



LAND AVAILABLE

Melissa ETJ Land

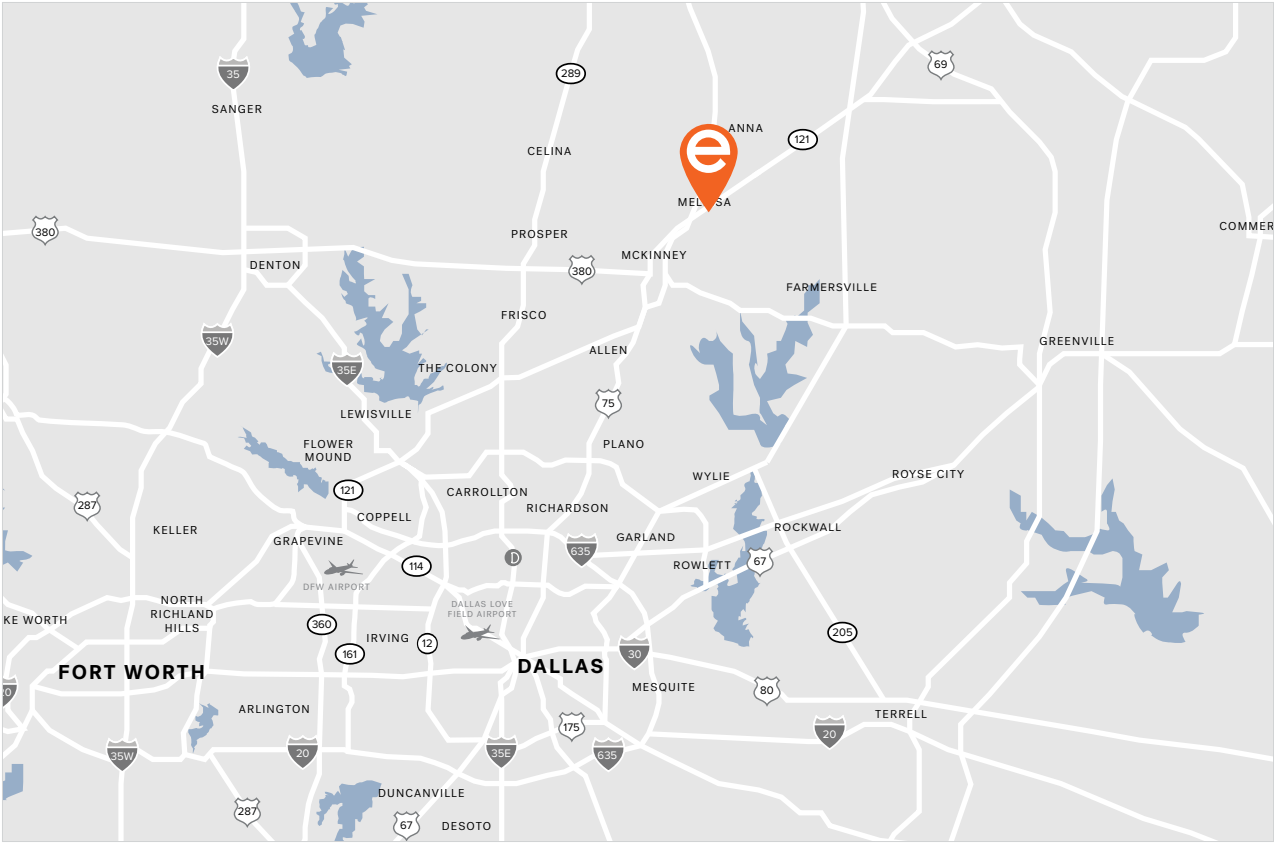
SEC State Highway 5 & Highway 121, Melissa, Texas 75454



Warren Smith | Principal
wsmith@edge-re.com | 214.545.6969

Adam Schiller | Managing Principal
aschiller@edge-re.com | 214.545.6903

Edge Realty Partners
5950 Berkshire Lane, Suite 700 Dallas, Texas 75225
214.545.6900 | edge-re.com



LOCATION

SEC State Highway 5 & Highway 121
Melissa, Texas 75454



TOTAL SIZE

±21.326 AC



ZONING

ETJ

TRAFFIC COUNTS

39,543 CPD (2024)
SH 121



DRONE VIDEO

2024 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	3,454	34,002	64,506
DAYTIME POPULATION	5,804	23,401	61,493
AVG HH INCOME	\$140,968	\$133,356	\$117,053

AREA RETAILERS

Future Walmart, Future HEB, Future Kroger, Buc-ee's, ABC Supply Co. Inc, Starbucks, Dollar General, Sonic, Jersey Mike's Subs, Taco Bell and many more.

