



**SKY COMMERCIAL
MELISSA, TX 75409**



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MARKET OVERVIEW



Range Realty Advisors is excited to present a prime retail/commercial development opportunity in Melissa, TX. This ± 11.56 -acre property, located along State Highway 121 with $\pm 1,127'$ of frontage, and approximately a half mile south of Collin County Outer Loop corridor, is zoned A - Agricultural District, offering tremendous potential for retail or commercial use. The property's strategic location within the growing Dallas-Fort Worth Metroplex positions it for significant future growth and development.

Melissa is just 40 miles north of Dallas, offering easy access to key transportation corridors, including U.S. Highway 75 (Central Expressway), which facilitates convenient commuting to major business districts, employers, shopping centers, and entertainment venues.

With Melissa's rapid growth and continued development, this property offers a unique opportunity for investors and developers to capitalize on the area's potential. Its location and accessibility make it a prime candidate for retail and commercial projects, perfectly positioned to benefit from the ongoing expansion of the Dallas-Fort Worth Metroplex.



PROPERTY OVERVIEW



LOCATION

State Highway 121
Melissa, TX 75409



ACREAGE

Gross: ± 11.56
Net: ± 11.56



ZONING

A - Agricultural District



PROPOSED USE

Investment / Commercial



UTILITIES

Water: Off Site
Sewer: Off Site



ISD

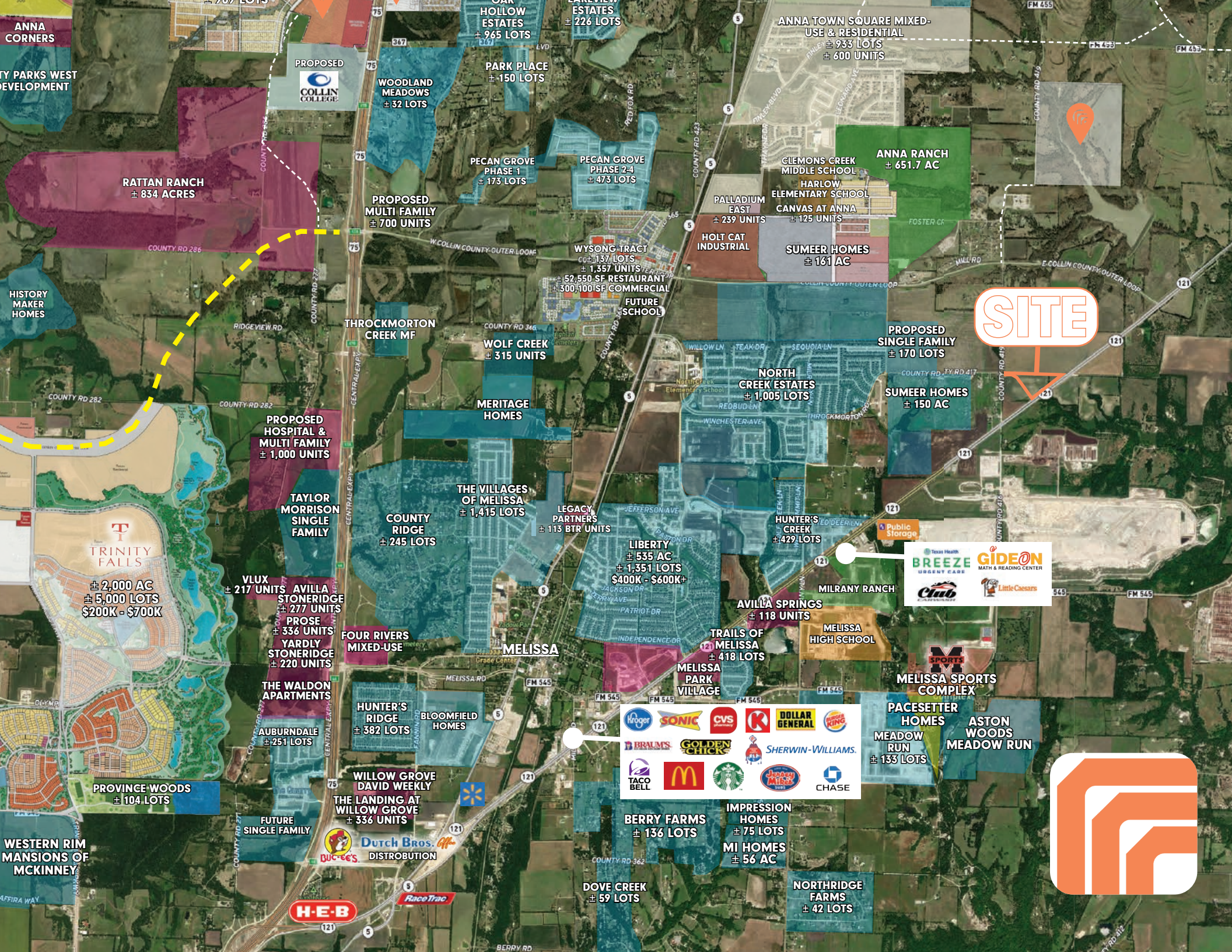
Melissa ISD



VPD

Sam Rayburn Hwy: $\pm 12,602$ (2022)





