

NWQ & SWQ - U.S. 75 & MELISSA RD.

MELISSA, TX | COLLIN COUNTY | MELISSA I.S.D.

COMMERCIAL LAND FOR SALE

AVERY CLINKSCALE
 AClinkscale@db2re.com
 214.526.3626 x 118

COLLINS MEIER
 CMeier@db2re.com
 214.526.3626 x 114

DAVID DAVIDSON, JR.
 DDavidson@db2re.com
 214.526.3626 x 101

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2026



PROPERTY INFORMATION



SIZE:

NWQ: ± 2.4 AC
SWQ: ± 1.8 AC



TRAFFIC COUNTS:

U.S. 75: 96,265 VPD
Melissa Rd.: 15,547 VPD



ZONING:

PD - Commercial Corridor
Overlay District

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Population	5,674	38,212	73,612
% Proj Growth 2025-2030	11.74%	6.58%	7.38%
2025 Average HH Income	\$198,364	\$182,404	\$165,995
2025 Median HH Income	\$166,324	\$156,150	\$137,628

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Davidson & Bogel Real Estate, LLC: 2026



D I B D I B D I B D

LANDING AT WILLOW GROVE
336 UNITS



AUBURNDALE
251 LOTS

HUNTER'S RIDGE
382 LOTS

THE WALDON
300 MF UNITS



FUTURE MELISSA RD.



STONERIDGE
222 BTR UNITS

D I B

DAVIDSON BOGEL
LAND IS OUR BUSINESS®

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TRINITY FALLS
3,648 LOTS

ALEXAN MELISSA
378 MF UNITS

VLUX STONERIDGE
217 BTR UNITS

PROSE STONERIDGE
336 MF UNITS

STONERIDGE
222 BTR UNITS

D||B

TILSON HOMES

FUTURE



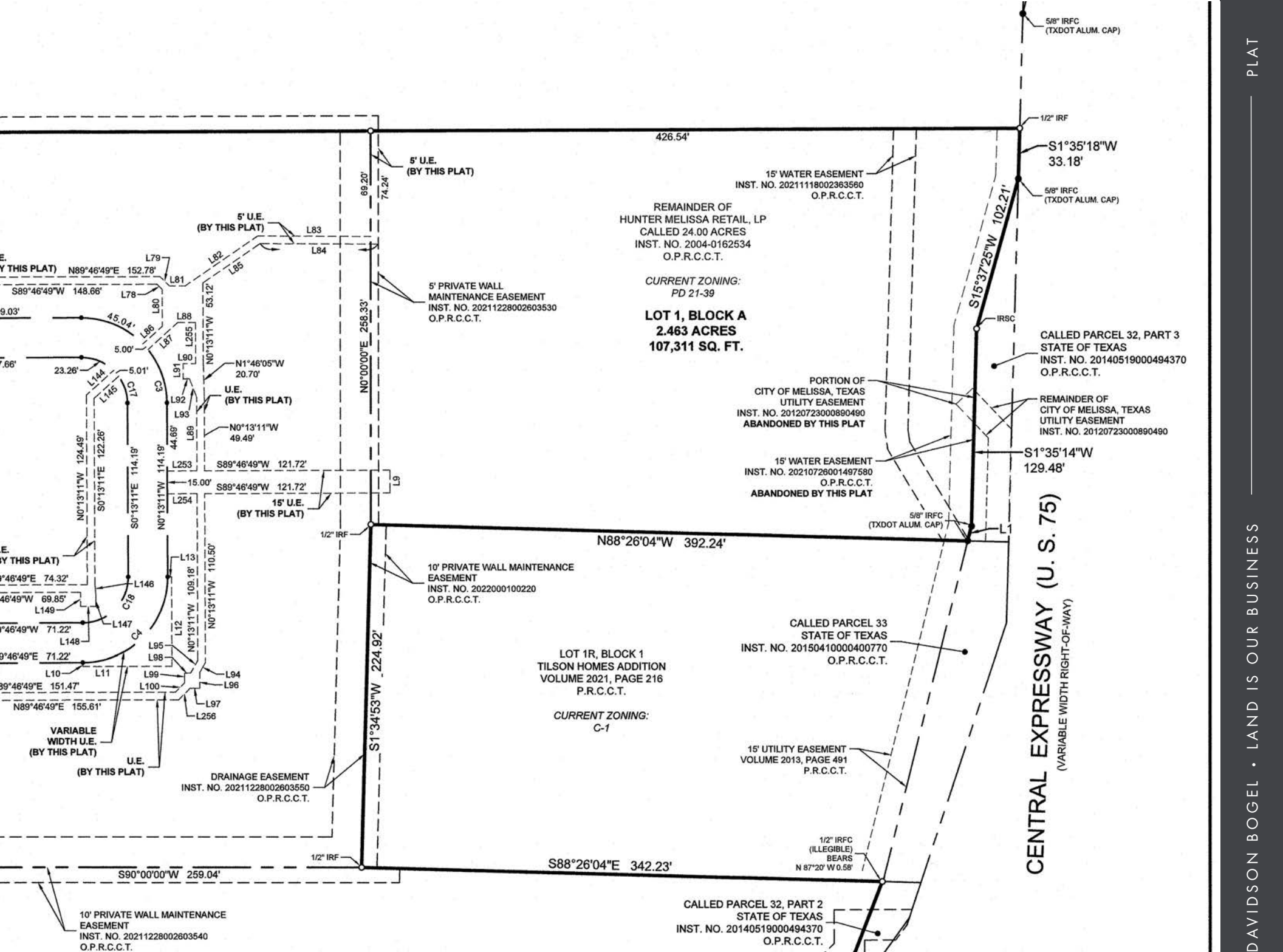
MELISSA RD.



