



WYNMARK
COMMERCIAL

Under Construction

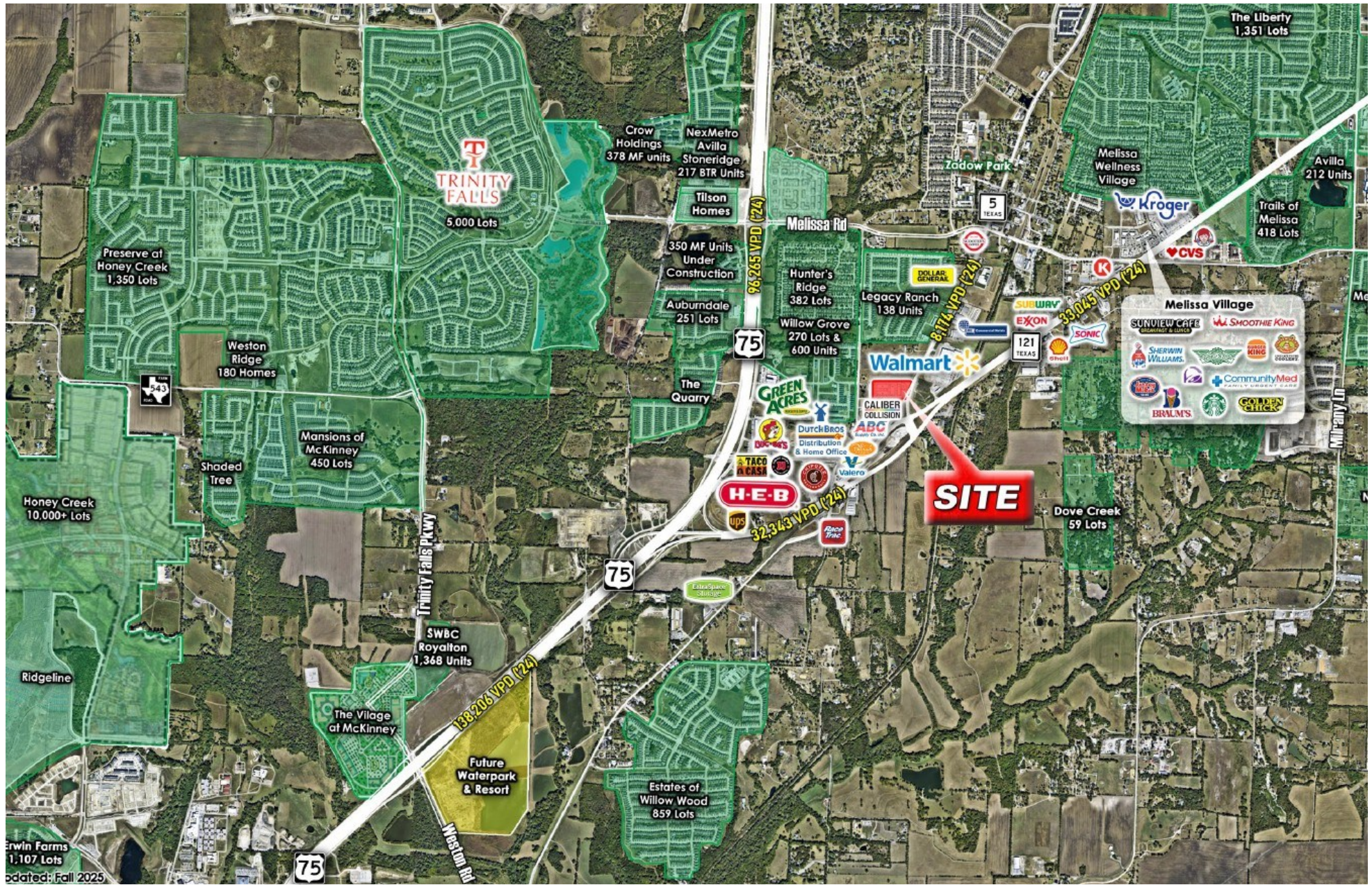


URBAN GARAGES @ MELISSA

