



June 2026 Delivery

- 10,368 SF Available
- Retail & Medical office
- Join Breeze Urgent Care, Gideon Learning Center, True Nails & Spa, and Captex Bank

Market Highlights

- Hard Corner, Signalized Intersection
- Just north of Melissa High School with ±1,315 students
- Surrounded by numerous residential developments

Traffic Counts

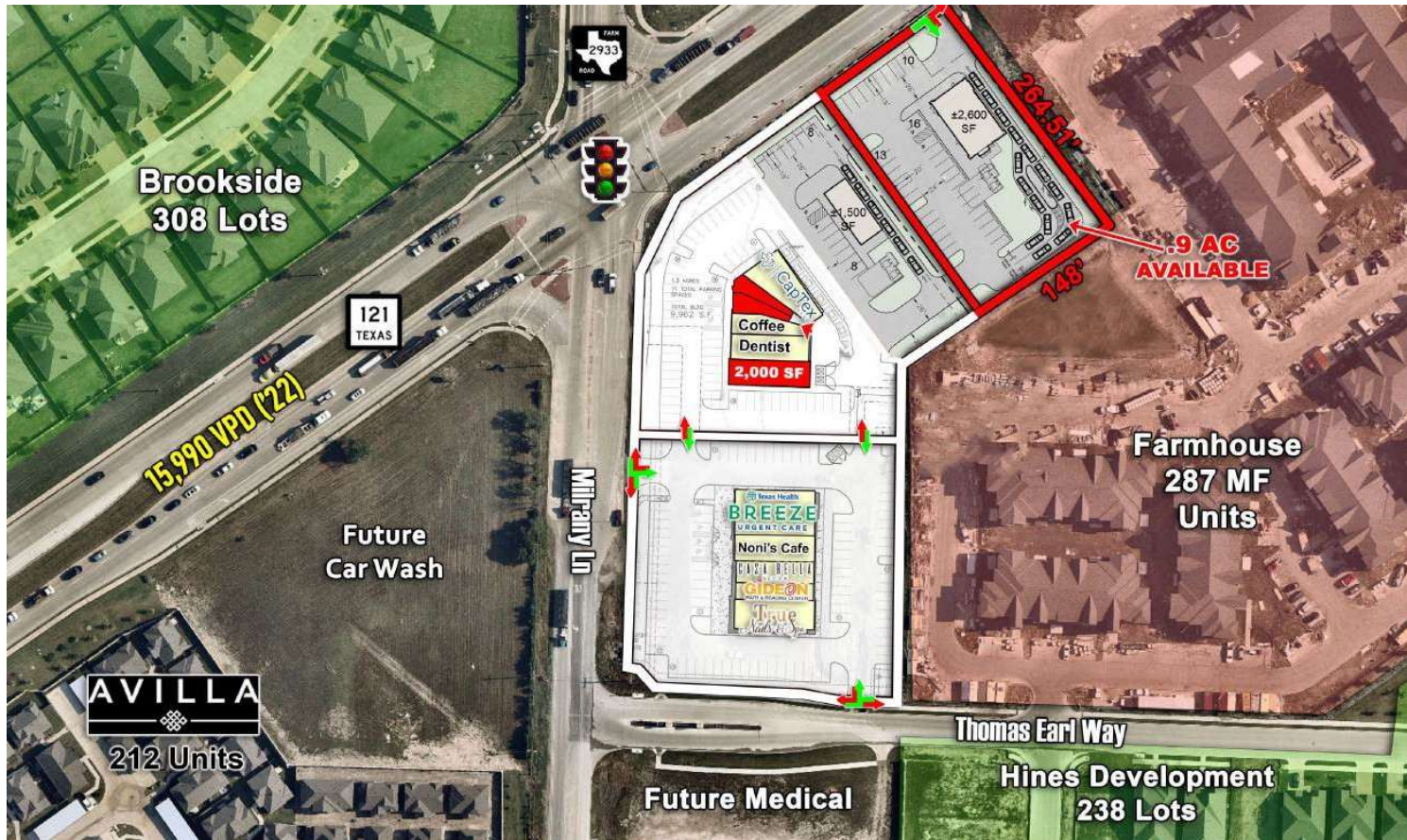
Hwy 121: 20,300 VPD west of site (TXDOT 2022)
Hwy 121: 20,100 VPD east of site (TXDOT 2022)

Demographics

	3 mi.	5 mi.
2025 Population	26,402	52,743
2028 Proj. Population	36,094	78,229
Average HH Income	\$138,496	\$135,761

For More Information:

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