96,265 VPD

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426.54'

5' U.E.
(BY THIS PLAT)

15' WATER EASEMENT
INST. NO. 20211118002363560
O.P.R.C.C.T.

REMAINDER OF
HUNTER MELISSA RETAIL, LP
CALLED 24.00 ACRES
INST. NO. 2004-0162534
O.P.R.C.C.T.

CURRENT ZONING:
PD 21-39

LOT 1, BLOCK A
2.463 ACRES
107,311 SQ. FT.

5' PRIVATE WALL
MAINTENANCE EASEMENT
INST. NO. 20211228002603530
O.P.R.C.C.T.

CURRENT ZONING:
PD 21-39

LOT 1, BLOCK A
2.463 ACRES
107,311 SQ. FT.

PORTION OF
CITY OF MELISSA, TEXAS
UTILITY EASEMENT
INST. NO. 20120723000890490
ABANDONED BY THIS PLAT

15' WATER EASEMENT
INST. NO. 20210726001497580
O.P.R.C.C.T.
ABANDONED BY THIS PLAT

CALLED PARCEL 32, PART 3
STATE OF TEXAS
INST. NO. 20140519000494370
O.P.R.C.C.T.

REMAINDER OF
CITY OF MELISSA, TEXAS
UTILITY EASEMENT
INST. NO. 20120723000890490

S1°35'14"W
129.48'

5' U.E.
(BY THIS PLAT)

U.E.
(BY THIS PLAT)

15' U.E.
(BY THIS PLAT)

10' PRIVATE WALL MAINTENANCE
EASEMENT
INST. NO. 2022000100220
O.P.R.C.C.T.

LOT 1R, BLOCK 1
TILSON HOMES ADDITION
VOLUME 2021, PAGE 216
P.R.C.C.T.

CURRENT ZONING:
C-1

CALLED PARCEL 33
STATE OF TEXAS
INST. NO. 20150410000400770
O.P.R.C.C.T.

15' UTILITY EASEMENT
VOLUME 2013, PAGE 491
P.R.C.C.T.

