

NWC - U.S. 75 & MELISSA RD.

MELISSA, TX | COLLIN COUNTY | MELISSA I.S.D.
 COMMERCIAL LAND FOR SALE

AVERY CLINKSCALE
 Aclinkscale@db2re.com
 214.526.3626 x 118

ELLIOTT NEWSOM
 ENewsom@db2re.com
 214.526.3626 x 149

COLLINS MEIER
 CMeier@db2re.com
 214.526.3626 x 114

Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2025



PROPERTY INFORMATION



SIZE:

Hard Corner Site:
± 3.6 AC (Under Contract)

Service Road Site:
± 2.4 AC (Available)



TRAFFIC COUNTS:

U.S. 75: 65,516 VPD
Melissa Rd.: 7,244 VPD



ZONING:

PD - Commercial Corridor
Overlay District



UTILITIES:

Available To Site

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	6,340	39,461	67,475
% Proj Growth 2024-2029	8.98%	8.26%	8.85%
2024 Average HH Income	\$173,536	\$176,118	\$158,194
2024 Median HH Income	\$151,417	\$153,952	\$126,630



T
TRINITY
FALLS
3,648 LOTS

W. MELISA ROAD:

Widening Project Currently Underway

SITE

SITE



65,516 VPD ('19)

TILSON PROPERTY

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LANDING AT WILLOW GROVE
336 UNITS

HUNTER'S RIDGE
382 LOTS

AUBURDALE
251 LOTS



350 MF UNITS

MELISSA RD.



STONERIDGE
222 BTR UNITS

PROSE MELISSA
336 MF UNITS

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ESTATES OF WILLOW WOOD
859 LOTS

TRINITY FALLS
3,648 LOTS

AUBURNDALE
251 LOTS

350 MF UNITS

MELISSA RD.

