



# Cardinal Crossing

2435 Sam Rayburn Hwy | Melissa, TX 75454

# Offering Summary

**Price:** \$5,802,000

**Cap Rate:** 6.25%

---

NET OPERATING INCOME \$362,613

---

YEAR BUILT 2021

---

GROSS LEASABLE AREA 11,862 SF

---

LOT SIZE 1.86 ACRES

---

OCCUPANCY 100%

---

AVERAGE RENT PSF \$30.54

---

LEASE TERM REMAINING 6.26 YEARS

---

**Cardinal Crossing**

2435 Sam Rayburn Hwy | Melissa, TX

## Exclusive Marketing Advisors

**Michael Austray**

Senior Vice President

+1 214 252 1115

michael.austray@cbre.com

**Jared Aubrey**

Senior Vice President

+1 214 252 1031

jared.aubrey@cbre.com

## Debt & Structured Finance

**Farhan Kabani**

Senior Vice President

+1 214 979 5627

farhan.kabani@cbre.com

# Investment Highlights

**100% Occupancy with Long-Term Triple Net Leases** – Allows an investor to have limited landlord responsibilities and ease of management. The synergistic internet resistant tenant lineup provides quality goods & services to the surrounding Melissa community

**High Quality Construction on 1.86 Acre Pad** – Features easy ingress/egress with ample parking in the front and rear of the center

**Major Retailers Breaking into Melissa Market** – World class brands recognize the dynamic growth area of Melissa

**Walmart** is opening its first Melissa location 1 mile from the subject property. The 200,000 SF supercenter will include a micro-fulfillment center to expedite online orders

**H-E-B** is opening its first Melissa location 2 miles from the subject property. The 131,000 SF store will include a world class product assortment, H-E-B Pharmacy, True Texas BBQ Restaurant, and H-E-B Curbside and Home Delivery

**Less than 2 Miles from Buc-ee's** – The travel center boasts over 5.3 million annual visits (Source: Placer.ai)

**13,417 Residential Housing Units Currently Planned in Surrounding Area** – See page 6 for more information (Source: CBRE Research)

**Developed Residential Market with Strong Consumer Demographics** – There are over 118,055 residents within a 7-mile radius of the property with an average household income of \$140,488

**Features Excellent Highway Access and Visibility with Strong Traffic Counts** – Located along Sam Rayburn Hwy boasting over 21,579 VPD with easy accessibility to US Hwy 75 boasting over 81,028 VPD (Source: CoStar Analytics)

**Less than 2 Miles from both Melissa High School and Middle School with Annual Enrollments of over 1,485 and 1,232 Students Respectively**

**Located Along Area's Major Retail Corridor** – Neighboring national retailers include Kroger, Starbucks, McDonald's, CVS, Subway, Taco Bell, Sherwin Williams, Jersey Mike's, Wing Stop, Dollar General, Pizza Hut, Sonic, and many more

**Collin County was the #2 Ranked County in Terms of Total Population Growth, Adding 36,364 Residents in 2023 (Source: U.S. Census)**

**Collin County's Population is Expected to Double by the Year 2060 to 2.4 Million (Source: Texas Demographic Center)**

**Business Friendly Climate** – Texas is the World's 9th Largest Economy, has been the #1 State for Export Trade for 19 consecutive years, and is currently the #1 State for Job Creation, Population Growth, and Corporate Expansions/Relocations

**Texas has NO State Income Tax**



# Tenant Roster

TENANT	SF	% OF CENTER	LEASE COMMENCEMENT	LEASE EXPIRATION	ANNUAL RENT
F-45	2,500	21.08%	JUNE 2022	MAY 2032	\$78,750
EAST VET CLINIC	1,400	11.80%	APRIL 2022	MARCH 2032	\$40,600
LAU BA THAI	2,000	16.86%	NOVEMBER 2022	OCTOBER 2027	\$59,420
JAVA DENTAL	1,800	15.17%	MAY 2022	JULY 2032	\$52,200
DONUT+	1,200	10.12%	MARCH 2022	FEBRUARY 2027	\$33,600
LEMONDROP NAIL BAR	2,962	24.97%	DECEMBER 2022	DECEMBER 2032	\$97,746
<b>TOTAL</b>	<b>11,862</b>	<b>100%</b>			<b>\$362,316</b>



