



**Hwy 5 & 121 Expansion**  
TxDOT Approved:  
- Ready to Let Date is Q1 of 2025  
- Estimated completion is Q1 2028  
- Constructed with a raised median and two lanes in each direction

**SITE**

**2-Mile Radius**

75 TEXAS

5 TEXAS

121 TEXAS

5 TEXAS

124,436 VPD (22)

89,805 VPD (22)

15,424 VPD (22)

28,875 VPD (22)

Auburndale 251 Lots  
The Quarry

Hunters Ridge 382 Lots  
Legacy Ranch

Country Ridge 245 Lots

The Villages of Melissa 1,415 Lots

Liberty 1,351 Lots

Hunters Creek 429 Lots

Brookside 308 Lots

Avila 212 Lots

Trails of Melissa 418 Lots

Melissa High School 1,315 Students

Melissa Sports Complex

Meadow Run 622 Lots

15.25 Acres Available

South Meadow

Berry Farms 141 Lots

Melissa Village  
BRAUM'S, BURGER KING, SUNVIEW CAFE, THE RED FEATHER, TACO BELL, GOLDEN CHICK

Future Walmart

CALIBER COLLISION, ABC Supply Co. Inc., Race Trac

Future H-E-B

Buc-ees

Bucees Blvd

Valero

Melissa Town Hall

questcare URGENT CARE

Future Kroger

CVS

DOLLAR GENERAL

SUBWAY

EXXON

SONIC

Shell

Melissa Rd

Bryant St

McKinney St

Telephone Rd

Bryant St

North Texas Municipal Water District

Estates of Willow Wood 859 Lots

Waterstone Estates 406 Lots

McKinney Meadows 117 Lots

Creek Crossing 310 Lots

Magnolia Ridge 174 Lots

Sommer Homes ±150 Acres

Bloomfield Homes

Farmhouse 287 MF Units

Hines 238 Lots