PROPERTY INFORMATION

- North Collin SUD is the utility provider.
- No city water or sewer to the site.
- City of Melissa future designation commercial use.
- Great opportunity for retail/ restaurant/ medical users/ residential.
- Positioned between future HEB to west, future Kroger to east, and future Walmart to North.





Region Northeast
County Collin
MSA Dallas-Fort Worth
Access I-75, SH-5, and SH-121
Trade Area 11.52 Sq. Miles



4,859 TOTAL STUDENTS

3 ELEMENTARY SCHOOLS
1 MIDDLE SCHOOLS
1 HIGH SCHOOL



3RD FASTEST GROWING CITY IN DALLAS-FORT WORTH

DALLAS BUSINESS JOURNAL, 2021



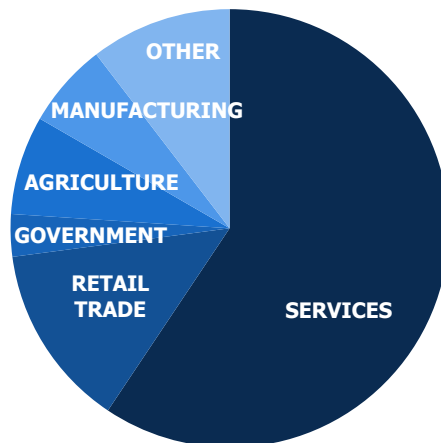
LOCATION

38 MILES OUTSIDE OF DOWNTOWN DALLAS

INDUSTRY PROFILE

SERVICES 57%
RETAIL TRADE 13%
GOVERNMENT 3%
AGRICULTURE 7%
MANUFACTURING 6%
OTHER 10%

7,033 EMPLOYEES
2% UNEMPLOYMENT RATE



DEMOGRAPHICS (5 MILE)

POPULATION	47,751
TOTAL HOUSEHOLDS	15,916
AVERAGE HOUSEHOLD INCOME	\$99,144
MEDIAN AGE	34.8
BACHELOR DEGREE +	28%
CIVILIAN LABOR FORCE	6,387
PROJECTED POP. CHANGE (2022 -2027)	+ 29.50%

LARGEST EMPLOYERS

MELISSA ISD	695 Employees
REDDEN CONCRETE, INC.	338 Employees
BUCCEE'S	280 Employees
BEAM CONCRETE CONSTRUCTION	200 Employees
NTMWD REGIONAL DISPOSAL	105 Employees
CALHAR UTILITY CONTRACTORS	100 Employees
CITY OF MELISSA	71 Employees
CMC REBAR	32 Employees
SONIC	30 Employees
BEE BUILDER SUPPLY	25 Employees



MELISSA OKS ZONING CHANGE THAT WILL ALLOW NEW WALMART

- Walmart will create more employment opportunities for youth and bring in tax revenue for the city.
- This specific location will have a more modern and appealing aesthetic and have a micro-fulfillment center for online orders.
- Annual sales exceed \$100 million
- Expected to open end of 2025

<https://www.dallasnews.com/news/2023/06/28/melissa-oks-zoning-change-that-allows-new-walmart/>



TOWN OF MELISSA TO GET ITS FIRST SUPERMARKET A STATE-OF-THE-ART KROGER

- Kroger has broken ground on a new state of the art Kroger Marketplace format store on SH-121 between Liberty Way and Washington Drive.
- The store will be built on nearly 20 acres, spanning 123,000 square feet.
- A few key features include a Starbucks kiosk, fuel center featuring 18 fueling stations, and next/same day delivery in as little as 2 hours.
- Expected to open in late 2024