ANNA CORNERS

TY PARKS WEST DEVELOPMENT

PROPOSED COLLIN COLLEGE

WOODLAND MEADOWS ± 32 LOTS

PARK PLACE ± 150 LOTS

OAK HOLLOW ESTATES ± 965 LOTS

PECAN GROVE PHASE 1 ± 173 LOTS

PECAN GROVE PHASE 2/4 ± 473 LOTS

WYSONG TRACT CO ± 1,357 LOTS ± 52,550 SF RESTAURANT ± 300,100 SF COMMERCIAL FUTURE SCHOOL

ANNA TOWN SQUARE MIXED-USE & RESIDENTIAL ± 933 LOTS ± 600 UNITS

CLEMONS CREEK MIDDLE SCHOOL

HARLOW ELEMENTARY SCHOOL

CANVAS AT ANNA ± 125 UNITS

ANNA RANCH ± 651.7 AC

PALLADIUM EAST ± 239 UNITS

HOLT CAT INDUSTRIAL

SUMEER HOMES ± 161 AC

PROPOSED MULTI FAMILY ± 700 UNITS

THROCKMORTON CREEK MF

WOLF CREEK ± 315 UNITS

MERITAGE HOMES

THE VILLAGES OF MELISSA ± 1,415 LOTS

COUNTY RIDGE ± 245 LOTS

LEGACY PARTNERS ± 113 BTR UNITS

LIBERTY ± 535 AC ± 1,351 LOTS \$400K - \$600K+

HUNTER'S CREEK ± 429 LOTS

PROPOSED SINGLE FAMILY ± 170 LOTS

SUMEER HOMES ± 150 AC

PROPOSED HOSPITAL & MULTI FAMILY ± 1,000 UNITS

TAYLOR MORRISON SINGLE FAMILY

TRINITY FALLS ± 2,000 AC ± 5,000 LOTS \$200K - \$700K

VLUX ± 217 UNITS

AVILLA STONERIDGE ± 277 UNITS

PROSE ± 336 UNITS

YARDLY STONERIDGE ± 220 UNITS

THE WALDON APARTMENTS

FOUR RIVERS MIXED-USE

MELISSA

TRAILS OF MELISSA ± 418 LOTS

MELISSA PARK VILLAGE

AVILLA SPRINGS ± 118 UNITS

MILRANY RANCH

MELISSA HIGH SCHOOL

MELISSA SPORTS COMPLEX

PACESETTER HOMES

ASTON WOODS MEADOW RUN

MEADOW RUN ± 133 LOTS

PROVINCE WOODS ± 104 LOTS

WILLOW GROVE DAVID WEEKLY

THE LANDING AT WILLOW GROVE ± 336 UNITS

DUTCH BROS. DISTRIBUTION

BERRY FARMS ± 136 LOTS

IMPRESSION HOMES ± 75 LOTS

MI HOMES ± 56 AC

NORTHDRIDGE FARMS ± 42 LOTS

DOVE CREEK ± 59 LOTS

WESTERN RIM MANSIONS OF MCKINNEY

SITE

TEXAS HEALTH BREEZE URGENT CARE

GIDEON MATH & READING CENTER

Club Carriers

Little Caesars

Kroger

SONIC

CVS

DOLLAR GENERAL

WALMART

BRALMA'S

GOLDEN CHICK

SHERWIN-WILLIAMS

TACO BELL

MCDONALD'S

STARBUCKS

JEROME'S

CHASE

H-E-B

Race Trac

CLUB CARRIERS

TEXAS HEALTH

GIDEON

Little Caesars

Kroger

SONIC

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DOLLAR GENERAL

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CHASE

H-E-B

Race Trac

CLUB CARRIERS

TEXAS HEALTH

GIDEON

Little Caesars

MARKET OVERVIEW



SUMMARY

MELISSA IS LOCATED ABOUT 40 MILES NORTH OF DALLAS, WITHIN THE EXPANDING DALLAS-FORT WORTH METROPLEX. MELISSA BENEFITS FROM ACCESS TO KEY HIGHWAYS, SUCH AS U.S. HIGHWAY 75 (CENTRAL EXPRESSWAY), WHICH MAKES COMMUTING TO THE DALLAS-FORT WORTH AREA MORE CONVENIENT. AS THE TRANSPORTATION INFRASTRUCTURE CONTINUES TO IMPROVE, MELISSA BECOMES AN INCREASINGLY ATTRACTIVE CHOICE FOR PEOPLE LOOKING TO LIVE OUTSIDE THE CITY WHILE MAINTAINING EASY ACCESS TO MAJOR EMPLOYERS, SHOPPING CENTERS, AND ENTERTAINMENT HUBS.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	23,716	50,563	147,520
2029 POPULATION	30,051	63,633	182,515
POP. GROWTH 2024-2029	5.3%	5.2%	4.7%
2024 TOTAL HOUSEHOLDS	7,412	15,915	47,970
MEDIAN HOUSEHOLD INCOME	\$92,901	\$96,425	\$86,833
2024 TOTAL BUSINESSES	268	820	4,450
2024 TOTAL EMPLOYMENT	1,820	6,030	36,746



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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



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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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
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

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