# Site Plan

# Cardinal Crossing

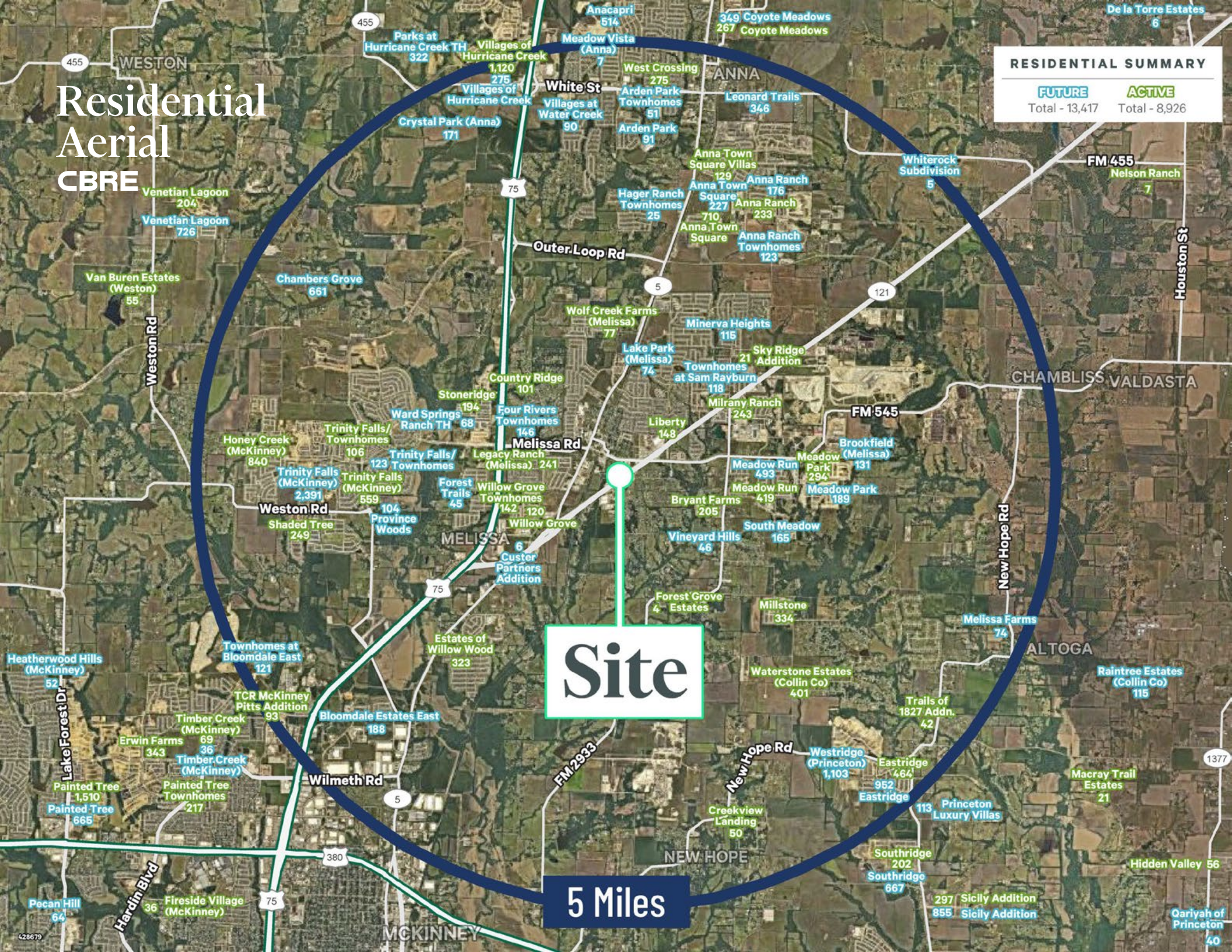


# Residential Aerial CBRE

RESIDENTIAL SUMMARY	
FUTURE	ACTIVE
Total - 13,417	Total - 8,926

Site

5 Miles



- Weston: Venetian Lagoon (204), Venetian Lagoon (726), Van Buren Estates (Weston) (55)
- Weston Rd: Chambers Grove (661)
- White St: Parks at Hurricane Creek TH (322), Villages of Hurricane Creek (1,120), Villages of Hurricane Creek (275), Crystal Park (Anna) (171), White St (7), Meadow Vista (Anna) (7), West Crossing (275), Arden Park Townhomes (51), Arden Park (81)
- Anna: Leonard Trails (346), Anna Town Square Villas (129), Anna Ranch Square (227), Anna Ranch (176), Anna Ranch (233), Anna Ranch Townhomes (123), Hager Ranch Townhomes (25), Anna Town Square (710)
- Outer Loop Rd: Wolf Creek Farms (Melissa) (77), Lake Park (Melissa) (74), Minerva Heights (115), Sky Ridge Addition (21), Townhomes at Sam Rayburn (118), Country Ridge (101), Stoneridge (194), Four Rivers Townhomes (146), Liberty (148), Milrany Ranch (243)
- Melissa Rd: Honey Creek (McKinney) (840), Trinity Falls (McKinney) (106), Trinity Falls (McKinney) (123), Legacy Ranch (Melissa) (241), Forest Trails (45), Willow Grove Townhomes (142), Willow Grove (120), Custer Partners Addition (6), Bryant Farms (205), Meadow Run (493), Meadow Run (419), Meadow Park (189), Brookfield (Melissa) (131)
