



MELISSA

P A R K V I L L A G E

NEQ SH-121 & MELISSA RD | MELISSA, TEXAS

weitzman®

X CAPITAL

ABOUT THE DEVELOPMENT

Melissa Park Village is a premier **22-acre mixed-use development in the heart of Melissa**, located on **SH-121 across from Kroger**. Designed as a meaningful community asset, the project will bring a curated mix of retail, restaurant, medical, and office uses to one of Texas' fastest-growing communities. Supported by strong residential momentum and a **top ranked school district in Collin County**, Melissa Park Village is well positioned to serve the city's expanding population and become a lasting destination for the community. Melissa is also one of seven Texas cities that ranked among the **15 fastest-growing cities and towns in the U.S.** in the latest Census reporting.

1 MILE	3 MILE	5 MILE
6,827 POPULATION	32,799 POPULATION	70,958 POPULATION
18.46% 5-YEAR POPULATION GROWTH	35.04% 5-YEAR POPULATION GROWTH	42.30% 5-YEAR POPULATION GROWTH
\$168,832 AVERAGE HH INCOME	\$173,766 AVERAGE HH INCOME	\$164,688 AVERAGE HH INCOME
\$598,779 AVERAGE HOME VALUE	\$600,220 AVERAGE HOME VALUE	\$573,607 AVERAGE HOME VALUE

2025 (Source: ESRI)