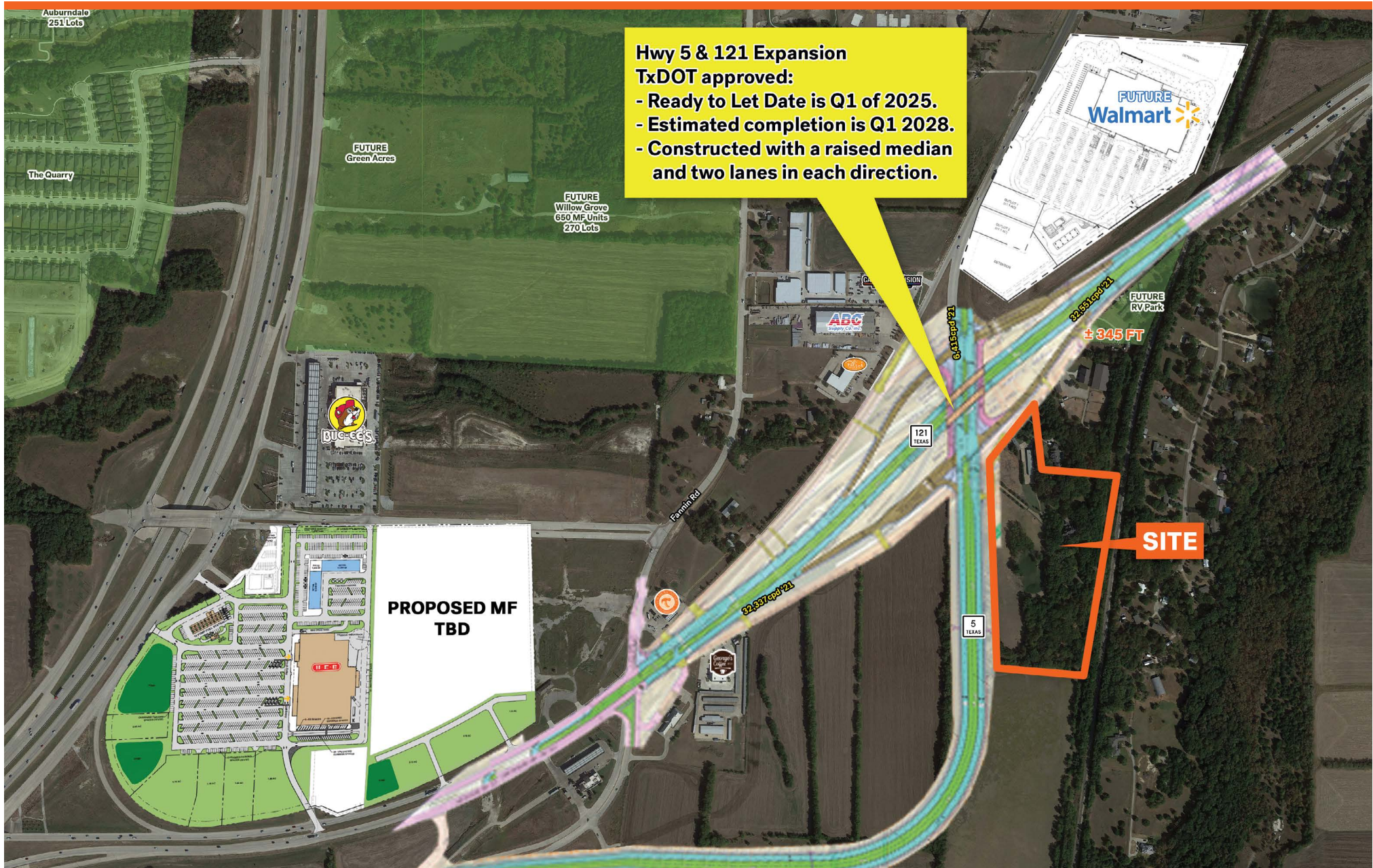
<https://dallas.culturemap.com/news/restaurants-bars/kroger-supermarket-melissa/>