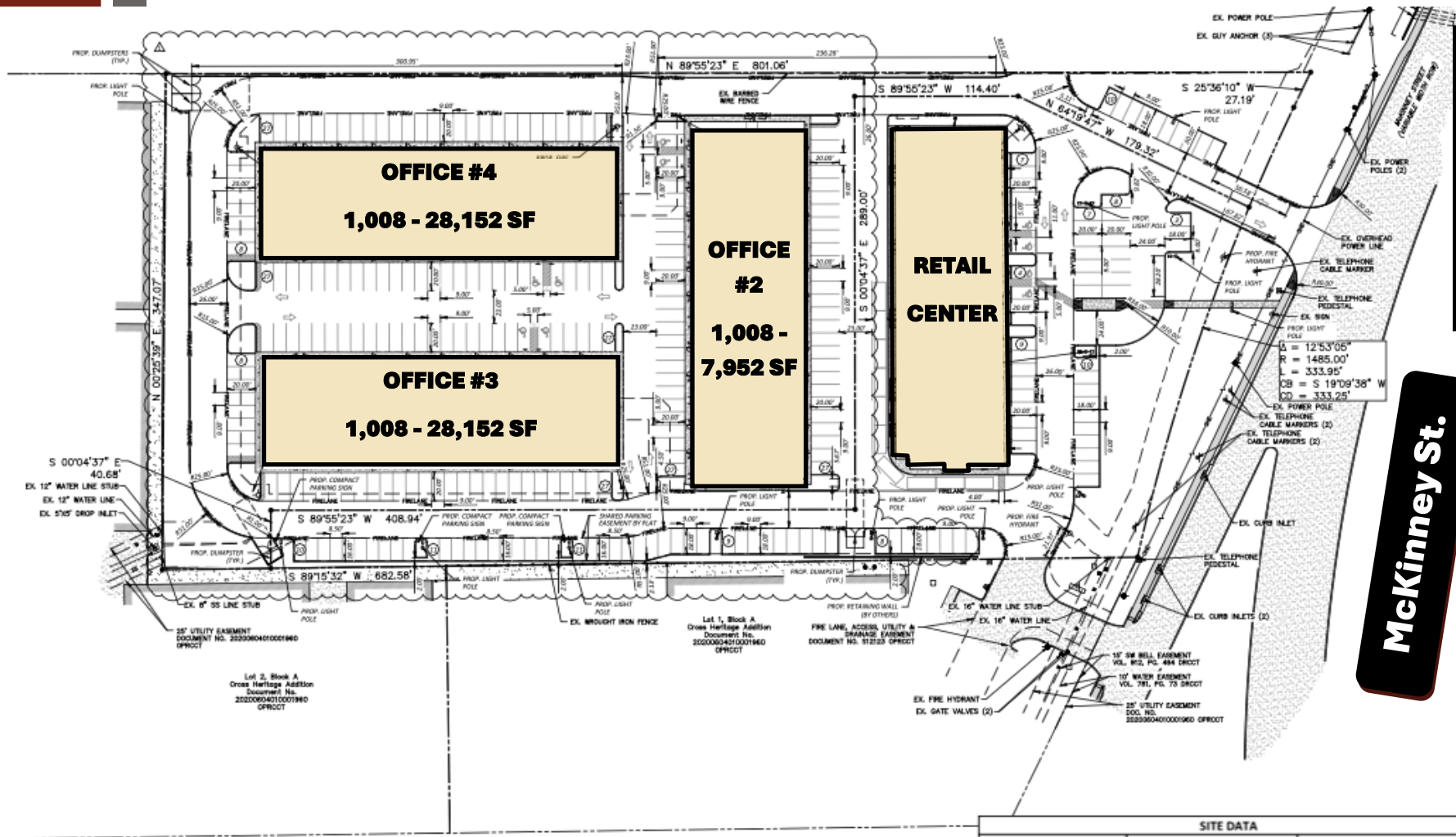
FOR LEASE

1815 McKinney St. Melissa, TX 75454

PROJECT LOCATION & MAP



SITE PLAN



McKinney St.