CENTRAL EXPRESSWAY (U. S. 75)
(VARIABLE WIDTH RIGHT-OF-WAY)

DRAINAGE EASEMENT
INST. NO. 20211228002603550
O.P.R.C.C.T.

10' PRIVATE WALL MAINTENANCE
EASEMENT
INST. NO. 20211228002603540
O.P.R.C.C.T.

CALLED PARCEL 32, PART 2
STATE OF TEXAS
INST. NO. 20140519000494370
O.P.R.C.C.T.

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MELISSA RD. 15,547 VPD

FUTURE



96,265 VPD

D || B

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(CALLED 1.7470 ACRES)
STATE OF TEXAS
DOC NO. 2013010700023590
D.R.C.C.T.

S 89°47'29" W 1628.81'

1/2" CIRCF "JBI"
CONTROLLING
MONUMENT

N 89°43'34" E 371.61'

TXDOT
ALUMINUM
MONUMENT FND

PROPERTY ID: 2562823
GEOGRAPHIC ID: R-6294-003-0700-1
(CALLED 40.65 ACRES)
TRACT 2
HUNTER MELISSA, LP
VOL 5441, PG. 7060
D.R.C.C.T.

SOLD

PROPERTY ID: 2562825
GEOGRAPHIC ID: R-6294-003-0710-1
PORTION OF
(CALLED 8.82 ACRES)
HUNTER MELISSA RETAIL, LP
VOL 5792, PG. 1842
D.R.C.C.T.
TRACT 1
385,022 SQ. FT. OR
8.839 ACRES

PROPERTY ID: 2709146
GEOGRAPHIC ID: R-6294-R03-0711-1
(CALLED 1.2140 ACRES)
STATE OF TEXAS
DOC NO. 20140908000968370
D.R.C.C.T.

N 00°14'49" W 689.65'

S 01°39'49" W 337.79'

TXDOT
ALUMINUM
MONUMENT FND

S 07°22'27" W 402.00'

S 01°39'49" W 235.91'

(CONCRETE SERVICE ROAD)

U. S. HIGHWAY 75
(A VARIABLE WIDTH R.O.W.)

E 1709.48'

1/2" CIRCF "JBI"
CONTROLLING
MONUMENT

N 00°08'43" W 274.20'

L1
1/2" CIRCF "JBI"

L2
1/2" CIRCF "JBI"

L3
1/2" CIRCF "JBI"

PROPERTY ID: 2562816
GEOGRAPHIC ID: R-6294-003-0680-1
REMINDER OF
(CALLED 20.00 ACRES)
HUNTER MELISSA, LP
VOL 5441, PG. 7055
D.R.C.C.T.

S 89°51'17" W 160.00'

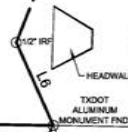
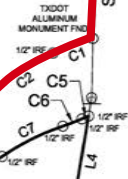
N 89°46'36" E 64.80'

N 00°13'24" W 269.46'

N 89°17'18" W 263.71'

PROPERTY ID: 2562818
GEOGRAPHIC ID: R-6294-003-0720-1
(CALLED 1.8183 ACRES)
HUNTER MELISSA RETAIL, LP
VOL 5792, PG. 1857
D.R.C.C.T.
TRACT 2
78,736 SQ. FT. OR
1.808 ACRES

PROPERTY ID: 2708880
GEOGRAPHIC ID: R-6294-R03-0721-1
(CALLED 0.8292 ACRES)
STATE OF TEXAS
DOC NO. 20140908000968280
D.R.C.C.T.



NWQ & SWQ - U.S. 75 & MELISSA RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
AVERY CLINKSCALE	828526	ACLINKSCALE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

2-10-2025



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.**

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@db2re.com	214-526-3626
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 1-1



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Collins Meier Jr.	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Davidson, Jr.	593731	ddavidson@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date