



THE SHOPS AT MELISSA

FOR LEASE

Premium One-Story Retail Space

NWC S.H. 1217 S.H. 5 Melissa, TX 75454


- ✓ Anticipated Delivery: Fall 2025
- ✓ 143,705 Residents within 7 Miles & Average HH Income of \$143,593
- ✓ Located on S.H. 121 & S.H. 5 (+/- 59,000 VPD)
- ✓ Located across street from new Walmart development and down the road from H-E-B and Buc-ee's


The Shops at Melissa, a premier 16,990 square foot retail development that combines modern luxury with urban sophistication, offers an unparalleled opportunity for businesses seeking prime storefronts in a vibrant community. Businesses will benefit from high visibility and flow of foot traffic with this property being nestled on the NWC of S.H. 121 & S.H. 5.

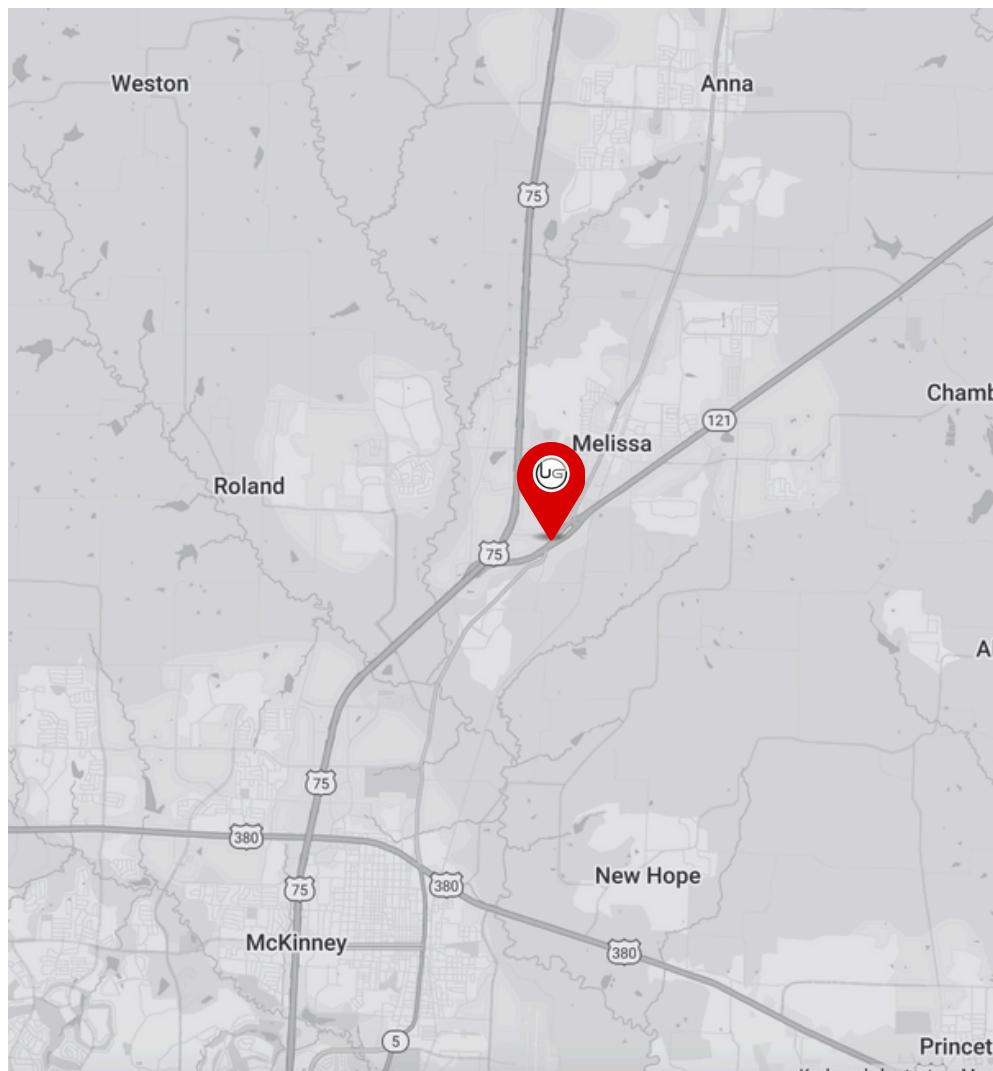


For more information, please contact:

