

FOR LEASE

MELISSA GATEWAY VILLAGE | RETAIL AND OFFICE

2801 McKinney Street Melissa, TX 75454



PROPERTY DESCRIPTION

Brand new Melissa Gateway Village is situated on five acres on the west side of Highway 5 between Fannin Road and Harrison Street. Melissa Gateway Village is a 58,000 square foot mixed use development providing space for office, retail, restaurants, and outdoor family entertainment. The development is designed in the theme of the Downtown Overlay District and turn of the century architecture, and is anchored by an Ace Hardware store and a Hope Coffee Shop.

Melissa Gateway Village has ample parking, several access points, and is conveniently located near several major highways and intersections. With exceptional co-tenants, modern amenities, an attractive design, flexible layouts, and negotiable tenant improvements, Melissa Gateway Village is ideal for businesses looking to establish themselves in the ever-growing and well-connected community of Melissa.

Contact us today to schedule your tour of Melissa Gateway Village!

PROPERTY HIGHLIGHTS

- Retail space available from approximately 800-6,300 SF
- Finish-out options available
- Ample parking areas (Office 1:300 SF, Retail 1:200 SF, Restaurant 1:100 SF)
- Office and retail opportunities available for lease
- Well-known retailers in the area include Buc-ee's, Kroger, restaurants and service providers, recreational complexes, a new HEB, and high school stadium!
- Additional commercial developments in the area include a Dutch Brothers Coffee roasting plant, and numerous Melissa ISD large projects
- Development website: <http://www.gatewaymelissa.com/>
- Property website: <https://buildout.com/website/mgv>

Angela Harwell, CCIM, TACS, Commercial Realtor
(214) 578-0087

Jose Duarte, CCIM
(972) 885-8180



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PHOTOS

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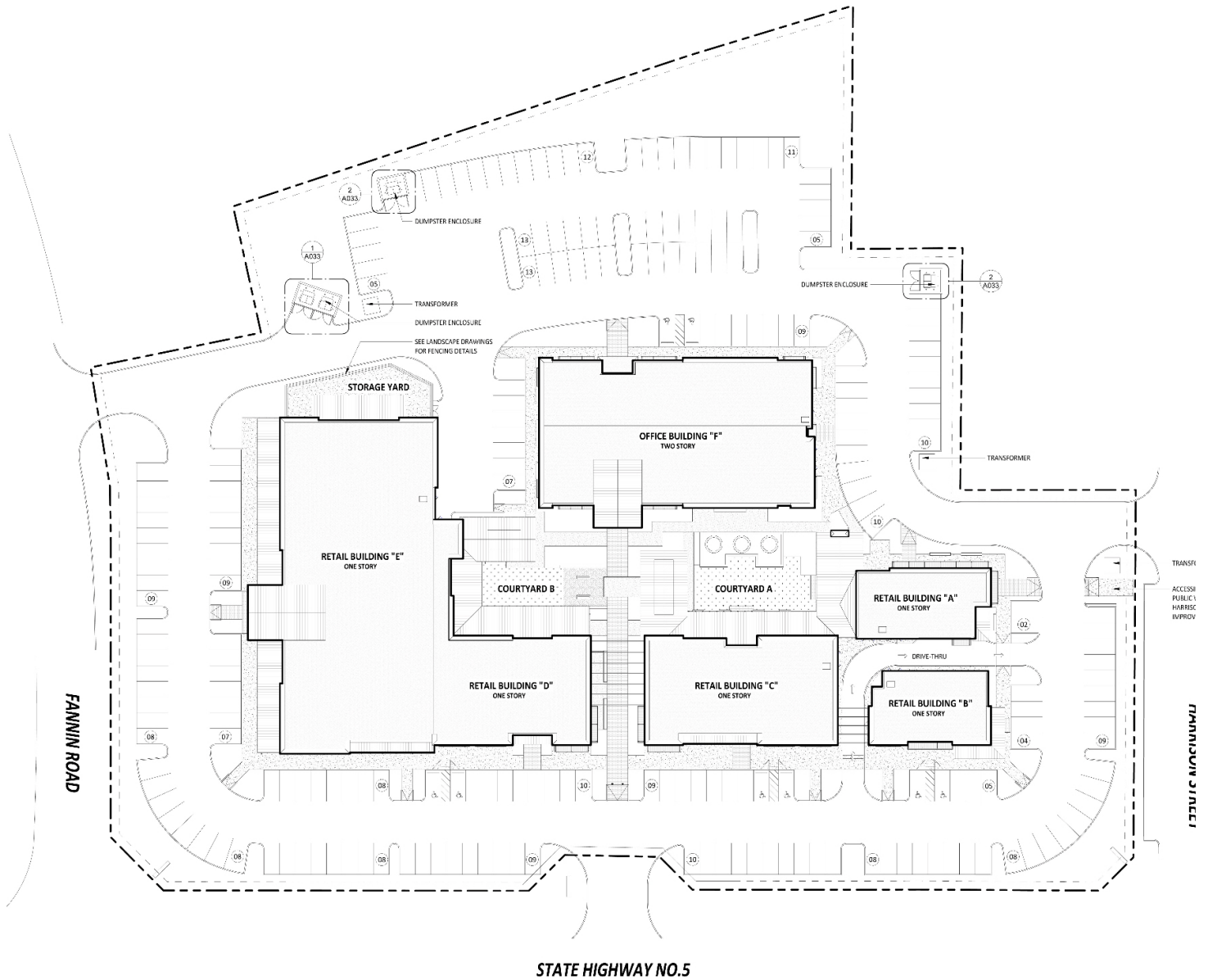
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SITE PLAN