- Weston Rd: Shaded Tree (249), 104 Province Woods
- FM 545: Brookfield (Melissa) (131), Meadow Run (493), Meadow Run (419), Meadow Park (189), Vineyard Hills (46), South Meadow (165), Forest Grove Estates (4), Millstone (334), Melissa Farms (74)
- Chambliss Valdasta: Raintree Estates (Collin Co) (115)
- Altooga: Macray Trail Estates (21), Hidden Valley (56)
- New Hope: Westridge (Princeton) (1,103), Eastridge (464), Eastridge (952), Eastridge (113), Princeton Luxury Villas (113), Southridge (202), Southridge (667), Creekview Landing (50), 297 Sicily Addition, 855 Sicily Addition
- McKinney: Heatherwood Hills (McKinney) (52), TCR McKinney Pitts Addition (93), Timber Creek (McKinney) (69), Erwin Farms (343), Timber Creek (McKinney) (36), Painted Tree (1,510), Painted Tree Townhomes (217), Painted Tree (665), Pecan Hill (64), Fireside Village (McKinney) (36)
- Other: De la Torre Estates (6), Nelson Ranch (7), Whiterock Subdivision (5), FM 455, Houston St, FM 545, New Hope Rd, Wilmeth Rd, Hardin Blvd, I-75, I-455, I-380, I-1377