CARL FLEMING

 (469) 252-1123

 sales@urbangarages.com



PROPERTY HIGHLIGHTS

- ✓ **Anticipated Delivery:** Fall 2025
- ✓ **Located in the bustling corridor of S.H. 121 & S.H. 5, directly across street from new Walmart development.** Other nearby retailers include H-E-B, Buc-ee's, ABC Supply Co., Palio's Pizza Cafe, RaceTrac, and Dutch Bros Coffee roasting plant.
- ✓ **Excellent Demographics and Spending Power -** As of 2024, there are 143,704 residents living within 7 miles of the property with an average household income of \$143,593.
- ✓ **Melissa, TX is a Suburb of Dallas,** just 41 miles north of Downtown. It is currently considered the fastest growing city in North Texas, growing at a rate of 13.06% annually and has increased by 85.89% since 2020.

DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
2024 Population	33,729	73,151	143,704
2024 Daytime Population	26,252	65,274	125,545
2024 Avg. HH Income	\$178,692	\$155,294	\$143,593

TRAFFIC COUNTS

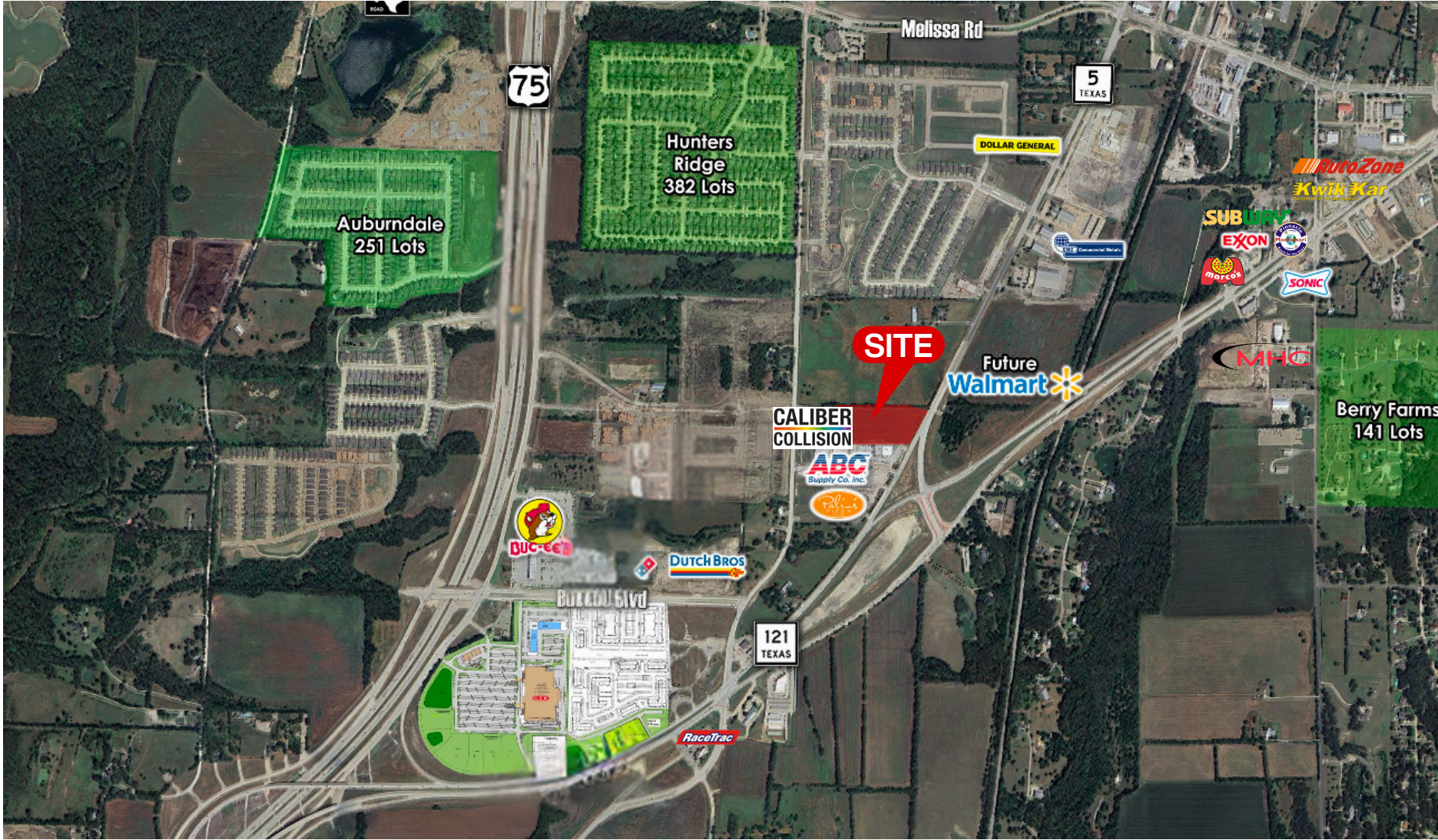
US-Hwy 75:	60,355 VPD
TX-Hwy 121:	29,205 VPD