STONERIDGE
222 BTR UNITS

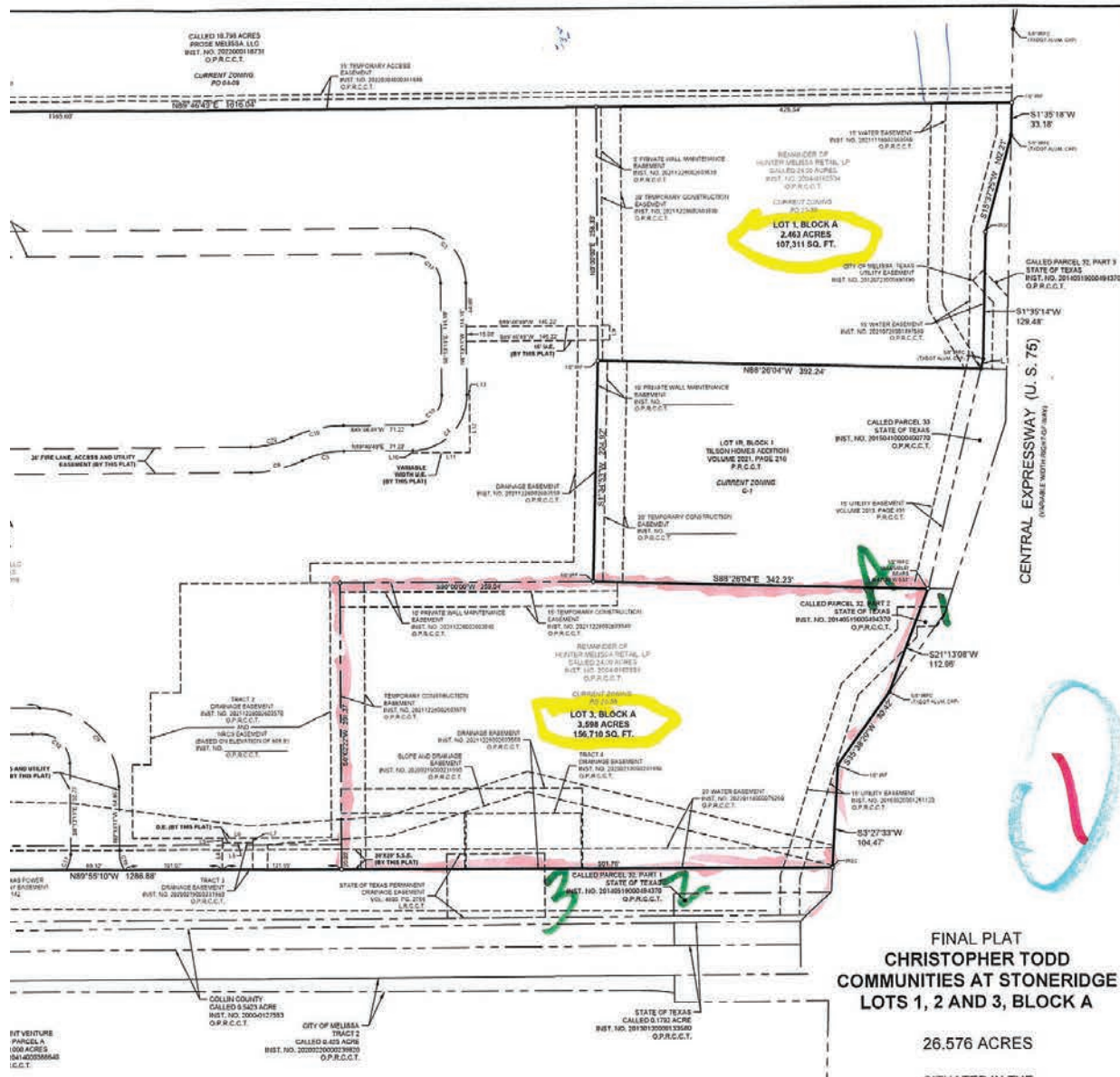
PROSE MELISSA
336 MF UNITS

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**FINAL PLAT
CHRISTOPHER TODD
COMMUNITIES AT STONERIDGE
LOTS 1, 2 AND 3, BLOCK A**

26.576 ACRES

SITUATED IN THE
J. EMBERSON SURVEY, A-294
CITY OF MELISSA, COLLIN COUNTY, TEXAS
APRIL 2023

SHE TABLE			CURVE TABLE					CURVE TABLE						
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
1	S89°51'45"E	35.37	01	17°02'12"	264.00	51.47	N47°25'01"W	51.59	C17	90°00'00"	30.00	47.12	N48°13'11"W	43.43
2	S73°45'03"E	2.28	02	11°59'16"	363.00	87.28	N45°13'33"W	78.18	C18	90°00'00"	30.00	47.12	N48°40'46"E	42.43
			03	90°00'00"	30.00	87.28	N46°46'49"E	79.20	C19	27°54'52"	128.00	54.79	S77°19'22"E	54.36
			04	37°54'52"	108.00	43.48	S77°19'22"W	43.14	C20	27°54'52"	108.00	43.48	S77°19'22"E	43.14
			05	24°54'47"	126.00	54.79	S77°19'22"W	54.36	C21	100°15'59"	30.00	52.50	S40°29'12"E	46.69
			06	90°00'00"	30.00	47.12	S44°46'49"W	42.43	C22	79°37'09"	30.00	41.86	S59°19'23"E	38.59
			07	20°00'00"	30.00	47.12	S48°13'11"W	42.43	C23	90°00'00"	30.00	47.12	N48°13'11"W	42.43
			08	90°00'00"	30.00	125.00	N45°13'11"W	113.14	C24	90°00'00"	30.00	47.12	N48°40'46"E	42.43
			09	39°25'23"	30.36	71.29	S14°18'18"E	39.78	C25	71°19'19"	30.00	3.90	S46°35'32"E	3.89
			10	31°34'00"	30.54	13.07	N10°00'48"E	16.79	C26	93°00'40"	30.00	48.76	S37°23'17"E	43.52
			11	90°00'00"	30.00	47.12	N45°13'11"W	42.43						
			12	71°19'19"	30.00	7.99	S46°35'32"E	7.99						
			13	83°32'40"	30.00	50.31	S32°17'42"E	81.28						
			14	N49°59'12"W	30.00	52.50	N49°59'12"W	48.00						

Kimley»Horn

8150 Wilmer Parkway, Suite 210 | FIRM # 10188422 | Tel. No. (972) 336-3580
Frisco, Texas 75034 | Fax No. (972) 336-3779

Scale	Drawn by	Checked by	Date	Printed No.	Sheet No.
1" = 50'	SG	RHA	APRIL 2023	06264912	1 OF 2

OWNER (LOT 2):
STR AT STONERIDGE, LLC
2705 Sallie Carter Way
Building 1, Suite 200
Frisco, TX 75034
Ph: 469 252 2225
Contact: Jack Rowe

OWNER (LOTS 1 AND 3):
Hester Melissa Retail, LP
2035 Main Street, Suite 342
Dallas, TX 75201
Ph: 214 528 4300
Contact: Scott Mahran,
Manager of the GP

ENGINEER:
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, #700
Dallas, TX 75240
Ph: 972 751 1300
Contact: Todd Martin, PE
todd@kimleyhorn.com

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U.S. 75 & MELISSA RD.

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
AVERY CLINKSCALE	828526	ACLINKSCALE@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
ELLIOTT NEWSOM	790752	ENEWSOM@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE
COLLINS MEIER	714822	CMEIER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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.

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Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.		Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Avery Clinkscale	828604	aclinkscale@db2re.com	214-526-3626
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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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elliott Newsom	790752	enewsom@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Collins Meier	714822	cmeier@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

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Date