TRAFFIC COUNTS

SH-121	40,630 VPD
Melissa Rd	15,547 VPD

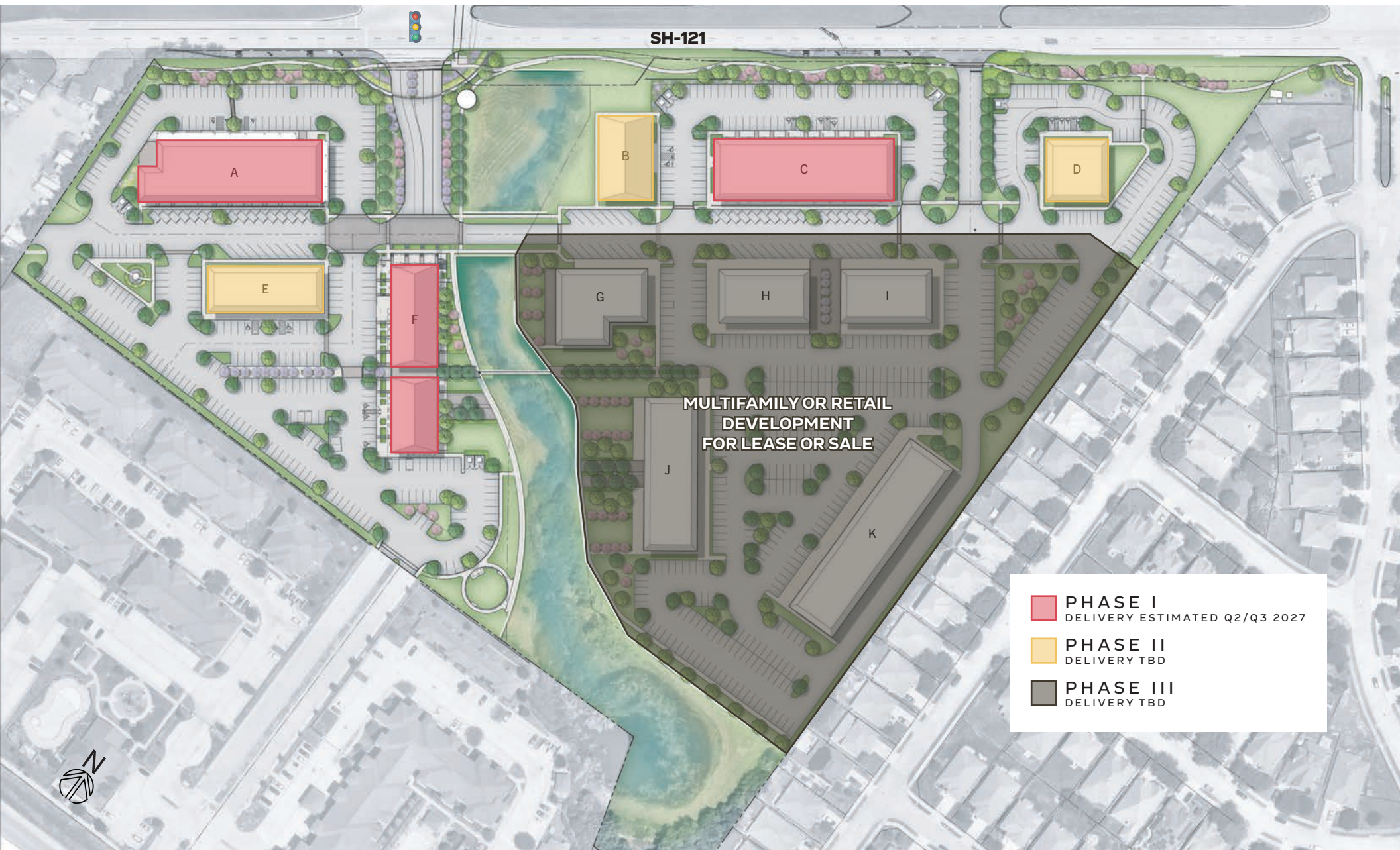
AREA RETAILERS



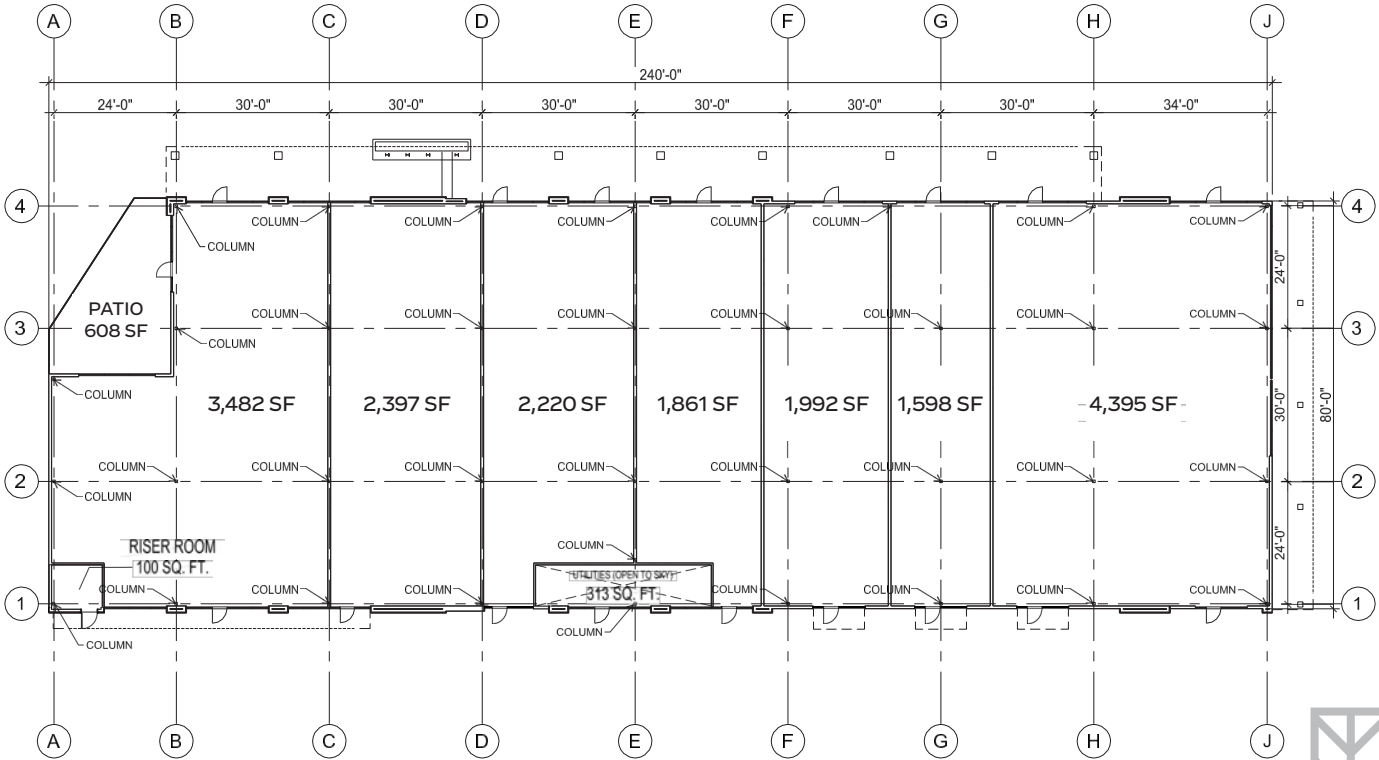
weitzman®



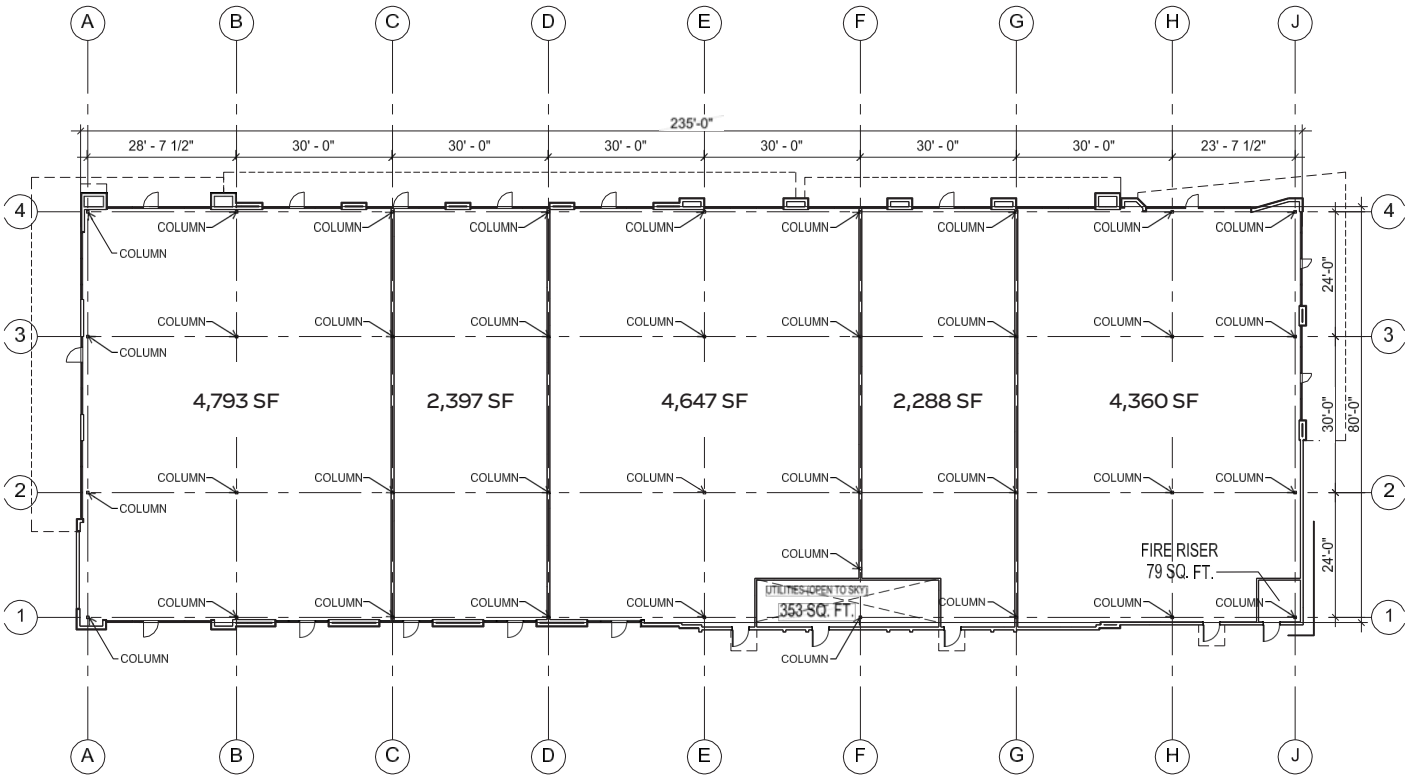
THE MASTERPLAN



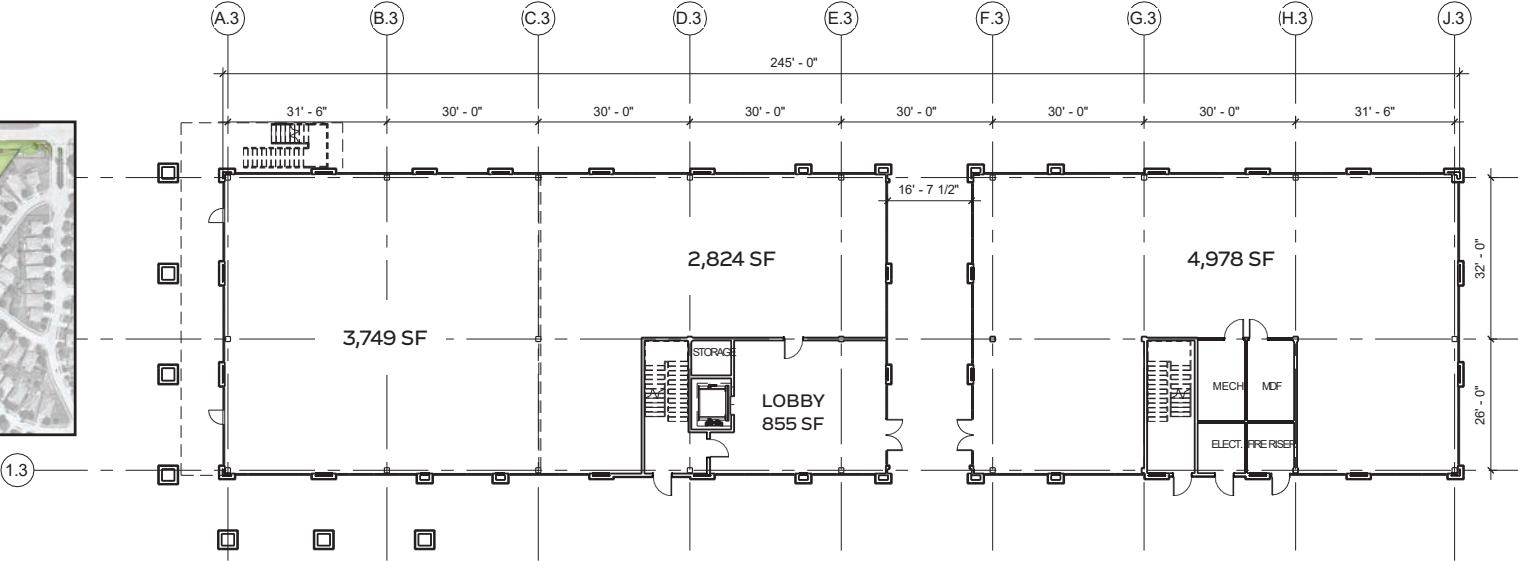
BUILDING A | RETAIL | 18,200 SF



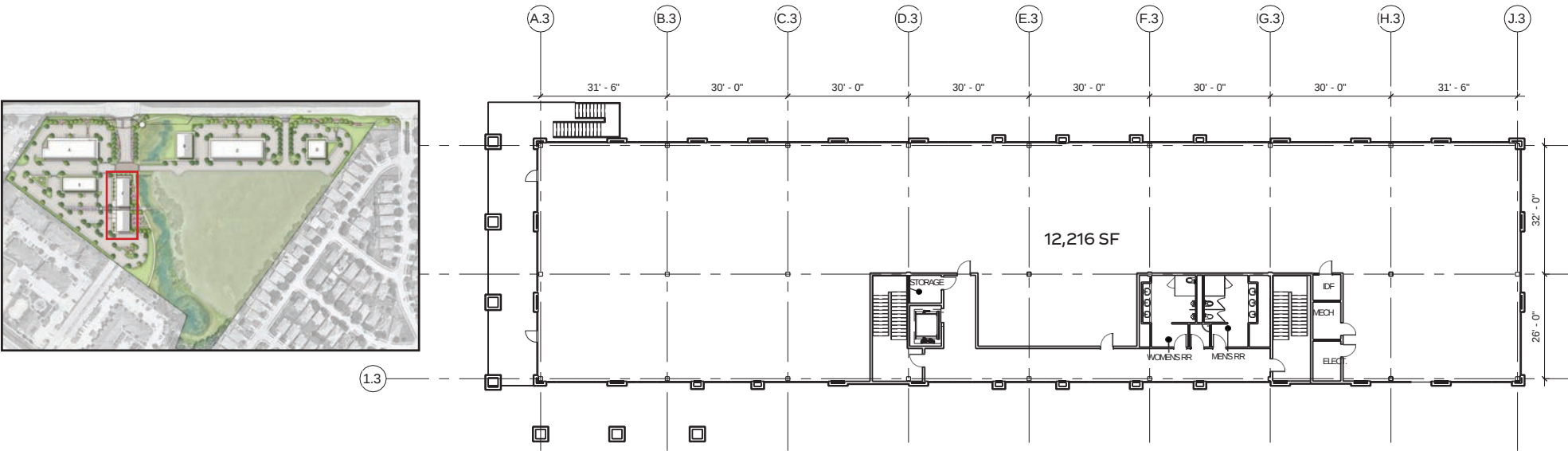
BUILDING C | RETAIL | 18,800 SF