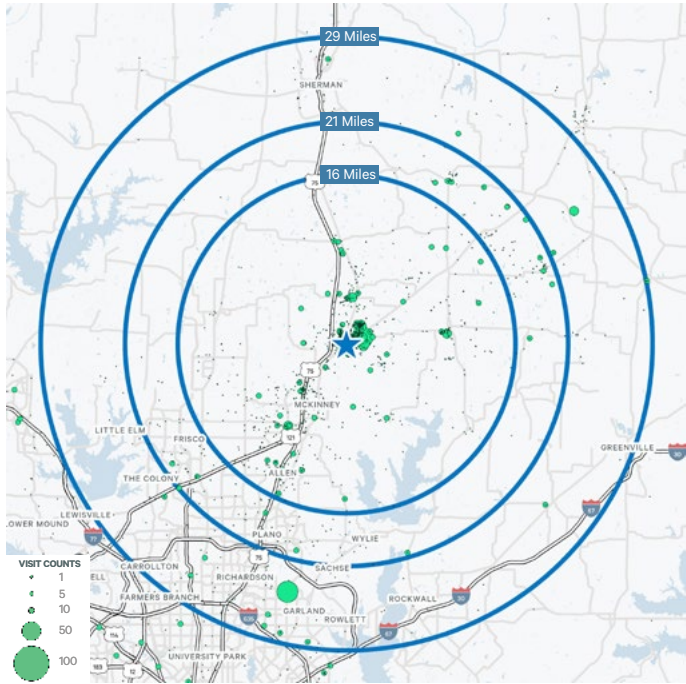
# Cardinal Crossing | Mass Mobile Data

2435 State 121 HWY  
Melissa, TX 75454

Study Period: October 2023 to September 2024

**Massive Mobile Data** – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

## Common Evening Radius



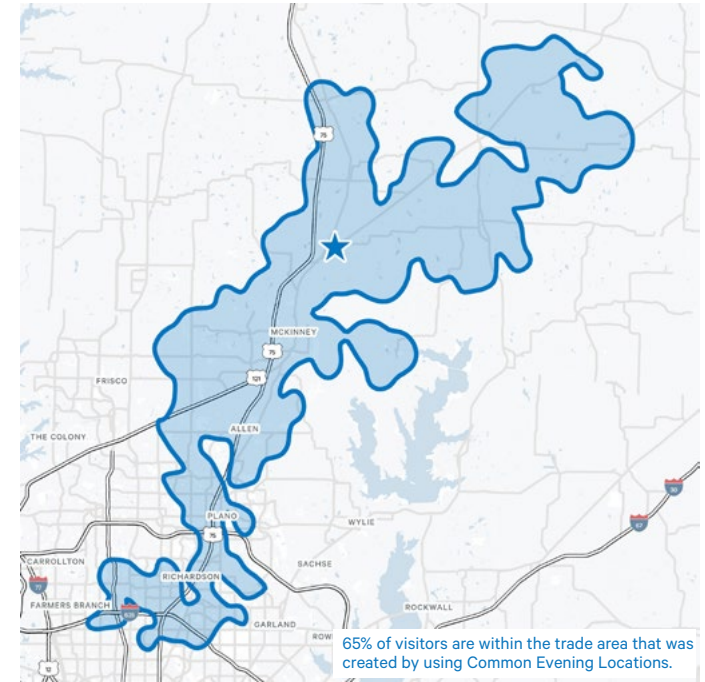
## Trade Area Demographics

<b>Total Population</b>	<b>Average Household Income</b>
855,577	\$137,048
<b>2024-2029 Annual Pop. Growth</b>	<b>2023 Retail Trade Sales (\$000) - SIC</b>
1.87%	\$11,133,863
<b>Educational Attainment</b>	<b>Median Age</b>
8% Associates 34% Bachelors 19% Graduate	36

## Site Demographics

<b>Average Dwell Time</b>	<b>Visitor Frequency</b>
15 minutes per visit	Return 50% One-Time 50%

## Trade Area

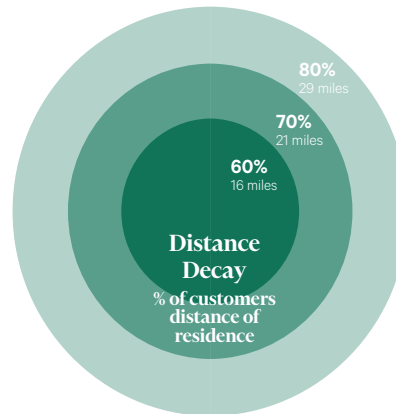


## Percent Daytime Locations

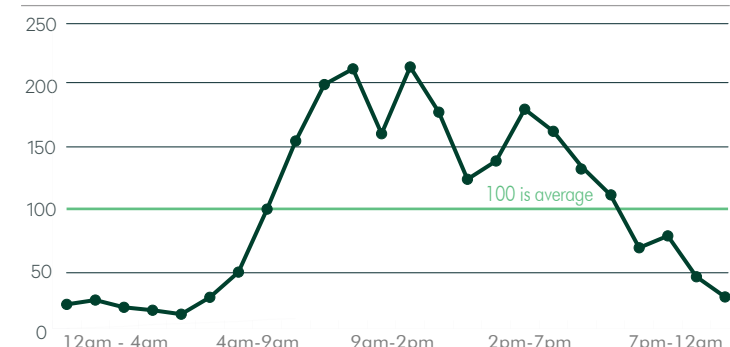
Melissa	24%
McKinney	12%
Anna	5%
Dallas	4%

