



WYNMARK  
COMMERCIAL



TRINITY OFFICE PARK @ MELISSA TX  
Lindenwood Ave & US Highway 75, Melissa, Texas

FOR SALE/LEASE

### MELISSA TEXAS

- Melissa, Texas, is a rapidly growing suburban community located just north of McKinney in Collin County. Known for its family-friendly atmosphere, excellent schools, and small-town charm, Melissa offers a balance of rural tranquility and modern conveniences.
- The city has seen significant residential and commercial development in recent years, attracting families and businesses looking for a close-knit community with easy access to the DFW metroplex.
- Melissa ISD is highly rated, making it a popular choice for families prioritizing education. With strategic location along U.S. Highway 75 and State Highway 121, Melissa continues to expand.

### AVAILABLE BUILDINGS

#### **BUILDING 1 (Phase 1)**

- Suite 100—Under Contract
- Suite 110—120: 1,250 —2,950 SF
- Purchase Price: \$375.00 PSF

#### **BUILDING 2 (Phase 1)**

- Suite Size: 1,250—4,950 SF
- Purchase Price: \$375.00

#### **BUILDING 3 (Phase 2)**

- Suite Size: 10,200 SF
- Purchase Price: \$375.00

*\*Building 3 cannot be subdivided.*

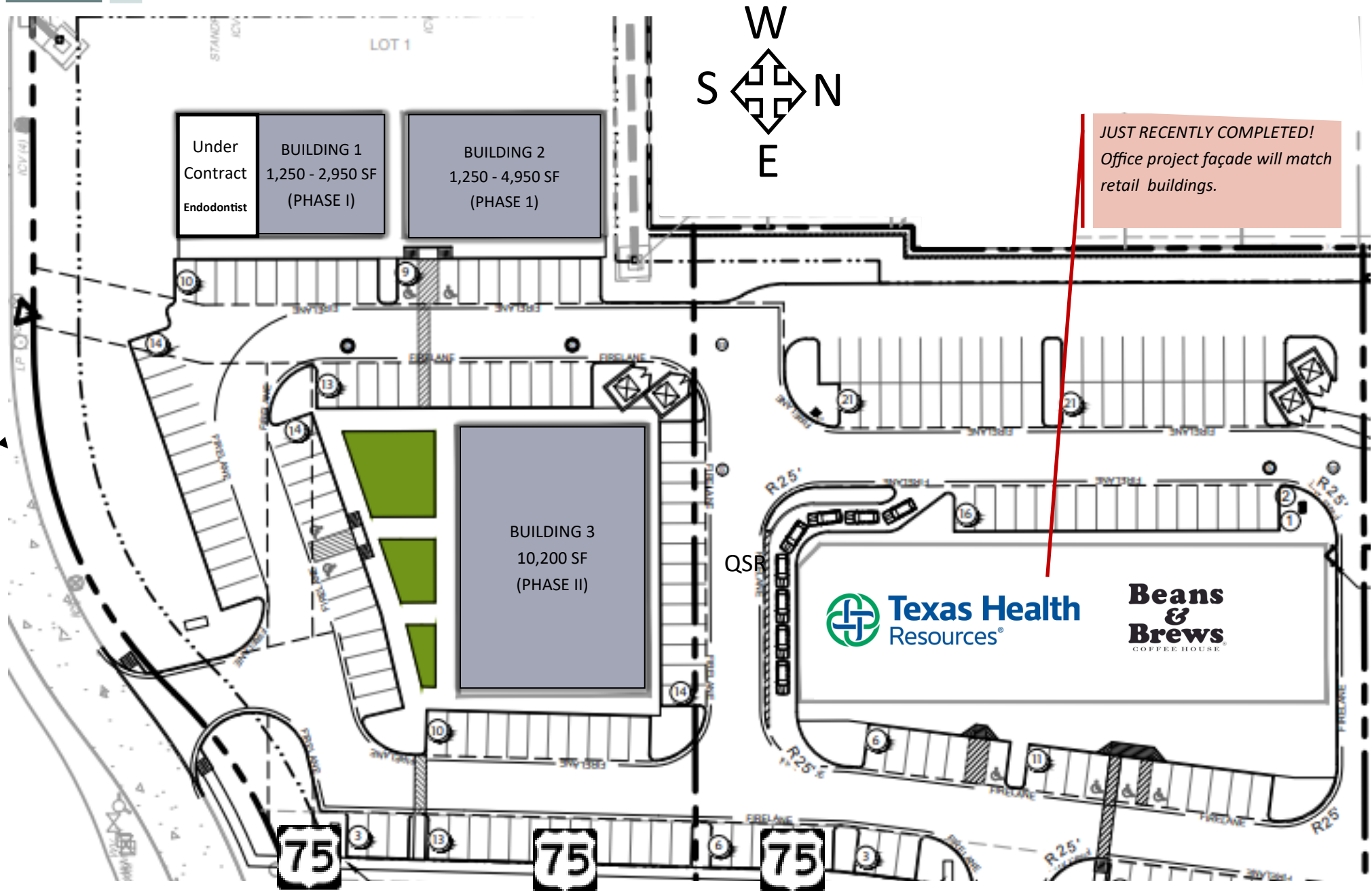
*\*Demising walls and square footages are approximate and can be modified to accommodate specific square footage requirements*