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(Not to Scale)



Site Plan

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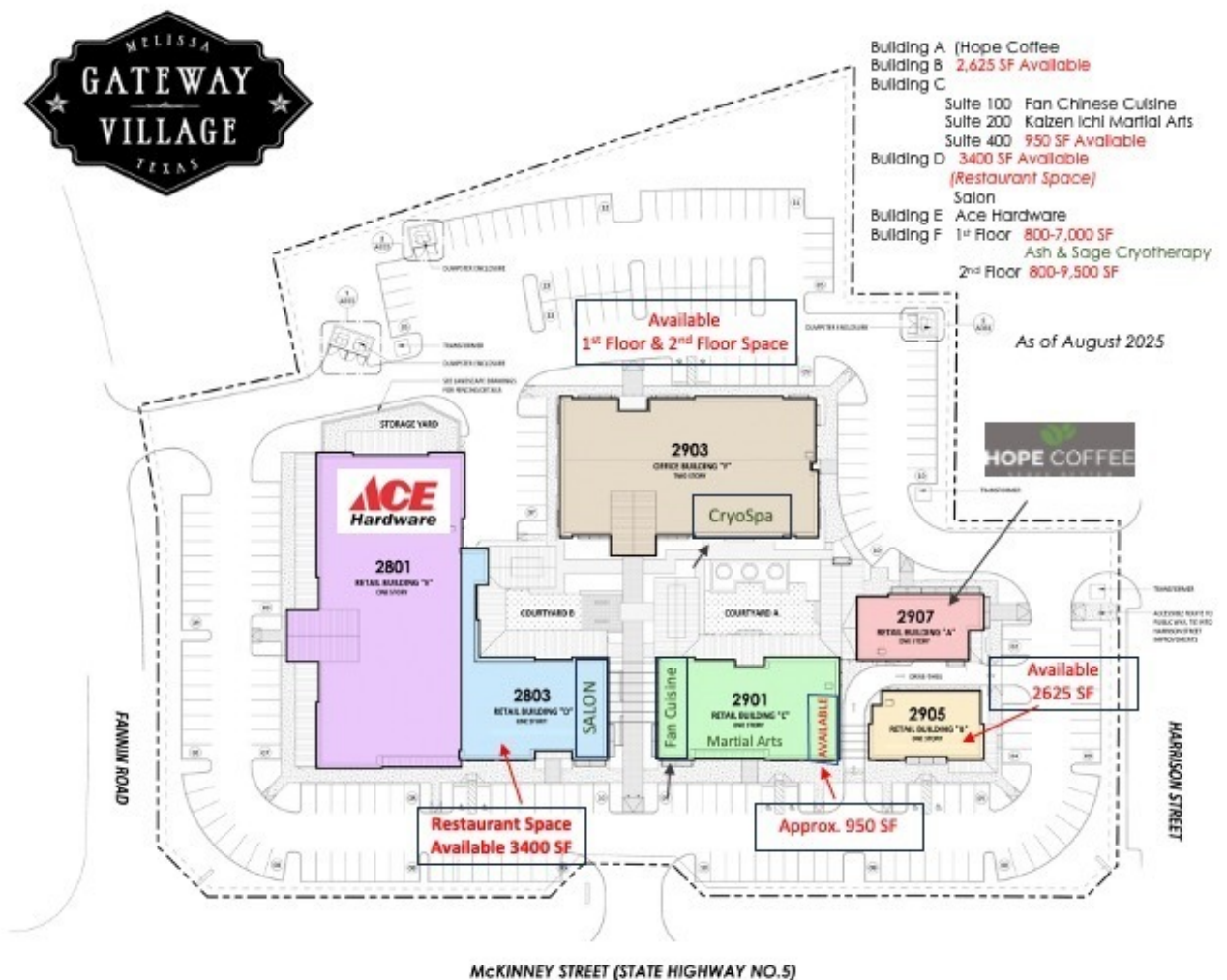