OWNER/DEVELOPER

URBAN GARAGES MELISSA, LLC
6136 FRISCO SQUARE, SUITE 400
FRISCO, TX 75034
TEL (469) 252-1123
CONTACT: CARL FLEMING

ARCHITECT

ATRIECON SDG, LLC
P.O. BOX 700856
SAN ANTONIO, TEXAS 78270
TEL (210) 420-0635
CONTACT: LAURA DUNCAN

CIVIL ENGINEER

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 265-7174
CONTACT: ALEK W. STRIMPLE, PE

LANDSCAPE ARCHITECT

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: JORDAN KAYLOR, PLA

SITE DATA		
	Lot 1	Lot 2
LOT AREA:	2.022 ACRES (88,076 SQ. FT.)	3.756 ACRES (163,597 SQ. FT.)
EXISTING ZONING:	PD/C-2	PD/C-2
PROPOSED ZONING:	PD/C-2	PD/C-2
BUILDING AREA:	16,830 SQ. FT.	85,968 SQ. FT.
FLOOR/AREA RATIO:	0.19	0.53
PARKING		
REQUIRED (PER PD):	262	
PARKING PROVIDED:	262	
SURFACE PARKING:	275 SPACES	
ACCESSIBLE PARKING:	10 SPACES	
TOTAL PARKING:	285 SPACES	



*Please
Contact*

MARK PITTMAN
972.360.8787
MarkP@wynmarkcommercial.com

KRISTIN HOLLEK
972.360.8787
Kristin@wynmarkcommercial.com

HALEY FLEMING
469.252.1123
Haley@urbangarages.com

MELISSA, TEXAS

- Conveniently located near the intersection of State Highways 5 and 121. Small business owners can now lease space in this exciting and creative office park. Join a great mix of other users in this complex!
- Urban Garages @ Melissa is 1 minute from Highway 75 and across from the new Walmart. This site is also around the corner from the new H-E-B and Buc-ee's.
- Easy access to new retail and restaurants.
- Take advantage of this unique opportunity to own your office in this beautiful office park.

RETAIL 1

- 60% Pre-Leased

OFFICE 2

- Units available from 1,456 - 11,536 SF

OFFICE 3

- Units available from 1,008 - 28,152 SF

OFFICE 4

- Units available from 1,008 - 28,152 SF

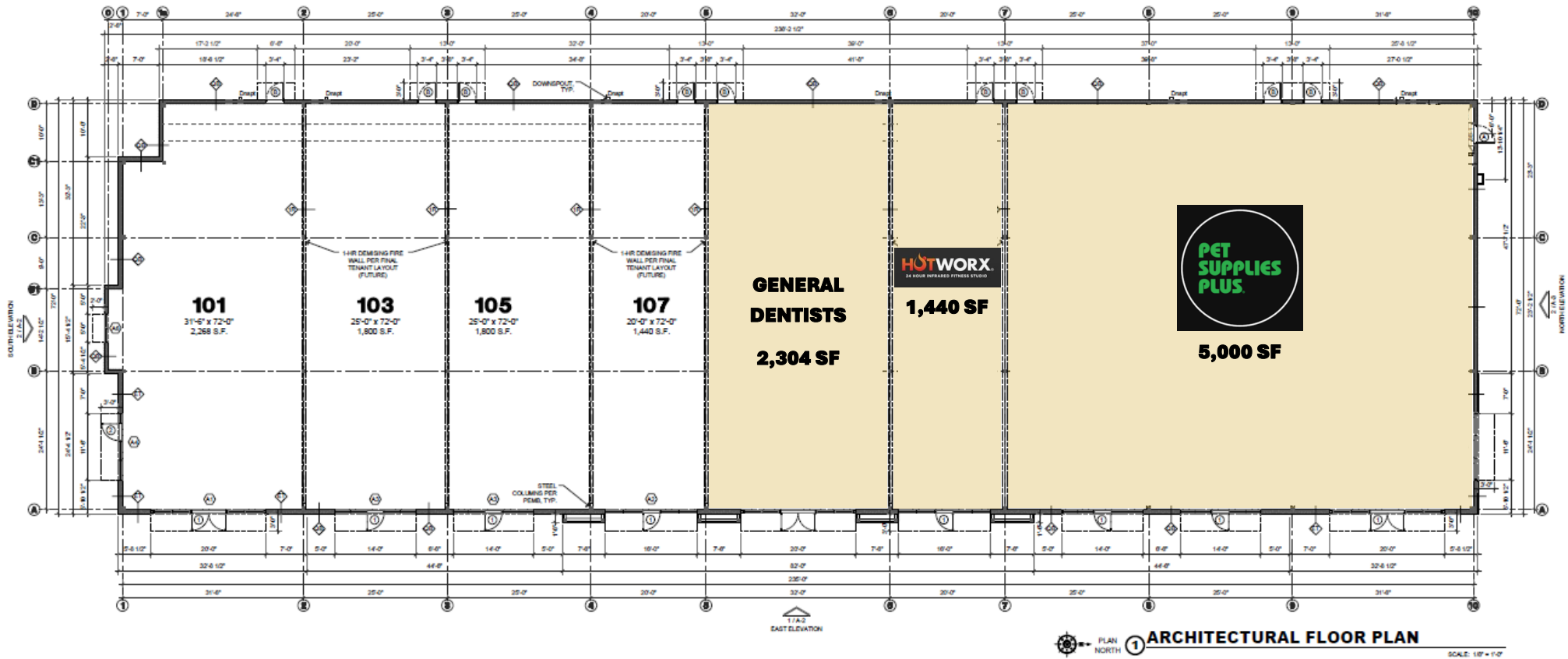
ECONOMICS:

- Lease Rate:
\$25.00-\$28.00 + NNN
- NNN Estimate: \$7.00 PSF

PROJECT DETAILS:

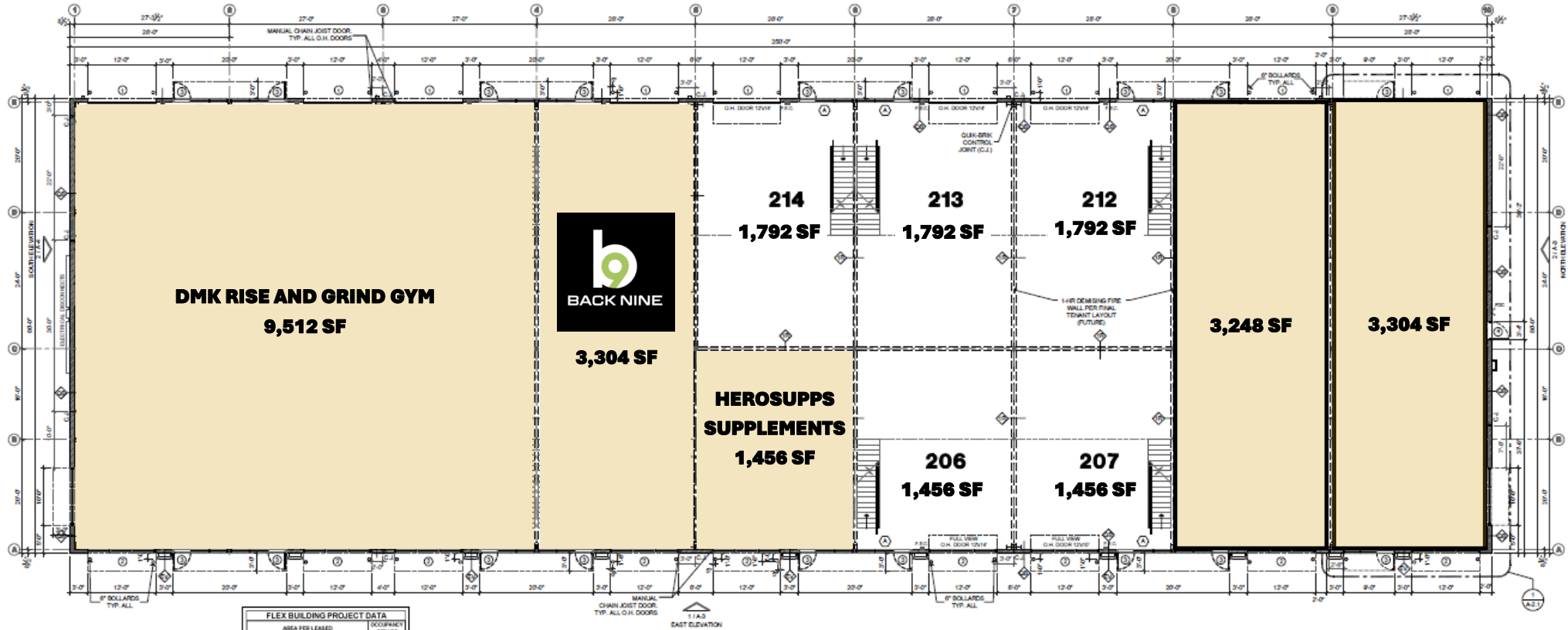
- **Allowed Uses:** Office
- **Type:** For Lease Offices
- **Condition:** Move In Ready
- **Parking Ratio:** 2.8/1,000
- **Const Start Date:** Dec. 2025
- **Est Delivery Date:** Nov. 2026
- **Traffic Counts:** 11,000 VPD
- **Signage:** Building Signage Available

