

# MELISSA CROSSING

NEC of US 75 & HWY 121 - 1111 Sam Rayburn Hwy Melissa, TX 75454



## DEVELOPMENT HIGHLIGHTS

- Excellent Visibility - Frontage on Hwy 121, HWY 5, and Buces Blvd
- Easy access from major highway US 75
- One of the last of the remaining areas of growth still available to McKinney submarket
- Situated as a "gateway" to a rapidly growing city of Melissa, TX
- Adjacent to Buces in a high traffic area
- Part of planned development district
- 64% Population Growth in the Last 5 Years
- 7<sup>th</sup> Fastest Growing City in Texas

## Traffic Counts

HWY 121	29,205 vpd
HWY 5	9,715 vpd
US 75	81,141 vpd

Source: N. Texas Council of Governments

## DEVELOPMENT SUMMARY

• Land Proposed Use	Comm'l, Retail, Medical, Hotel Fast Food w/ Drive Thru
• Total Lot Size	12.056 Acres (525,159 Sq Ft)
• Pad Sites	±1 Acre up to 3 Acres
• Zoning	PD- Planned Development
• Price	Call for Pricing

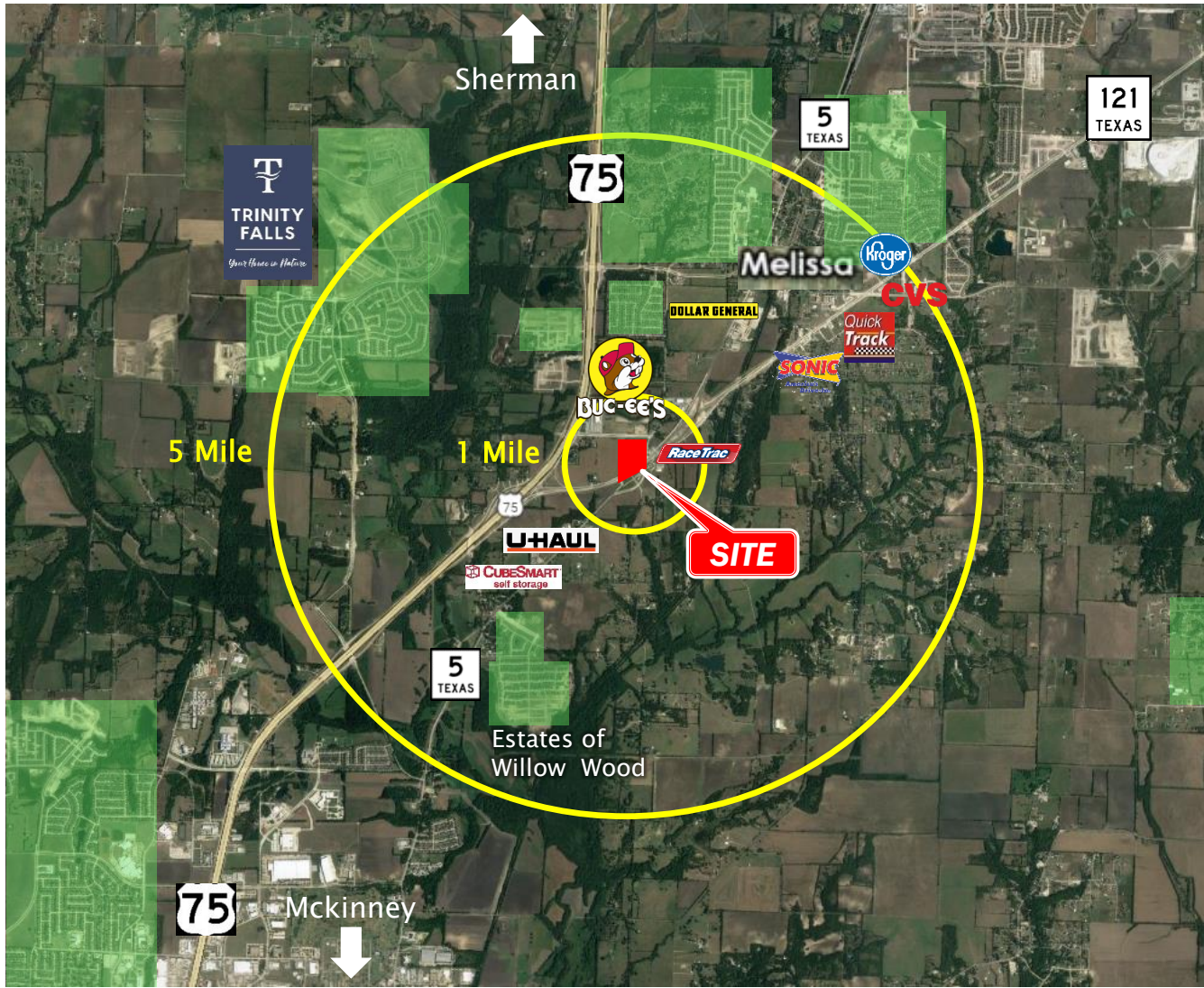
## 2020 Demographic Overview

	3 Mile	5 Miles	10 Miles
Total Population	17,465	36,240	159,120
Family Households	35.05%	33.85%	19.9%
Average HH Income	\$121,710	\$108,931	\$103,485
Median Home Value	\$325,272	\$288,140	\$281,426

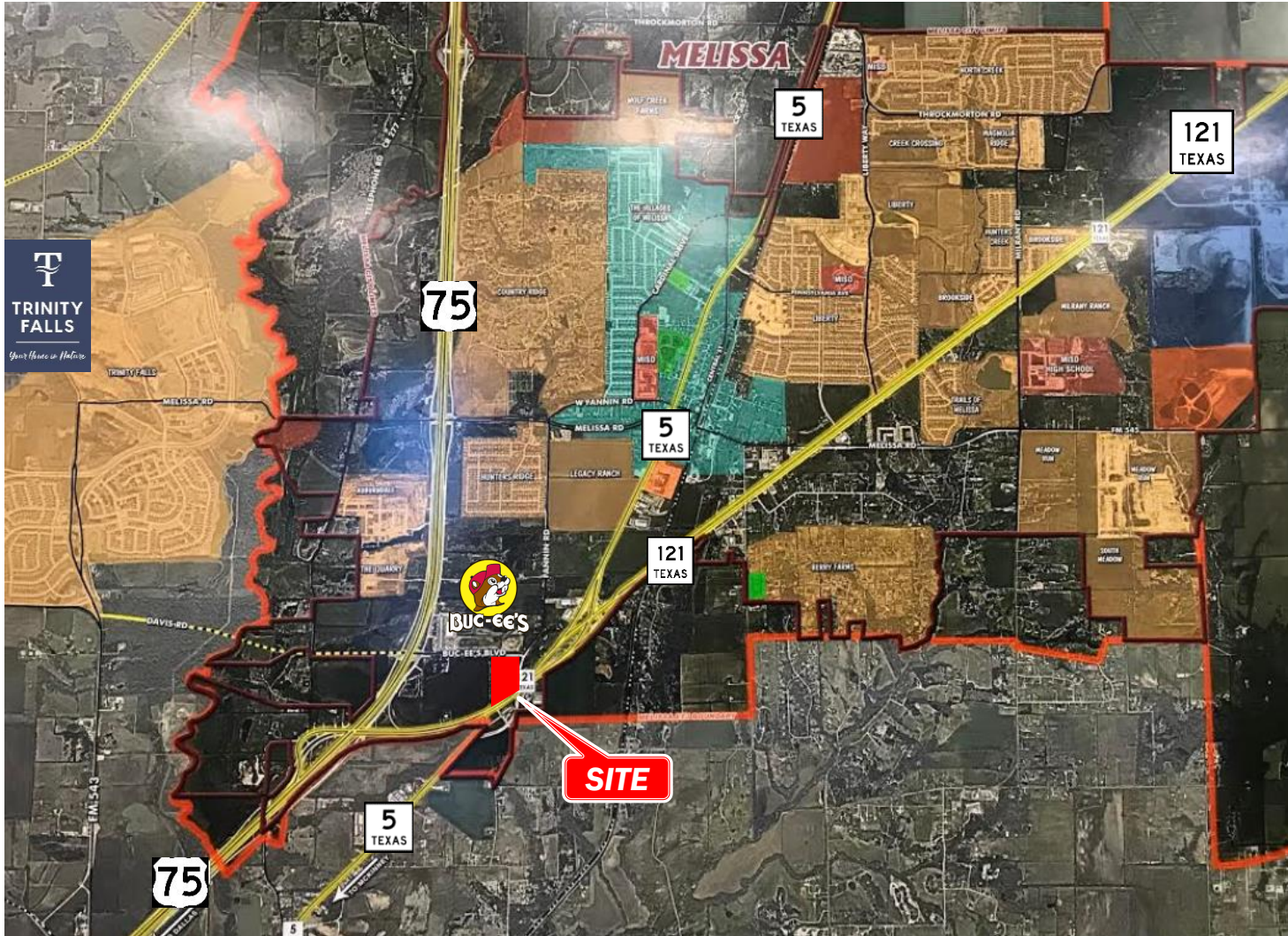
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"The information contained herein was obtained from sources deemed reliable. However, The Michael Group LLC. or its officers, directors, or employees makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price and/or conditions, prior to sale or lease or withdrawal without notice."