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AVAILABILITY

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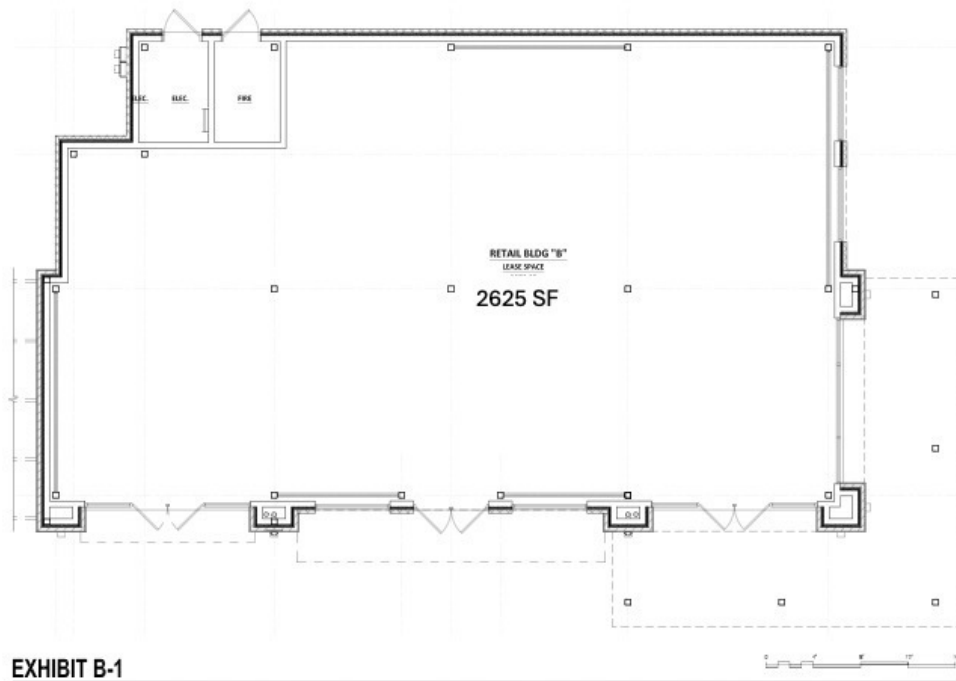
FLOOR PLAN

MELISSA GATEWAY VILLAGE | RETAIL AND OFFICE

2801 McKinney Street Melissa, TX 75454

(Not to Scale)

Building B 2905 McKinney St.



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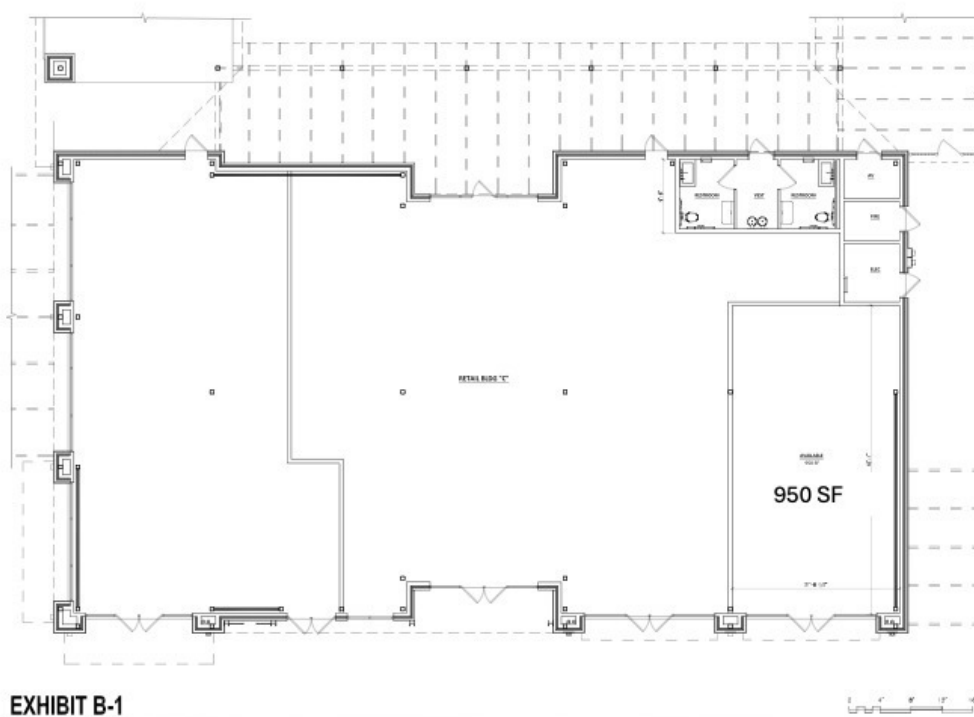
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(Not to Scale)

Building C 2901 McKinney St.