*\*Monument Signage will be available for the site see site plan for location.*

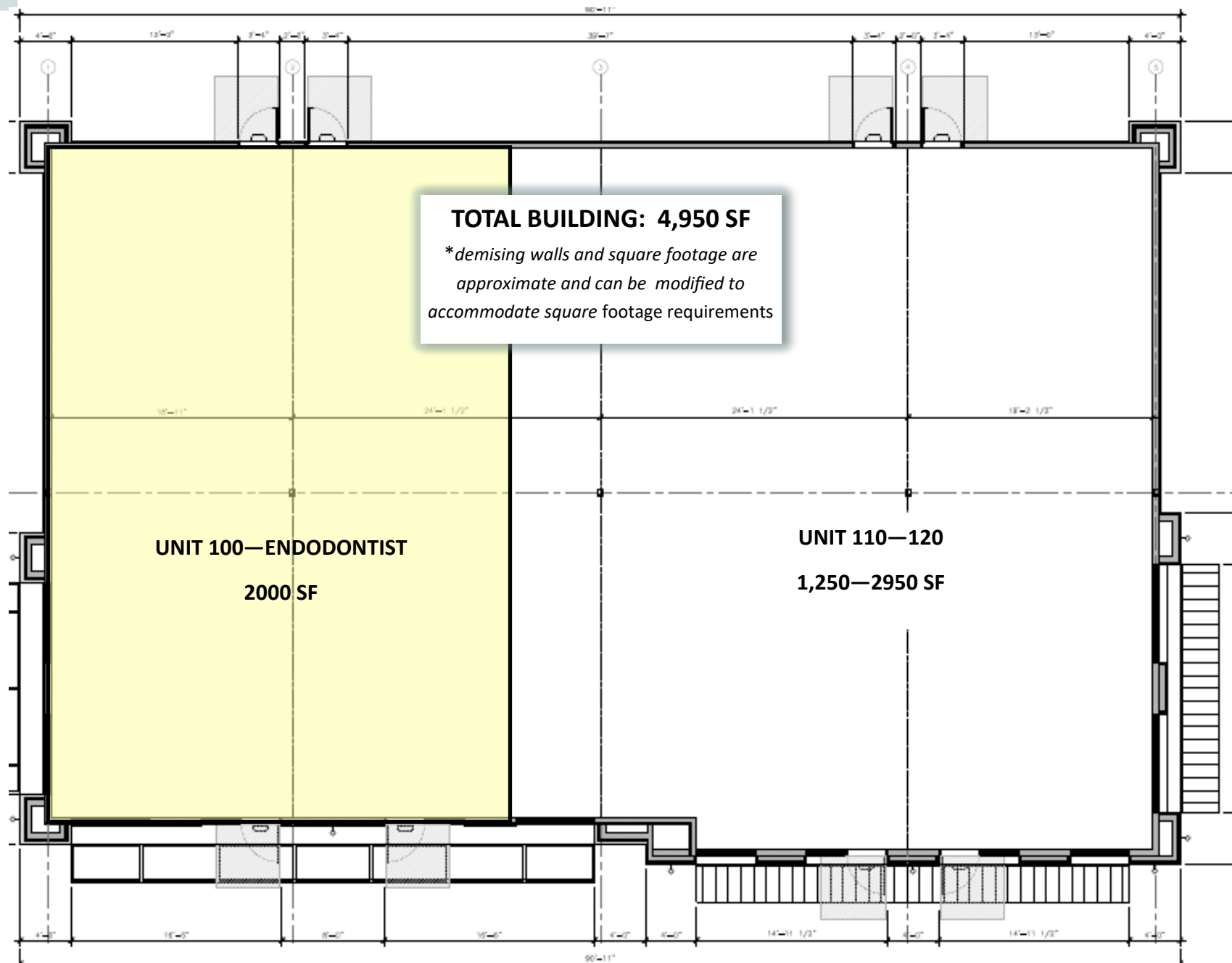
### PROJECT DETAILS

- **Purchase Price:** \$375.00 PSF
- **Lease Rate:** \$34.00 + NNN
- **NNN:** \$10.00 PSF (estimate)
- **Allowed Uses:** Medical & Office
- **Parking Ratio:** 4.0/1000
- **Construction Start:** March 2026 (Phase 1)
- **Delivery Date:** March 2027 (Phase 1)
- **Condo Fee/CAM:** \$3.50 PSF
- **Zoning:** S-P-2 Professional Office
- **Condition:** Cold Dark Shell
- **Retail:** Adjacent retail buildings were just recently completed. Office buildings will match the retail exterior. Current users for the retail are: Beans and Brews Coffee, Aero Fitness Center and Texas Health Resources (THR)