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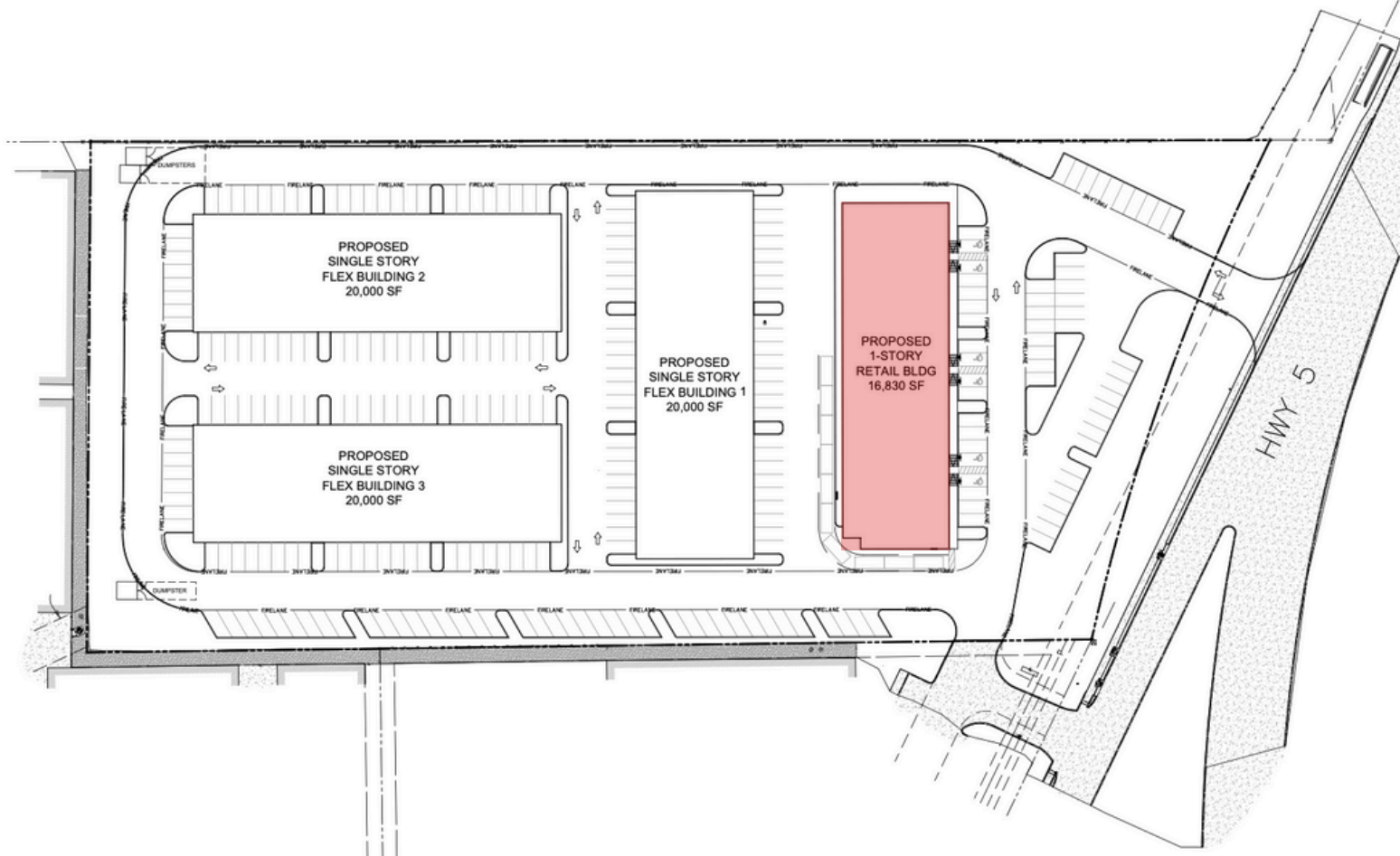
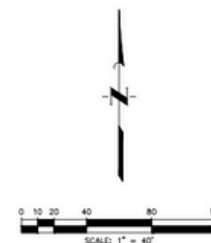
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URBAN GARAGES MELISSA