RETAIL 1 - FLOOR PLAN



AP ARCHITECTS AP ARCHITECTS Avin G. Peters, RA	ATRECON atreconinc@gmail.com P.O. BOX 710000 SAF, TX 75474-0000 PH: 214-4-344655	SHEET TITLE: RETAIL BUILDING ARCHITECTURAL FLOOR PLAN	URBAN GARAGES MELISSA RETAIL SHELL BUILDING 1815 MCKINNEY ST., MELISSA, TEXAS 75454	© 2024 ATRECON-UG ALL DESIGN ELEMENTS CONTAINED HEREIN ARE THE PROPERTY OF ATRECON-UG. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATRECON-UG.	REVISIONS: CITY SUBMITTAL 06/23/2025	JOB NO: 2024-03-1 INITIAL CITY SUBMITTAL DATE: 06/23/2025 DATE BY U.S. (OWNER) BY U.S. (OWNER) SHEET NUMBER A-1
---	---	--	---	---	--	---

OFFICE 2 - FLOOR PLAN



AREA PER LEASED				OCCUPANCY	
SUITE	BRANCH	AREA	OPTIONAL	LEASABLE	R
201	1089	448	1455	10	10
202	872	432	1454	9	9
203	872	432	1454	9	9
204	1089	448	1455	10	10
205	1089	448	1455	10	10
206	1089	448	1455	10	10
207	1089	448	1455	10	10
208	1089	448	1455	10	10
209	1089	448	1455	10	10
210	1089	448	1455	10	10
211	1232	583	1782	12	12
212	1232	583	1782	12	12
213	1232	583	1782	12	12
214	1232	583	1782	12	12
215	1232	583	1782	12	12
216	1189	543	1728	12	12
217	1189	543	1728	12	12
218	1232	583	1782	12	12
219	1232	583	1782	12	12
220	1232	583	1782	12	12

PLAN 1 ARCHITECTURAL FLOOR PLAN SCALE: 1/8" = 1'-0"