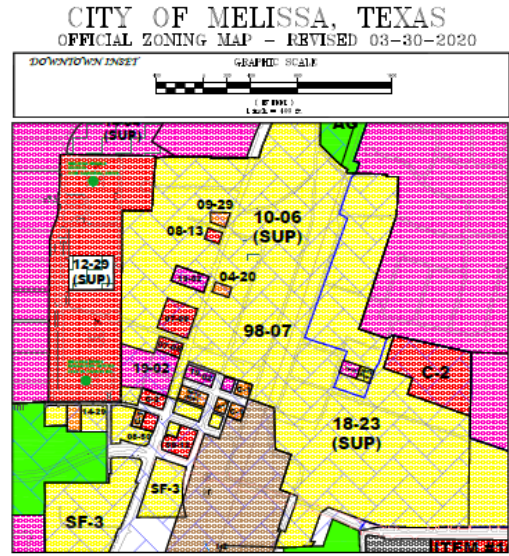
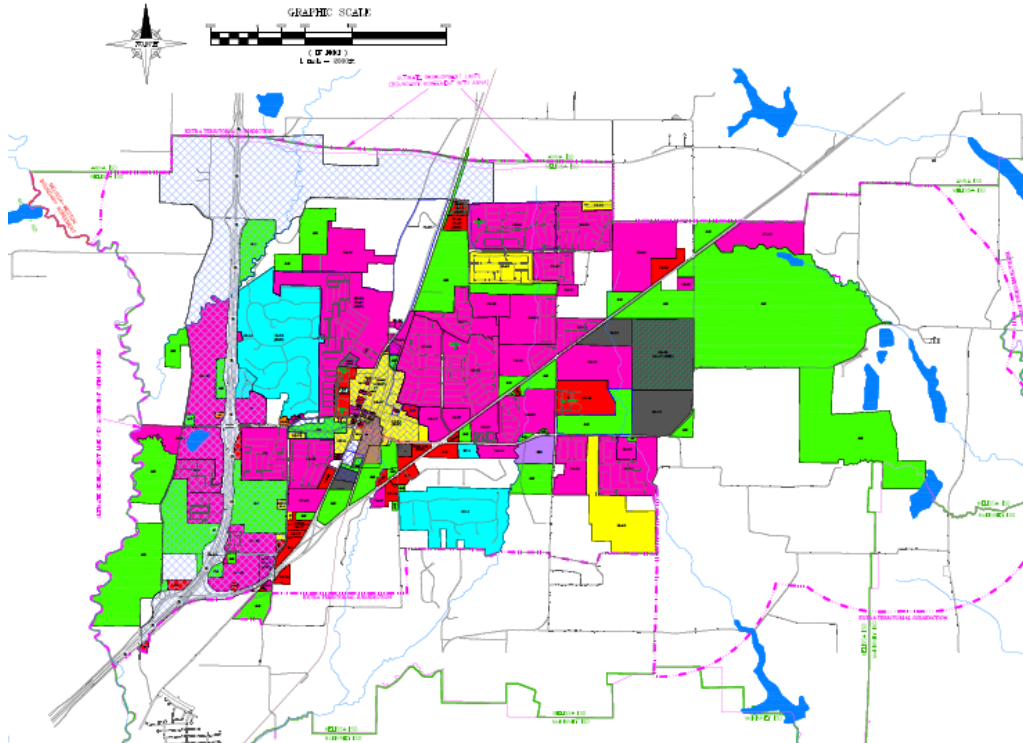
# Zoning Map