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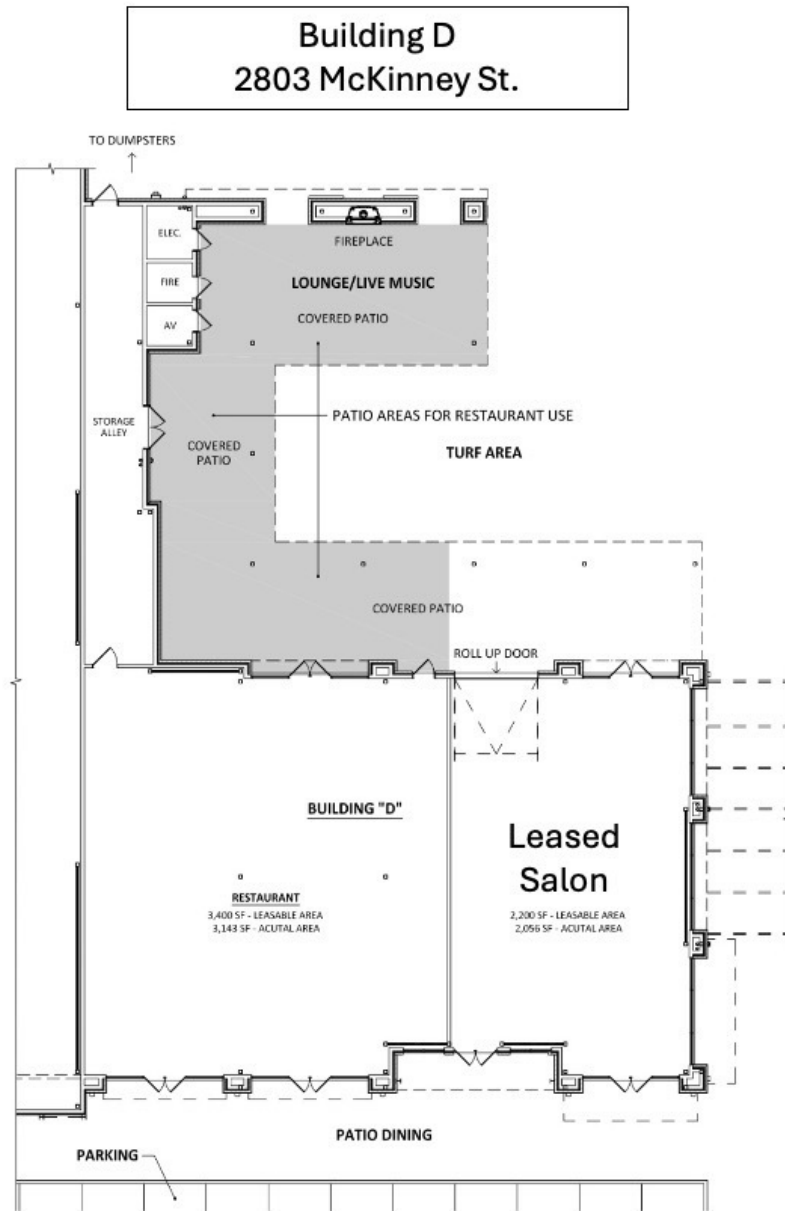
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FLOOR PLAN

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(Not to Scale)