B U I L D I N G F L V L 1 | O F F I C E | 1 1 , 5 5 1 R S F



BUILDING F LVL 2 | OFFICE | 12,216 RSF

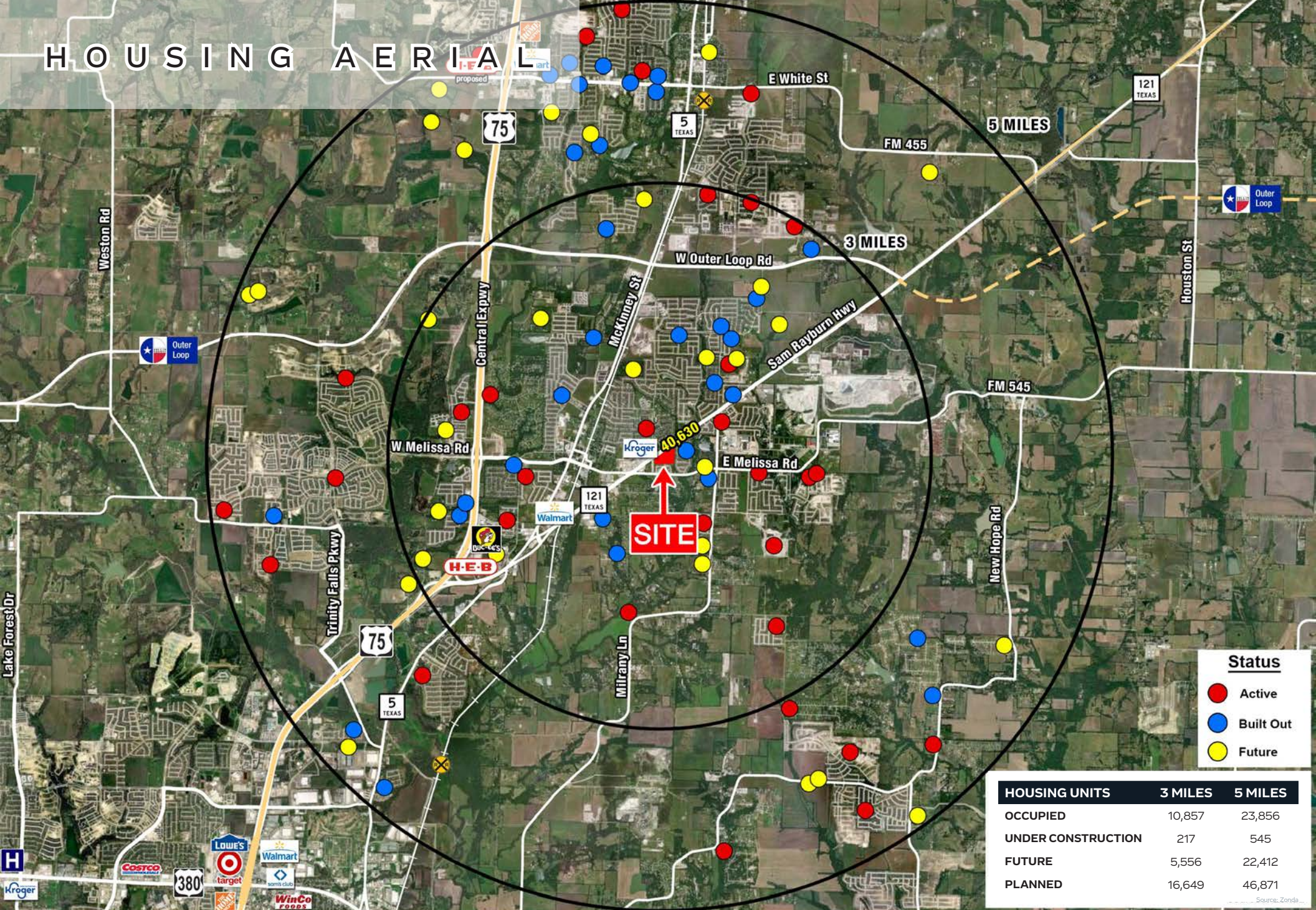




O B L I Q U E A E R I A L



HOUSING AERIAL



PROPERTY AERIAL

75

Stoneridge
189 occupied
194 planned

Country Ridge
218 occupied
235 planned

Villages of Melissa
765 Homes

McKillop ES
1,016 students

Liberty
1,787 occupied
1,850 planned

McKinney St

E Melissa Rd

Central Expwy

Hunters Ridge
382 homes

Legacy Ranch
328 occupied
330 planned

Willow Grove
84 occupied
270 planned

Quarry at Stoneridge
253 Homes

Auburndale
235 Homes

Sam Rayburn Hwy
35,045 vpd

Walmart

Kroger

CVS pharmacy

McKinney St

Liberty Way

40,630 vpd

15,547 vpd

5 TEXAS

121 TEXAS

0 0.25 0.5 Miles



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.



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.

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- 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

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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

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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr

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