAS
MUNICIPAL
WATER DISTRICT

Land For Lease

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

1831 E MELISSA ROAD

Melissa, TX, 75070



Rendering



Rendering



Rendering



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MELISSA, TX

Melissa, TX, situated in Collin County, combines small-town charm with suburban convenience, making it an increasingly popular choice for residents seeking a balance between urban amenities and a relaxed lifestyle. With a population that has steadily grown in recent years, Melissa retains its sense of community while welcoming new families attracted by its top-rated schools, safe neighborhoods, and proximity to major employment centers in the Dallas-Fort Worth metroplex. The city's strategic location along major highways facilitates easy access to shopping, dining, and recreational activities, while ongoing development projects aim to enhance infrastructure and further support the area's economic growth.

The expansion of infrastructure, such as highways and utilities, supports this growth by improving accessibility and connectivity to regional markets. Furthermore, the presence of top-rated schools and a strong sense of community enhances Melissa's appeal, attracting new residents and businesses alike. With ongoing investments in infrastructure and a business-friendly environment, Melissa is well-positioned for continued economic prosperity and sustainable development in the years to come.



44.58%

**GROWTH FROM CURRENT YEAR
TO FIVE YEAR**



\$124,466

**AVG HOUSEHOLD
INCOME IN TRADE AREA**





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:
 - 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 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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **1831 E Melissa Road, Melissa, TX, 75070** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.