ARCHITECTURAL FLOOR PLAN

URBAN GARAGES MELISSA FLEX SHELL BUILDING 2

1817 MCKINNEY ST., MELISSA, TEXAS 75454

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/23/2025	CITY SUBMITTAL

JOB NO: 2024-09-01

DATE: 08/23/2025

SHEET NUMBER: A-1





HALEY FLEMING
469.252.1123
Haley@urbangarages.com

EXTERIOR RENDERINGS



FLEX BUILDING FRONT VIEW



FLEX BUILDING SIDE VIEW



FLEX BUILDING SIDE VIEW

INTERIOR RENDERINGS FOR MOVE IN READY SPACES



SUITES 209 & 210 MEZZANINE



SUITES 209 & 210 MEZZANINE



SUITE 210 SHOWROOM



SUITE 209 SHOWROOM

RENDERINGS AND PHOTOS FROM URBAN GARAGES @ MCKINNEY



*Please
Contact*

MARK PITTMAN
972.360.8787

MarkP@wynmarkcommercial.com

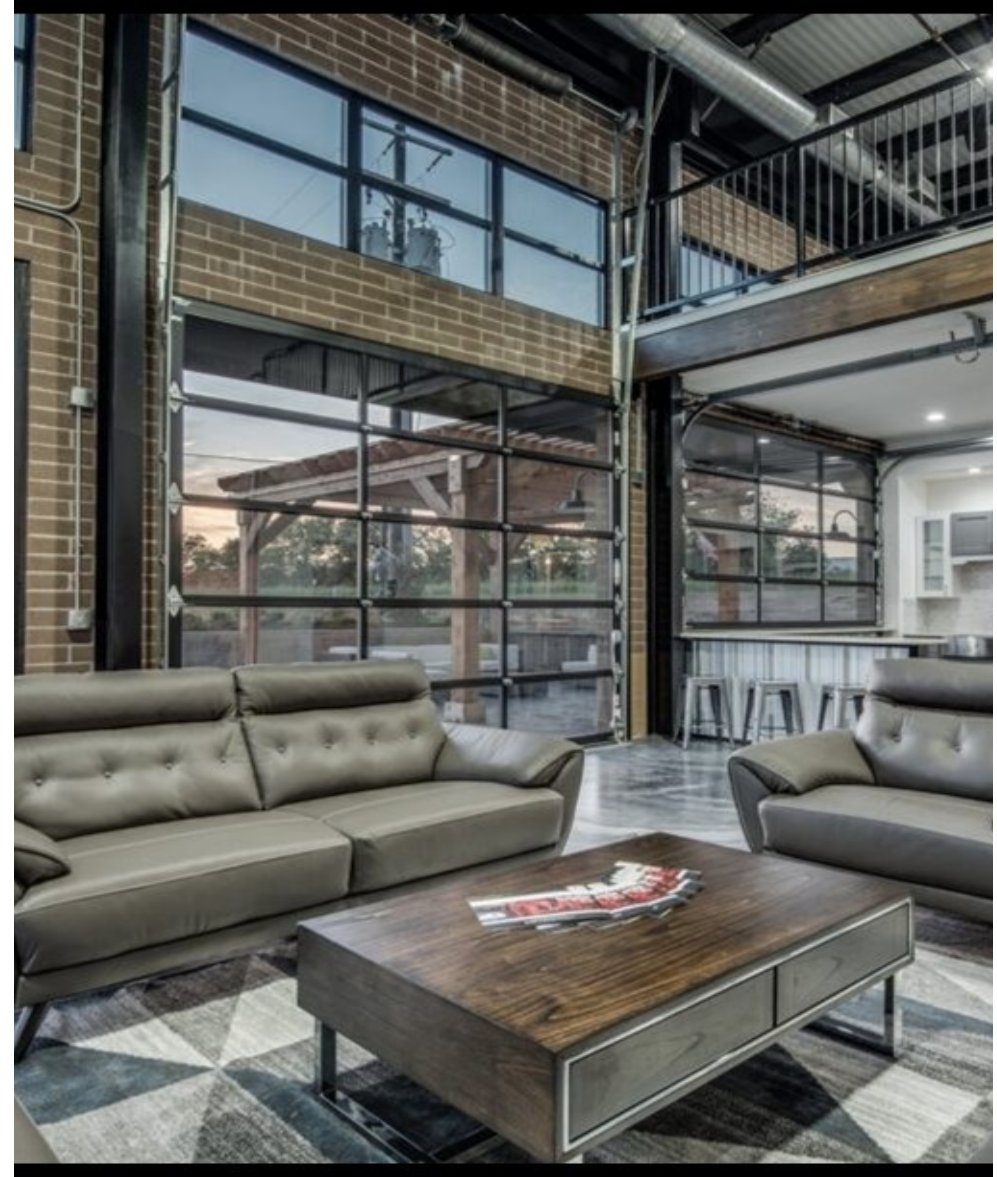
KRISTIN HOLLEK
972.360.8787

Kristin@wynmarkcommercial.com

HALEY FLEMING
469.252.1123

Haley@urbangarages.com

INTERIOR AND AMENITY PHOTOS FROM URBAN GARAGES @ NORTHLAKE



DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	1,650		10,551		19,962	
<\$25,000	36	2.18%	440	4.17%	1,186	5.94%
\$25,000 - \$50,000	108	6.55%	816	7.73%	2,112	10.58%
\$50,000 - \$75,000	102	6.18%	1,036	9.82%	2,364	11.84%
\$75,000 - \$100,000	184	11.15%	1,068	10.12%	2,287	11.46%
\$100,000 - \$125,000	147	8.91%	882	8.36%	1,844	9.24%
\$125,000 - \$150,000	249	15.09%	1,045	9.90%	2,111	10.58%
\$150,000 - \$200,000	220	13.33%	2,054	19.47%	3,219	16.13%
\$200,000+	604	36.61%	3,210	30.42%	4,839	24.24%

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,202	39,219	74,499
2024 Estimate	5,234	33,041	63,310
2020 Census	3,308	20,545	41,599
Growth 2024 - 2029	18.49%	18.70%	17.67%
Growth 2020 - 2024	58.22%	60.82%	52.19%



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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

Wynmark Commercial Real Estate Group, PLLC	9000664	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			

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
IABS 1-0

Wynmark Commercial, 1805 Dallas Parkway Dallas TX 75248
Justin Kneer

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48226 www.ziplogix.com

Phone: (972) 897-5427

Fax:

9945 Dallas Pkwy



Please
Contact

MARK PITTMAN
972.360.8787
MarkP@wynmarkcommercial.com

KRISTIN HOLLEK
972.360.8787
Kristin@wynmarkcommercial.com

HALEY FLEMING
469.252.1123
Haley@urbangarages.com