## Percent Evening Locations

Melissa	26%
McKinney	10%
Anna	5%
Blue Ridge	5%



## Traffic By Hour



# Retail Aerial

Site

Melissa MS  
Students: 1,232

Melissa HS  
Students: 1,485



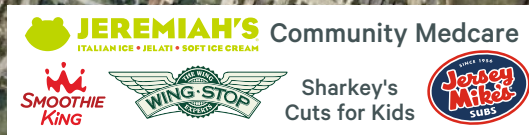
Sharkey's Cuts for Kids

2 Miles

CBRE



# Retail Aerial



0.5 Miles

CBRE

# In-Place NOI & Pricing Summary

	<u>In-Place NOI</u> <u>Jan-25 to Dec-25</u>	<u>\$ PSF</u>
Size of Improvements		11,862 SF
In-Place Occupancy		100.00%
<b>REVENUES</b>		
Scheduled Base Rent		
Gross Potential Rent	\$362,613	\$30.57
Absorption & Turnover Vacancy	0	0.00
Total Scheduled Base Rent	<u>362,613</u>	<u>30.57</u>
CAM Reimbursement	47,876	4.04
MGT Reimbursement	20,860	1.76
INS Reimbursement	7,471	0.63
RET Reimbursement	<u>82,673</u>	<u>6.97</u>
<b>TOTAL GROSS REVENUE</b>	<u>521,492</u>	<u>43.96</u>
<b>OPERATING EXPENSES</b>		
Common Area Maintenance	(47,876)	(4.04)
Management Fee	(20,860)	(1.76)
Insurance	(7,471)	(0.63)
Real Estate Taxes	<u>(82,673)</u>	<u>(6.97)</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>(158,880)</u>	<u>(13.39)</u>
<b>NET OPERATING INCOME</b>	<u><u>\$362,613</u></u>	<u><u>\$30.57</u></u>
<b>PURCHASE PRICE AS OF JAN 1, 2025</b>	<u><u>\$5,801,803</u></u>	<u><u>\$489.11</u></u>

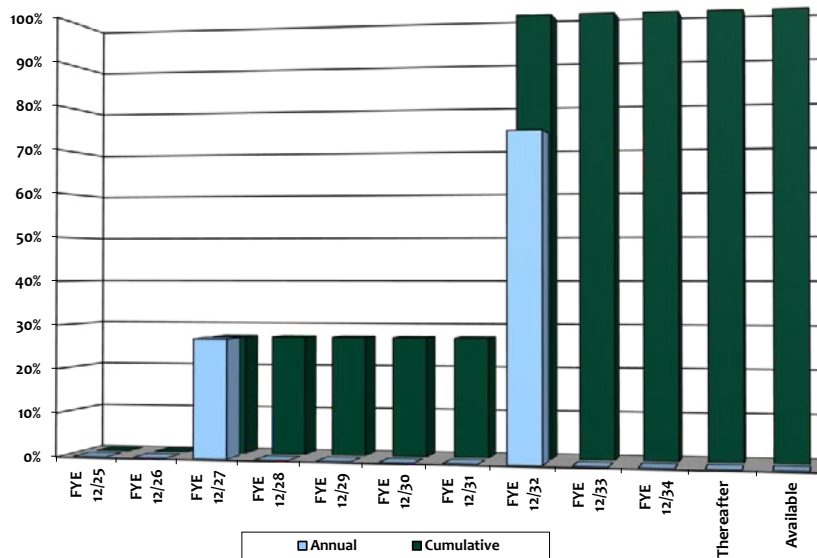
<b>Assumptions</b>	
Commencement Date	Jan 1, 2025
Operating Expense Source	2023 Actuals Grown 6.09%
Management Fee (% of EGR)	4.00%
Real Estate Taxes Reassessed?	No

<b>Notes</b>	
<u>General:</u>	
a) Analysis assumes no capital or leasing costs.	
<u>Operating Expenses:</u>	
a) Operating expenses for CY2025 based on the 2023 Actuals grown 6.09%.	
b) Real estate taxes for CY2025 are based on the 2024 assessment of \$4,261,744 with a tax rate of 1.939879% as indicated on Collin County CAD. Taxes are assumed to grow 3% annually beginning in CY2026.	
c) Analysis does not factor in the Texas Margin Tax and assumes a buyer will consult with their tax advisor to evaluate their exposure to this expense.	
d) Expense reimbursement calculations are based on the CY2023 operating expense reconciliation.	

<b>Investment Summary</b>	
Capitalization Rate	6.25%
Weighted Average Lease Term Remaining	6.26 Years

# Existing Lease Expirations

Suite	Tenant	Lease Expiration	WALT	FYE 12/25	FYE 12/26	FYE 12/27	FYE 12/28	FYE 12/29	FYE 12/30	FYE 12/31	FYE 12/32	FYE 12/33	FYE 12/34	Thereafter	Available
0900	Donut+	Feb-27	2.17			1,200									
0500	Lau Ba Thai	Oct-27	2.83			2,000									
0300	Easy Vet Clinic	Mar-32	7.25								1,400				
0100	F45	May-32	7.42								2,500				
0700	Java Dental	Jul-32	7.58								1,800				
1100	Lemondrop Nail Bar	Dec-32	8.00								2,962				
Existing Lease WALT			6.26												
Fiscal Year Totals:				0	0	3,200	0	0	0	0	8,662	0	0	0	0
Percent:				0%	0%	27%	0%	0%	0%	0%	73%	0%	0%	0%	0%
Count:				0	0	2	0	0	0	0	4	0	0	0	0
Cumulative SF:				0	0	3,200	3,200	3,200	3,200	3,200	11,862	11,862	11,862	11,862	11,862
Cumulative %:				0%	0%	27%	27%	27%	27%	27%	100%	100%	100%	100%	100%