# Melissa Crossing

Maps

Site Plan

Developments



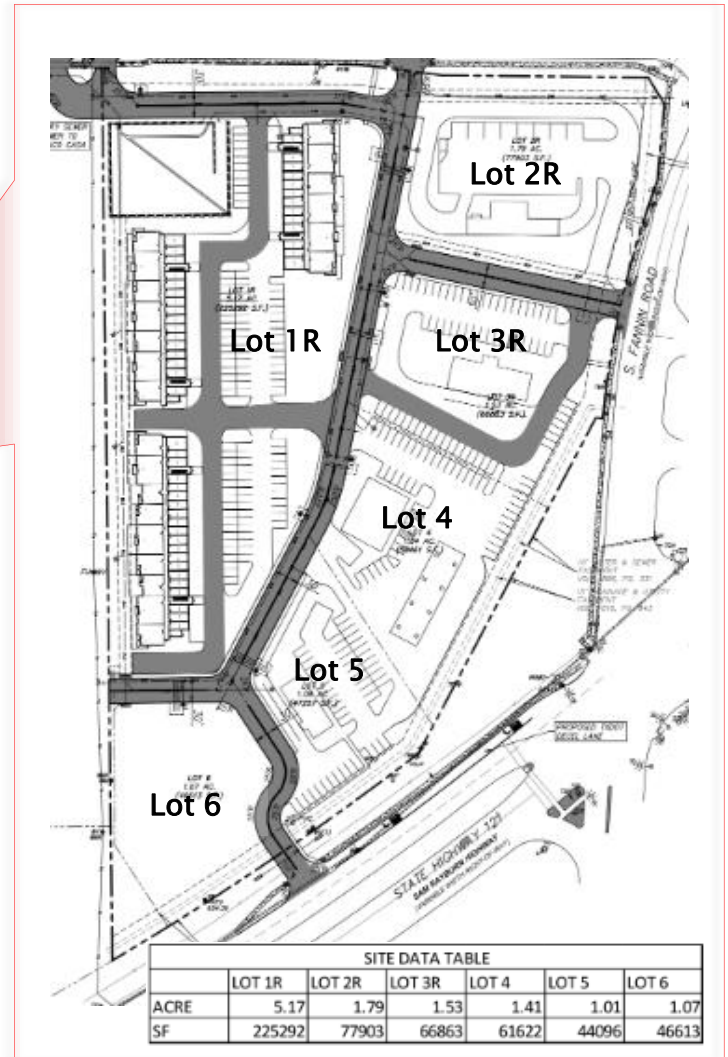
ORDINANCE NUMBER ON SUP	DATE OF ZONING	ANNEXATION ORDINANCE NUMBER	DATE OF ANNEXATION
80-01	JANUARY 25, 2016		
18-10	MARCH 28, 2018		
18-18	OCTOBER 13, 2018		
18-20	JUNE 11, 2018		
18-24	JUNE 11, 2018		
18-27	OCTOBER 13, 2018		
18-30	DECEMBER 21, 2018		
20-11	FEBRUARY 26, 2020	2018	FEBRUARY 11, 2020