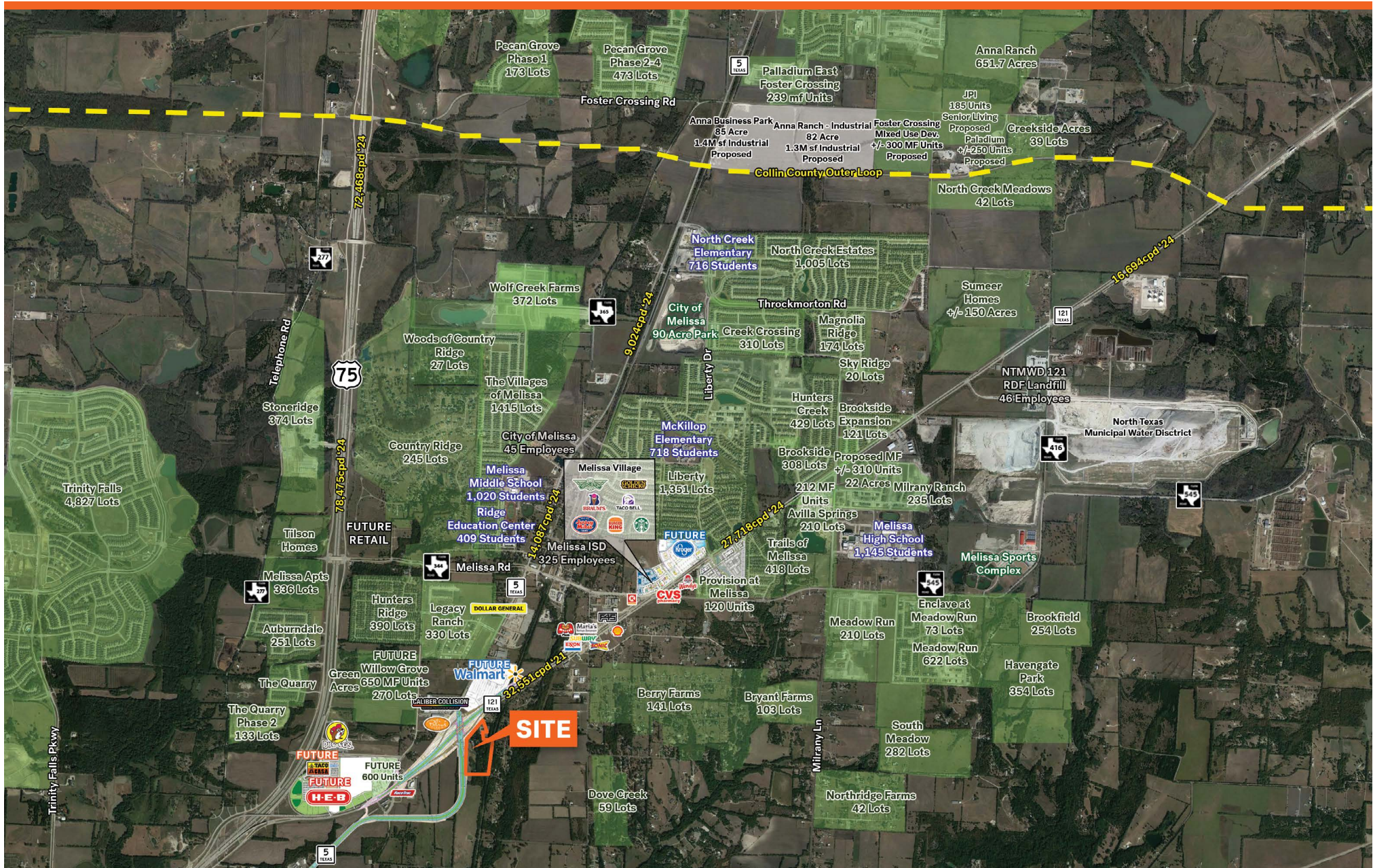


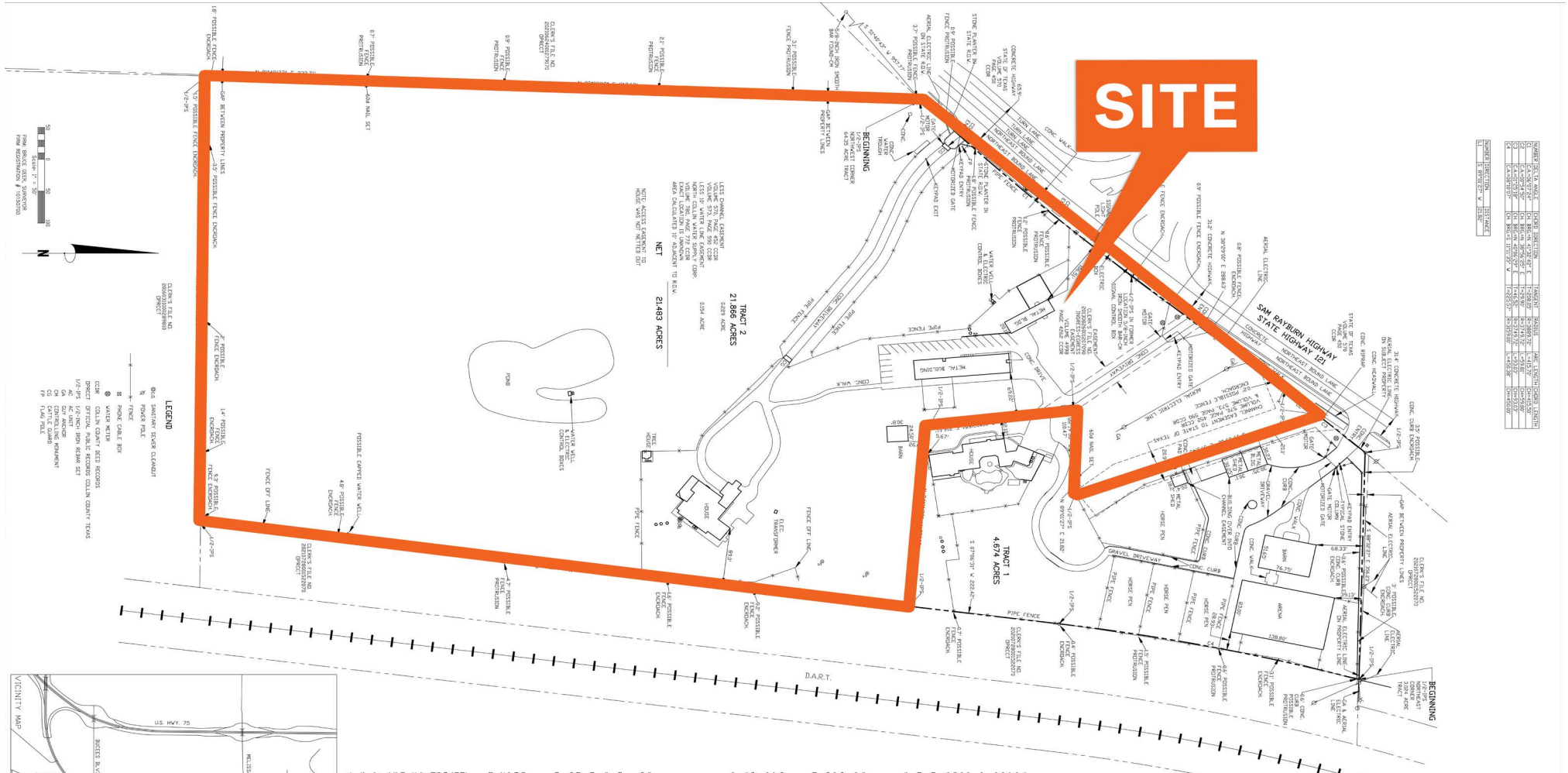
NEXT YEAR H-E-B WILL START BUILDING STORES IN MELISSA, PROSPER AND ROCKWALL

- Melissa, Prosper, and Rockwall are the newest batch of stores the Texas grocer plans to start building next with expected opening dates in 2025, H-E-B said.
- H-E-B owns 43 acres – most of it on the east side of U.S. 75 just north of Highway 121. A developer plans on building apartments behind the store
- H-E-B gives Melissa the distinction of having the only H-E-B and Buc-ee's – two Texas homegrown brands – across from each other in North Texas..

<https://www.dallasnews.com/business/retail/2023/09/19/h-e-b-opens-in-allen-next-month-and-three-more-stores-get-construction-dates/>







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.

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 br ker'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;
- (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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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