Summary of Lease Expirations					
Year	Suites	SF	Percent	Cumulative SF	Cumulative Percent
FYE 12/25	0	0	0%	0	0%
FYE 12/26	0	0	0%	0	0%
FYE 12/27	2	3,200	27%	3,200	27%
FYE 12/28	0	0	0%	3,200	27%
FYE 12/29	0	0	0%	3,200	27%
FYE 12/30	0	0	0%	3,200	27%
FYE 12/31	0	0	0%	3,200	27%
FYE 12/32	4	8,662	73%	11,862	100%
FYE 12/33	0	0	0%	11,862	100%
FYE 12/34	0	0	0%	11,862	100%
Thereafter	0	0	0%	11,862	100%
Available	0	0	0%	11,862	100%

# Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates				Recovery Type
				Begin	End		Begin	Monthly	Annually	PSF	
0100	F45	2,500	21.08%	Jun-2022	May-2032	Current	\$6,563	\$78,750	\$31.50	-	NNN+MGT
						Jun-2026	\$6,667	\$80,000	\$32.00	1.59%	
						Jun-2027	\$7,083	\$85,000	\$34.00	6.25%	
<b>Notes:</b> Renewal Option: One 5 year renewal option @ FMV.											
0300	Easy Vet Clinic	1,400	11.80%	Apr-2022	Mar-2032	Current	\$3,383	\$40,600	\$29.00	-	NNN+MGT, 5%C (Easy, Java)
						Apr-2027	\$3,722	\$44,660	\$31.90	10.00%	
<b>Notes:</b> Renewal Option: Two 5 year renewal options @ \$35.09 /sf/yr and \$38.59 /sf/yr. Analysis takes options. Termination Option: Tenant has the right to terminate this lease at any time after the fifth year of the lease if tenant's annual gross sales volume does not exceed \$650,000. This termination may be exercised by written notice 90 days prior to the intended termination date. Tenant pays a termination fee in an amount equal to the rolling one-year guarantee defined as one year of the then base rental and common expense, insurance escrows and tax escrows. Expense Cap: 5% cap on prior year CAM excluding SNOW, TRSH, UTIL, INS, and RET with an estimated CY2025 basis of \$3.40 PSF.											
0500	Lau Ba Thai	2,000	16.86%	Nov-2022	Oct-2027	Current	\$4,952	\$59,420	\$29.71	-	NNN+MGT
						Nov-2025	\$5,100	\$61,200	\$30.60	3.00%	
						Nov-2026	\$5,253	\$63,040	\$31.52	3.01%	
<b>Notes:</b> Renewal Option: One 5 year renewal option @ FMV.											
0700	Java Dental	1,800	15.17%	May-2022	Jul-2032	Current	\$4,350	\$52,200	\$29.00	-	NNN+MGT, 5%C (Easy, Java)
						Aug-2027	\$4,620	\$55,440	\$30.80	6.21%	
<b>Notes:</b> Renewal Option: Two 5 year renewal options @ FMV. Expense Cap: 5% cap on prior year CAM excluding SNOW, TRSH, UTIL, INS, and RET with an estimated CY2025 basis of \$3.40 PSF.											
0900	Donut+	1,200	10.12%	Mar-2022	Feb-2027	Current	\$2,800	\$33,600	\$28.00	-	NNN+MGT
<b>General Notes:</b> Rent as of 03/25. Renewal Option: One 5 year renewal option @ the greater of FMV or prior rent, with 3% annual rent increases.											

# Rent Roll

Suite	Tenant Name	Square Feet	% of Property	Lease Term		Begin	Rental Rates			Recovery Type	
				Begin	End		Monthly	Annually	PSF		
1100	Lemondrop Nail Bar	2,962	24.97%	Dec-2022	Dec-2032	Current Jan-2028	\$8,146 \$8,960	\$97,746 \$107,520	\$33.00 \$36.30	- 10.00%	NNN+MGT
<b>Notes:</b> Renewal Option: Two 5 year renewal options @ FMV.											