Proposed Site Plan*



FLEX BUILDINGS (URBAN GARAGES)	
REQUIRED (1,350sf):	172
PROVIDED:	200
RETAIL BUILDING	
REQUIRED (1,200sf):	85
PROVIDED:	63
TOTAL PARKING	
TOTAL REQUIRED:	257
TOTAL PROVIDED:	263

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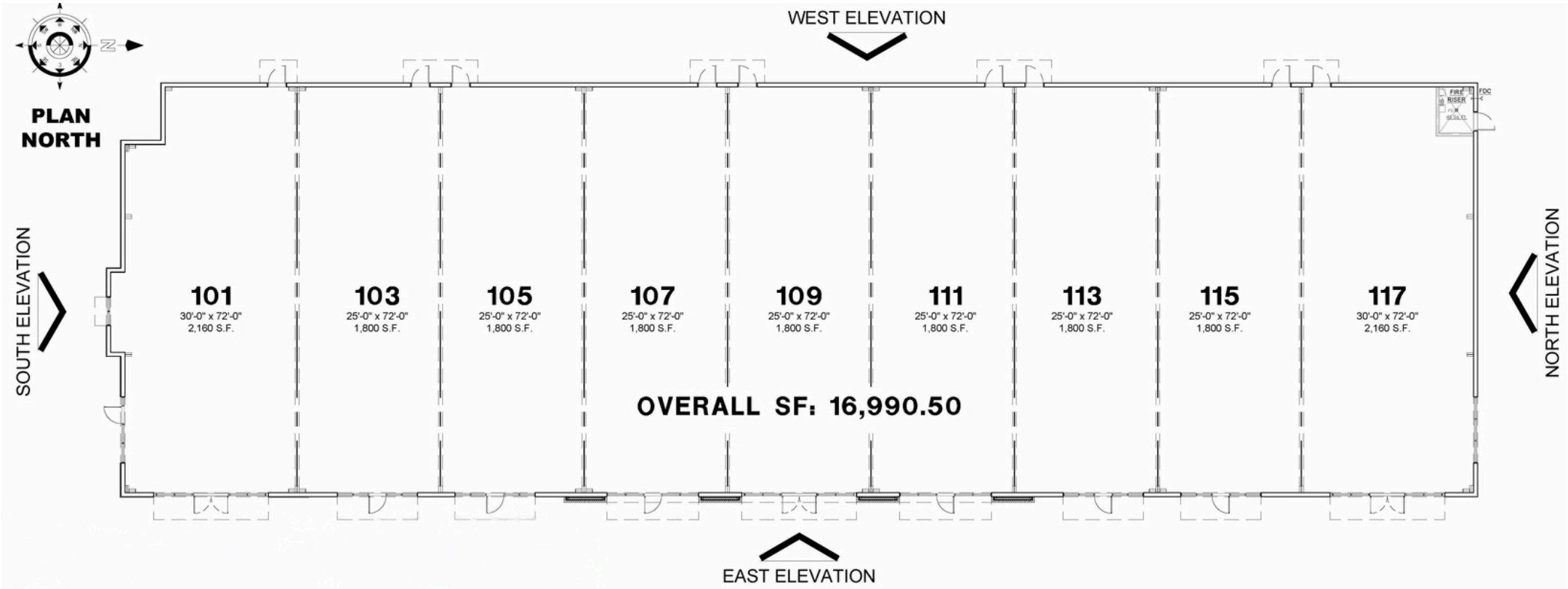
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**Site plan is preliminary and approximate. Actual specifications may vary in dimension or detail and are subject to change.*



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**Floor plan and elevations are preliminary and approximate. Actual specifications may vary in dimension or detail and are subject to change.*