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FLOOR PLAN

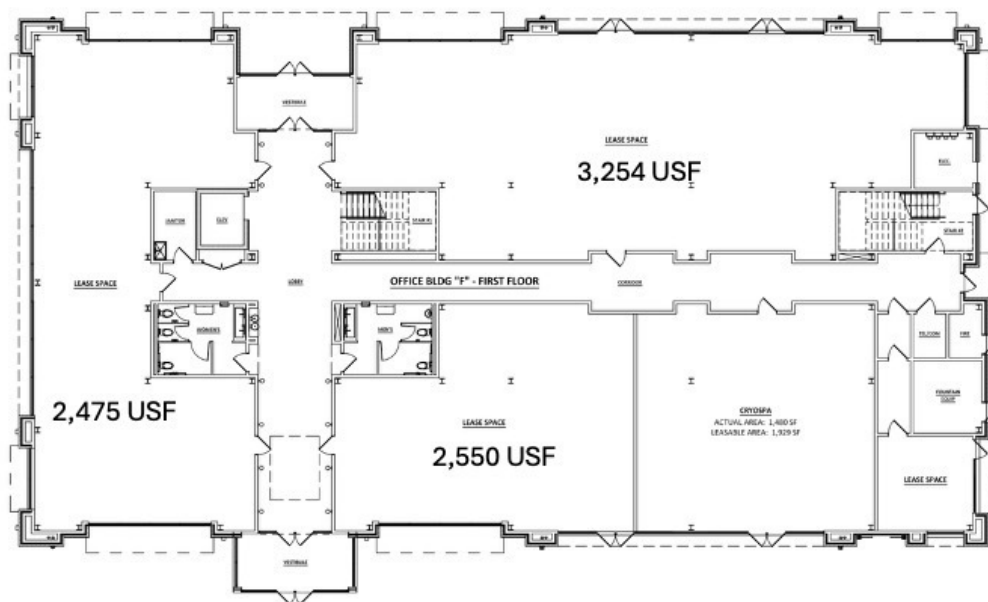
MELISSA GATEWAY VILLAGE | RETAIL AND OFFICE

2801 McKinney Street Melissa, TX 75454

(Not to Scale)

Building F – Two-Story 2903 McKinney St.

First Floor



Final measurement subject to common area factor

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FLOOR PLAN

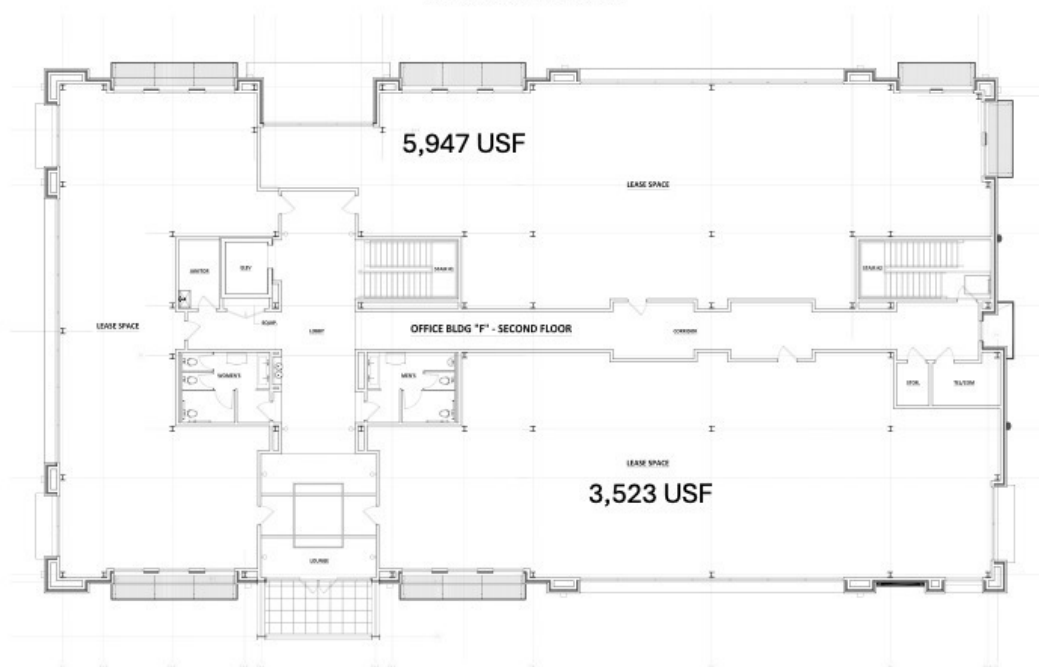
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(Not to Scale)

Building F – Two-Story 2903 McKinney St.

Second Floor



Final measurement subject to common area factor

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LOCATION

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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.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>Coldwell Banker Apex Realtors</u>	<u>590914</u>		<u>(972)727-3377</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Lori Arnold</u>	<u>323729</u>	<u>lori@cbapex.com</u>	<u>(972)727-3377</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Jason Corpuz</u>	<u>633959</u>	<u>jasoncorpuz@cbapex.com</u>	<u>(972)727-3377</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Angela Harwell</u>	<u>681213</u>	<u>a.harwell@orioncrg.com</u>	<u>(214)578-0087</u>
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