TOTALS / AVERAGES	<u>11,862</u>					<u>\$30,193</u>	<u>\$362,316</u>	<u>\$30.54</u>
OCCUPIED SqFt	11,862	100.0%						
VACANT SqFt	0	0.0%						
TOTAL SqFt	<u>11,862</u>	<u>100.0%</u>						
WEIGHTED-AVERAGE LEASE TERM REMAINING:		6.26 Years						
WEIGHTED-AVERAGE LEASE TERM LAPSED:		2.43 Years						
WEIGHTED-AVERAGE LEASE TERM FROM INCEPTION:		8.69 Years						

# Cardinal Crossing



# Select Tenants

# Cardinal Crossing

## F45

TYPE	RETAIL
YEARS IN BUSINESS	11+
# OF US LOCATIONS	~2,000
SQ FT	2,500
% OF CENTER	21.08%



F45 Training is a high-intensity, interval-based group training concept that combines functional movements in a 45-minute circuit style session, helping you to achieve your fitness goals whether you are a beginner or expert-level fitness consumer. Founded in Australia, they have approximately 2,000 franchised studios in over 50 countries.

## EASYVET

TYPE	RETAIL
YEARS IN BUSINESS	50
# OF LOCATIONS	800
SQ FT	1,400
% OF CENTER	11.80%



easyvet clinic is for the sole purpose of making basic veterinary care convenient. They can accomplish this because they do not offer the more expensive services found in full-service hospitals: like surgery, hospitalization and radiology (they have relationships with other veterinary hospitals if your pet should need such services).

## JAVA DENTAL

TYPE	RETAIL
YEARS IN BUSINESS	2
# OF LOCATIONS	1
SQ FT	1,800
% OF CENTER	15.17%



At Java Dental Studio, their steadfast dedication is centered on delivering exceptional dental care. They strive to exceed expectations, ensuring every patient receives outstanding service that embodies their commitment to dental excellence. Their team boasts a combined experience of 10+ years in delivering high-quality dental care.

## LEMON DROP NAIL

TYPE	RETAIL
YEARS IN BUSINESS	2
# OF LOCATIONS	1
SQ FT	2,962
% OF CENTER	24.97%



Lemon Drop Nail Bar offers you the ultimate in pampering and boosting your natural beauty with their whole-hearted, creative and professional staffs. Sanitation is always on top of their priorities.

Their goal is to make each client feel comfortable and special!

# Demographics

## POPULATION (2024)

1 MILE	6,486
3 MILES	33,503
5 MILES	65,638
7 MILES	118,055

## HOUSEHOLDS (2024)

1 MILE	2,075
3 MILES	10,612
5 MILES	20,707
7 MILES	38,158

## AVG HH INCOME (2024)

1 MILE	\$159,025
3 MILES	\$173,787
5 MILES	\$157,574
7 MILES	\$140,488

## ANN POPULATION GROWTH (5 MILES)

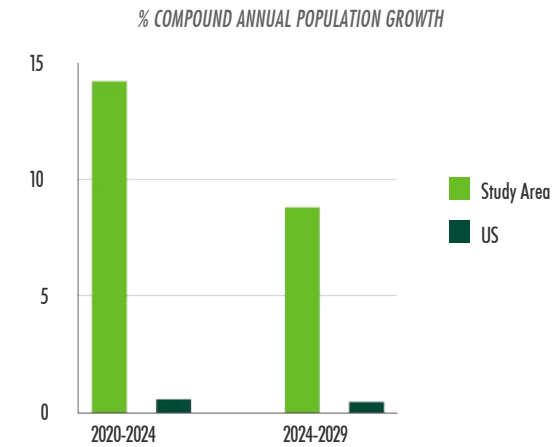
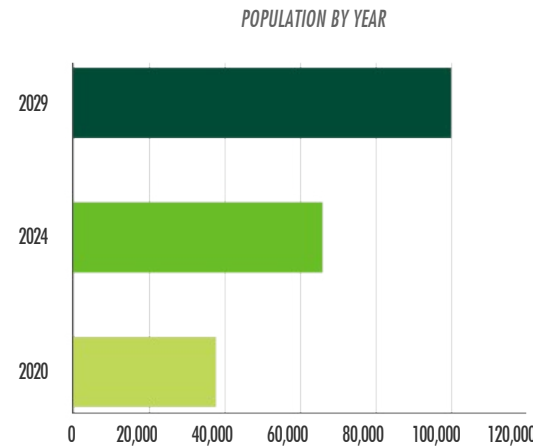
2024-2029	8.72%
-----------	-------