20-13	MARCH 28, 2020		
20-14	MARCH 28, 2020		
20-15	MARCH 28, 2020		
20-16	MARCH 28, 2020		
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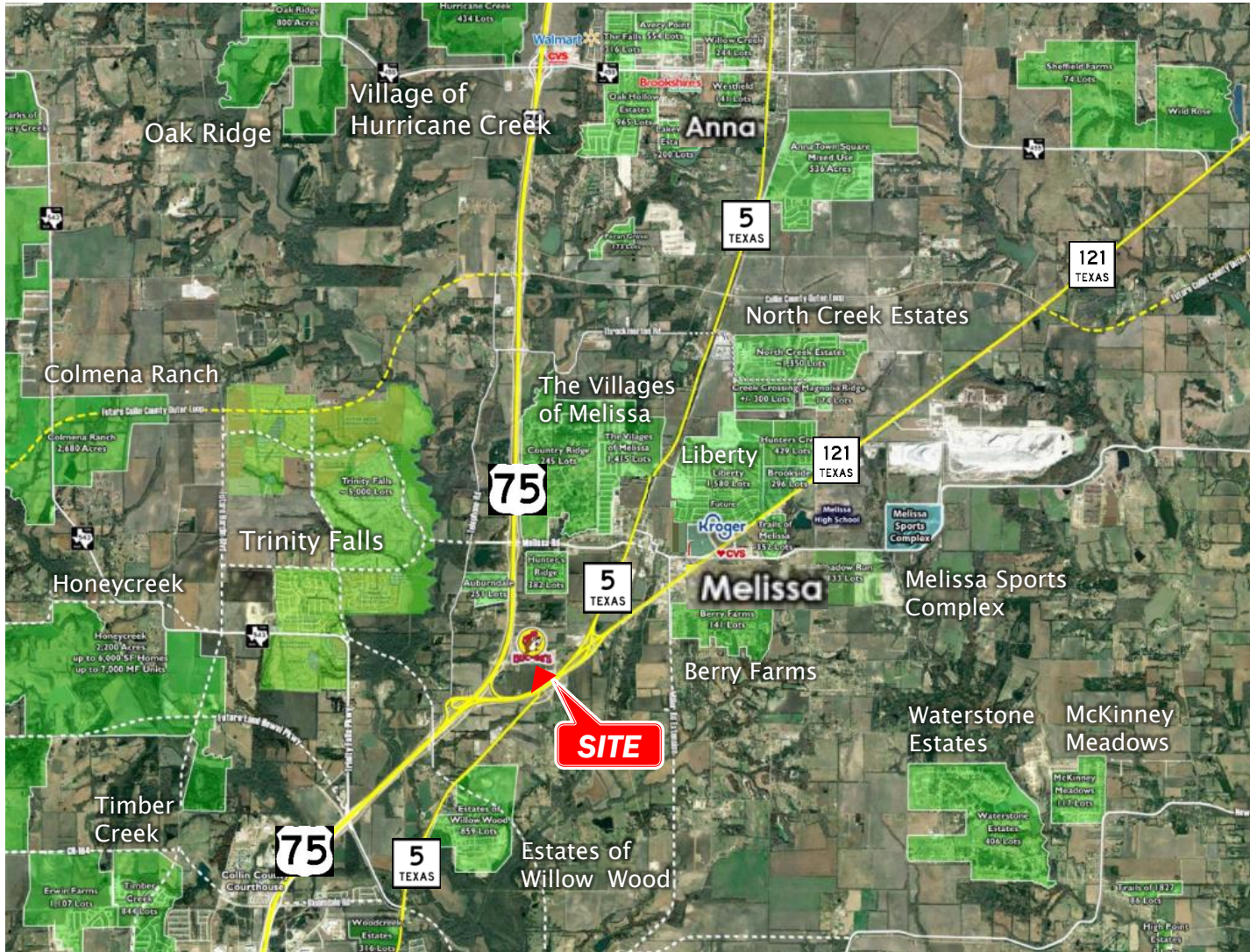
\*NOT SHOWN ON MAP BECAUSE OF AREA HEIGHT ORDINANCE AREA WITHIN EXTRA-TERRITORIAL JURISDICTION (25 SQUARE MILES TOTAL AREA OF CITY LIMITS 12 SQUARE MILES APPROXIMATE)