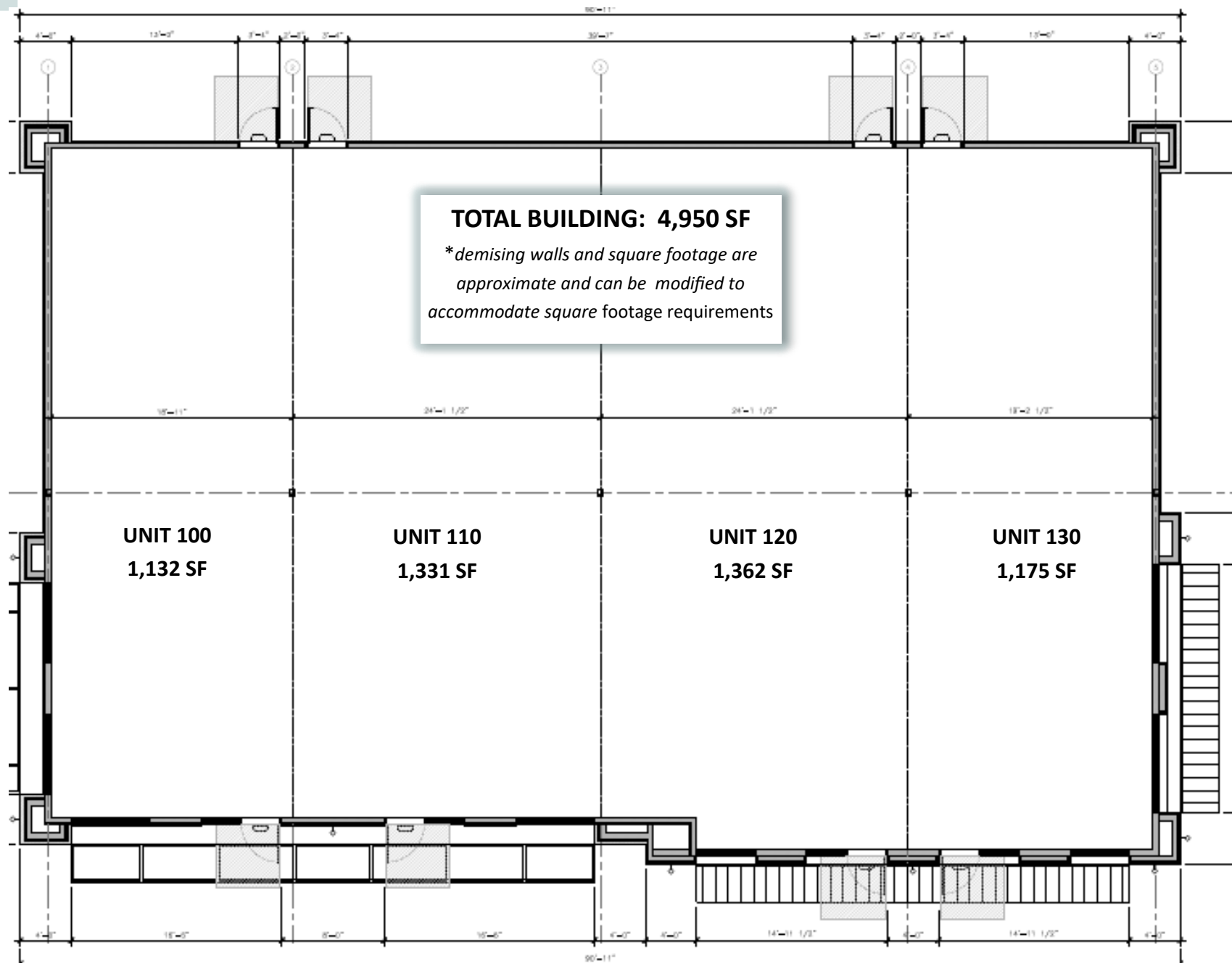
# SITE PLAN



# BUILDING 1 FLOORPLAN



# BUILDING 2 FLOORPLAN



# OFFICE/MEDICAL BUILDING RENDERINGS



## EXISTING RETAIL BUILDINGS



## MEDICAL AND RETAIL LOCATION



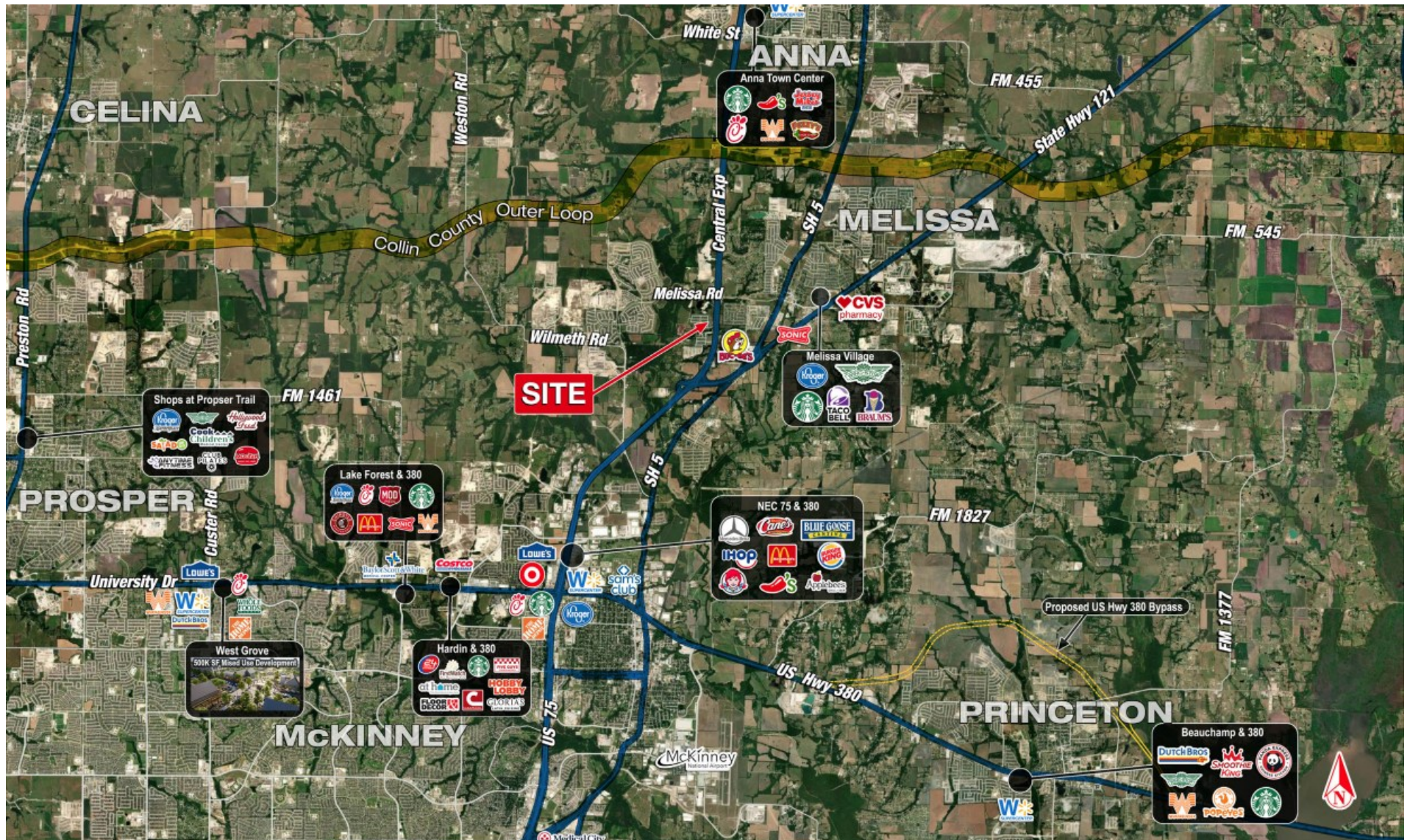


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## LOCATION



## DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2029 Projection	4,716	37,885	317,142
2024 Estimate	3,755	30,016	257,935
2020 Census	2,558	19,302	211,176
Growth 2024 - 2029	25.59%	26.22%	22.95%
Growth 2020 - 2024	46.79%	55.51%	22.14%

Radius	1 Mile	3 Mile	10 Mile
<b>2024 Households by HH Income</b>	<b>1,202</b>	<b>9,602</b>	<b>86,919</b>
<\$25,000	51 4.24%	623 6.49%	8,417 9.68%
\$25,000 - \$50,000	5 0.42%	853 8.88%	11,618 13.37%
\$50,000 - \$75,000	33 2.75%	1,188 12.37%	12,426 14.30%
\$75,000 - \$100,000	344 28.62%	1,393 14.51%	11,002 12.66%
\$100,000 - \$125,000	117 9.73%	693 7.22%	9,750 11.22%
\$125,000 - \$150,000	87 7.24%	953 9.93%	7,539 8.67%
\$150,000 - \$200,000	348 28.95%	1,966 20.47%	11,381 13.09%
\$200,000+	217 18.05%	1,933 20.13%	14,786 17.01%

<b>2024 Avg Household Income</b>	<b>\$154,837</b>	<b>\$144,789</b>	<b>\$126,671</b>
<b>2024 Med Household Income</b>	<b>\$139,655</b>	<b>\$126,338</b>	<b>\$99,991</b>



## 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.

11-2-2015  
EQUAL HOUSING OPPORTUNITY

### 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.

**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.

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

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

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