## TRAFFIC COUNTS (VPD) 2022

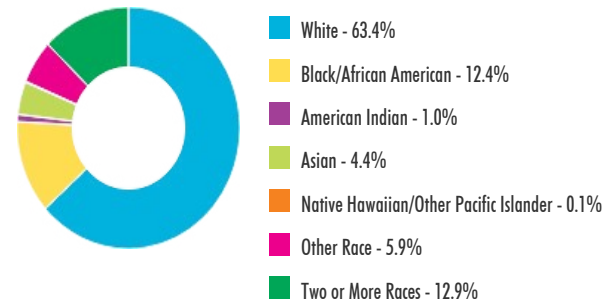
HWY 121	21,579
US HWY 75	81,028

# 5 - Miles

## POPULATION



## RACE & ETHNICITY



**18.4%** HISPANIC/LATINO POPULATION (ALL RACES)

## INCOME

**\$126,337**  
MEDIAN HOUSEHOLD INCOME

**\$49,734**  
PER CAPITA INCOME

## HOME OWNERSHIP

**86.3%**  
OWNER-OCCUPIED UNITS

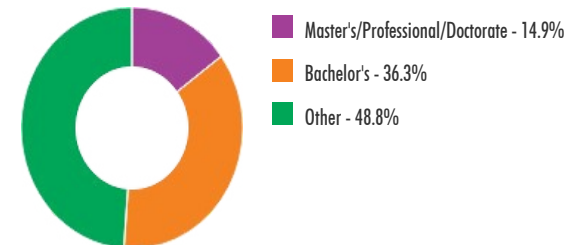
## EMPLOYMENT

**9,473** EMPLOYEES

**929** BUSINESSES

**2.7%** RESIDENTIAL UNEMPLOYMENT RATE

## EDUCATION





# Dallas/Fort Worth Advantage



## Overview

Dallas-Fort Worth is the fourth largest metropolitan area in the nation. Centrally located within the United States, it offers unmatched advantages in terms of business, connectivity, and quality of life. With lower living costs than most other major markets, DFW is gaining more and more traction around the world. The city gained 1,302,041 residents from 2010-2020 and sees no sign of slowing anytime soon. In 2021, DFW became the No. 1 US market for commercial real estate construction with a growth rate of 24%. Retail specifically in the area is strong, with the industry reaching highest occupancy levels in 32 years at 93.5 percent in 2021. Dallas is booming with only more growth and success to come in the future.

## Business & Economy

It is no secret that Dallas Fort Worth is one of the most attractive business climates in the world. Not only does Texas have no state income tax, but also, the DFW area has a cost of doing business which is 5% lower than the national average. The strength and diversity of the DFW economy is represented by the host of North American headquarters located in the area, including three Fortune 25 Companies (AT&T, Exxon Mobil, McKesson). With close proximity to Dallas-Fort Worth International Airport, the area is easily accessible from the major markets in both the US and globally. Over the past 10 years, DFW has gained a significant number of international investments creating nearly 42,000 new jobs and a total capital expenditure of \$13.68 billion. Exports, both globally and domestically, are a huge part of the Dallas economy. The 5th largest export market in the US, more than 8,441 companies export goods directly from the DFW area.

# Dallas/Fort Worth

**DFW #1** in the country for 3-year job growth (185,600)

**DFW #1** in the country for job recovery to pre-pandemic high (3,951,900)

**#6** of 500 Most innovative cities in the world – 2021 2thinknow

**#1** Quantity and Quality Entrepreneurship among US metro – University of Indiana, 2021

The Dallas region adds **328** new residents each day

Best State for Business **18** consecutive years – Chief Executive Magazine

**72%** of DFW higher ed graduates stay and work in the region, the sixth highest retention rate in the US

**11,200,000** or more will live in DFW by 2045, surpassing Chicago as the third largest city in the country

**43** Fortune 1000 Headquarters in DFW, **23** Fortune 500 Companies, **4** Global 500 Companies



## **AFFILIATED BUSINESS DISCLOSURE**

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

## **CONFIDENTIALITY AGREEMENT**

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2024 CBRE, Inc. All Rights Reserved.



2435

F45

easyvet  
affordable veterinarian

Lân Ba Thai  
Banh Thai, Ramen & Bobo

JAVA DENTAL  
STUDIO

DONUTS  
Bakery, Pastries, Cakes

LEMON POP  
NAIL BAR

Cardinal Crossing

2435 Sam Rayburn Hwy | Melissa, TX 75454