ORDINANCE NUMBER ON SUP	DATE OF ZONING	ANNEXATION ORDINANCE NUMBER	DATE OF ANNEXATION	ORDINANCE NUMBER ON SUP	DATE OF ZONING	ANNEXATION ORDINANCE NUMBER	DATE OF ANNEXATION	ORDINANCE NUMBER ON SUP	DATE OF ZONING	ANNEXATION ORDINANCE NUMBER	DATE OF ANNEXATION	ORDINANCE NUMBER ON SUP	DATE OF ZONING	ANNEXATION ORDINANCE NUMBER	DATE OF ANNEXATION
80-01	OCTOBER 14, 1989	RESOLUTIONS		80-01	SEPTEMBER 26, 2008	80-01	MAY 11, 2008	80-01	SEPTEMBER 11, 2008	80-01	SEPTEMBER 11, 2008	80-01	JULY 26, 2008	80-01	
80-02	FEBRUARY 19, 1990	ZONING ORDINANCE		80-02	APRIL 29, 2008	80-02		80-02	OCTOBER 21, 2008	80-02		80-02	NOVEMBER 8, 2008	80-02	
80-03	JANUARY 14, 1990	LANDSCAPE ARCHITECTURE		80-03	SEPTEMBER 26, 2008	80-03		80-03	FEBRUARY 13, 2009	80-03		80-03	FEBRUARY 26, 2009	80-03	
80-04	JULY 14, 1990	PROVISIONS OF ZONING ORDINANCE		80-04	JULY 25, 2008	80-04		80-04	MARCH 28, 2009	80-04		80-04	JUNE 23, 2009	80-04	
80-05	MAY 19, 1990	PROVISIONS OF ZONING ORDINANCE		80-05	JANUARY 13, 2009	80-05		80-05	JUNE 10, 2009	80-05		80-05	JULY 26, 2009	80-05	
80-06	OCTOBER 2, 2009	REVISIONS		80-06	SEPTEMBER 26, 2008	80-06		80-06	SEPTEMBER 11, 2008	80-06		80-06	NOVEMBER 13, 2008	80-06	
80-07	AUGUST 12, 2009	REVISIONS		80-07	APRIL 29, 2008	80-07		80-07	NOVEMBER 8, 2008	80-07		80-07	DECEMBER 21, 2008	80-07	
80-08	MARCH 16, 2009	REVISIONS		80-08	MARCH 28, 2008	80-08		80-08	OCTOBER 21, 2008	80-08		80-08	FEBRUARY 11, 2009	80-08	
80-09	APRIL 27, 2009	REVISIONS		80-09	JANUARY 6, 2009	80-09		80-09	MARCH 28, 2009	80-09		80-09	APRIL 29, 2009	80-09	
80-10	APRIL 27, 2009	REVISIONS		80-10	JANUARY 6, 2009	80-10		80-10	APRIL 29, 2009	80-10		80-10	MAY 11, 2009	80-10	
80-11	AUGUST 24, 2009	REVISIONS		80-11	JUNE 10, 2009	80-11		80-11	JUNE 10, 2009	80-11		80-11	JULY 26, 2009	80-11	
80-12	SEPTEMBER 26, 2009	REVISIONS		80-12	JULY 25, 2008	80-12		80-12	JULY 25, 2008	80-12		80-12	AUGUST 12, 2009	80-12	
80-13	OCTOBER 21, 2009	REVISIONS		80-13	AUGUST 12, 2009	80-13		80-13	SEPTEMBER 11, 2008	80-13		80-13	SEPTEMBER 11, 2008	80-13	
80-14	NOVEMBER 13, 2009	REVISIONS		80-14	SEPTEMBER 26, 2008	80-14		80-14	NOVEMBER 8, 2008	80-14		80-14	OCTOBER 21, 2008	80-14	
80-15	DECEMBER 21, 2009	REVISIONS		80-15	NOVEMBER 8, 2008	80-15		80-15	DECEMBER 21, 2008	80-15		80-15	NOVEMBER 13, 2008	80-15	
80-16	JANUARY 6, 2010	REVISIONS		80-16	DECEMBER 21, 2008	80-16		80-16	NOVEMBER 8, 2008	80-16		80-16	DECEMBER 21, 2008	80-16	
80-17	JANUARY 6, 2010	REVISIONS		80-17	NOVEMBER 8, 2008	80-17		80-17	NOVEMBER 8, 2008	80-17		80-17	DECEMBER 21, 2008	80-17	
80-18	JANUARY 6, 2010	REVISIONS		80-18	NOVEMBER 8, 2008	80-18		80-18	NOVEMBER 8, 2008	80-18		80-18	DECEMBER 21, 2008	80-18	
80-19	JANUARY 6, 2010	REVISIONS		80-19	NOVEMBER 8, 2008	80-19		80-19	NOVEMBER 8, 2008	80-19		80-19	DECEMBER 21, 2008	80-19	
80-20	JANUARY 6, 2010	REVISIONS		80-20	NOVEMBER 8, 2008	80-20		80-20	NOVEMBER 8, 2008	80-20		80-20	DECEMBER 21, 2008	80-20	
80-21	JANUARY 6, 2010	REVISIONS		80-21	NOVEMBER 8, 2008	80-21		80-21	NOVEMBER 8, 2008	80-21		80-21	DECEMBER 21, 2008	80-21	
80-22	JANUARY 6, 2010	REVISIONS		80-22	NOVEMBER 8, 2008	80-22		80-22	NOVEMBER 8, 2008	80-22		80-22	DECEMBER 21, 2008	80-22	
80-23	JANUARY 6, 2010	REVISIONS		80-23	NOVEMBER 8, 2008	80-23		80-23	NOVEMBER 8, 2008	80-23		80-23	DECEMBER 21, 2008	80-23	
80-24	JANUARY 6, 2010	REVISIONS		80-24	NOVEMBER 8, 2008	80-24		80-24	NOVEMBER 8, 2008	80-24		80-24	DECEMBER 21, 2008	80-24	
80-25	JANUARY 6, 2010	REVISIONS		80-25	NOVEMBER 8, 2008	80-25		80-25	NOVEMBER 8, 2008	80-25		80-25	DECEMBER 21, 2008	80-25	
80-26	JANUARY 6, 2010	REVISIONS		80-26	NOVEMBER 8, 2008	80-26		80-26	NOVEMBER 8, 2008	80-26		80-26	DECEMBER 21, 2008	80-26	
80-27	JANUARY 6, 2010	REVISIONS		80-27	NOVEMBER 8, 2008	80-27		80-27	NOVEMBER 8, 2008	80-27		80-27	DECEMBER 21, 2008	80-27	
80-28	JANUARY 6, 2010	REVISIONS		80-28	NOVEMBER 8, 2008	80-28		80-28	NOVEMBER 8, 2008	80-28		80-28	DECEMBER 21, 2008	80-28	
80-29	JANUARY 6, 2010	REVISIONS		80-29	NOVEMBER 8, 2008	80-29		80-29	NOVEMBER 8, 2008	80-29		80-29	DECEMBER 21, 2008	80-29	
80-30	JANUARY 6, 2010	REVISIONS		80-30	NOVEMBER 8, 2008	80-30		80-30	NOVEMBER 8, 2008	80-30		80-30	DECEMBER 21, 2008	80-30	
80-31	JANUARY 6, 2010	REVISIONS		80-31	NOVEMBER 8, 2008	80-31		80-31	NOVEMBER 8, 2008	80-31		80-31	DECEMBER 21, 2008	80-31	
80-32	JANUARY 6, 2010	REVISIONS		80-32	NOVEMBER 8, 2008	80-32		80-32	NOVEMBER 8, 2008	80-32		80-32	DECEMBER 21, 2008	80-32	
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80-40	JANUARY 6, 2010	REVISIONS		80-40	NOVEMBER 8, 2008	80-40		80-40	NOVEMBER 8, 2008	80-40		80-40	DECEMBER 21, 2008	80-40	
80-41	JANUARY 6, 2010	REVISIONS		80-41	NOVEMBER 8, 2008	80-41		80-41	NOVEMBER 8, 2008	80-41		80-41	DECEMBER 21, 2008	80-41	
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80-48	JANUARY 6, 2010	REVISIONS		80-48	NOVEMBER 8, 2008	80-48		80-48	NOVEMBER 8, 2008	80-48		80-48	DECEMBER 21, 2008	80-48	
8															



\*Pad Sites Available Only







Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers, or tenants.

### Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

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

pool, set forth the broker's obligation 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 instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction 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.

(Form 1010.11)

Property: 1111 Sam Rayburn HWY Melissa, TX 75454

In this transaction, The Michael Group, LLC, is

agent for Owner/Landlord only;  agent for Buyer/Tenant only;  an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord \_\_\_\_\_ Date \_\_\_\_\_ Buyer or Tenant \_\_\_\_\_ Date \_\_\_\_\_

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding real estate licensee, you should contact TREC at P. O. Box 12188, Austin, Texas, 78711-2188, or 512-465-3990.