

NWQ & SWQ - TELEPHONE RD. & C.R. 282

MELISSA ETJ | COLLIN COUNTY | MELISSA I.S.D | LAND FOR SALE

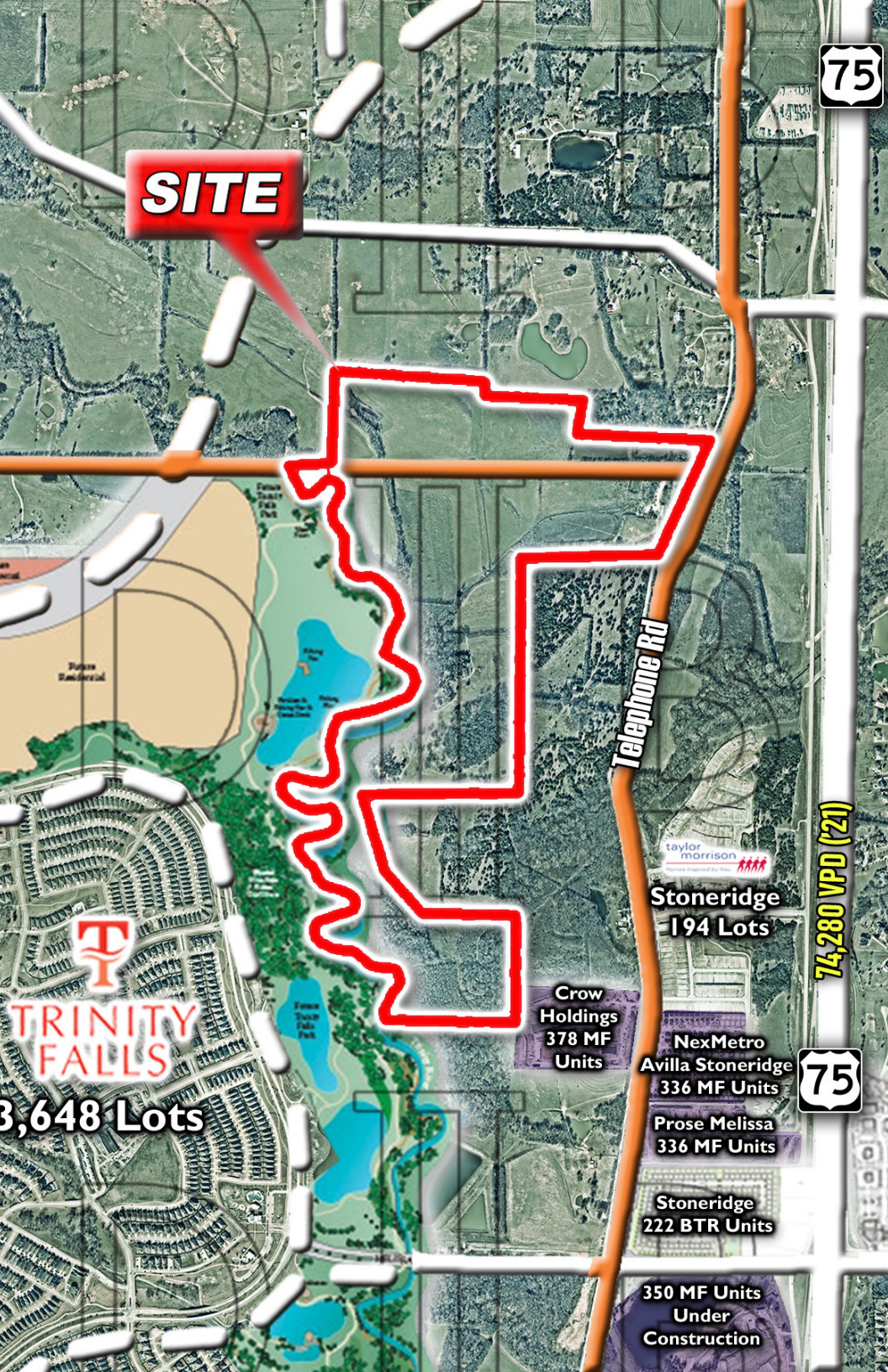
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Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your 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. 2024



PROPERTY INFORMATION



SIZE:
± 234 AC



TRAFFIC COUNTS:
U.S. 75: 74,280 VPD
TX 121: 24,396 VPD



ZONING:
Melissa ETJ



UTILITIES:
Water: South Grayson WSC Water Line available
Sewer: City of Melissa .75 Miles South on Telephone Rd.

DEMOGRAPHICS

TRINITY FALLS
3,648 Lots

Stoneridge
194 Lots

Crow Holdings
378 MF Units

NexMetro
Avilla Stoneridge
336 MF Units

Prose Melissa
336 MF Units

Stoneridge
222 BTR Units

350 MF Units Under Construction

74,280 VPD (75)

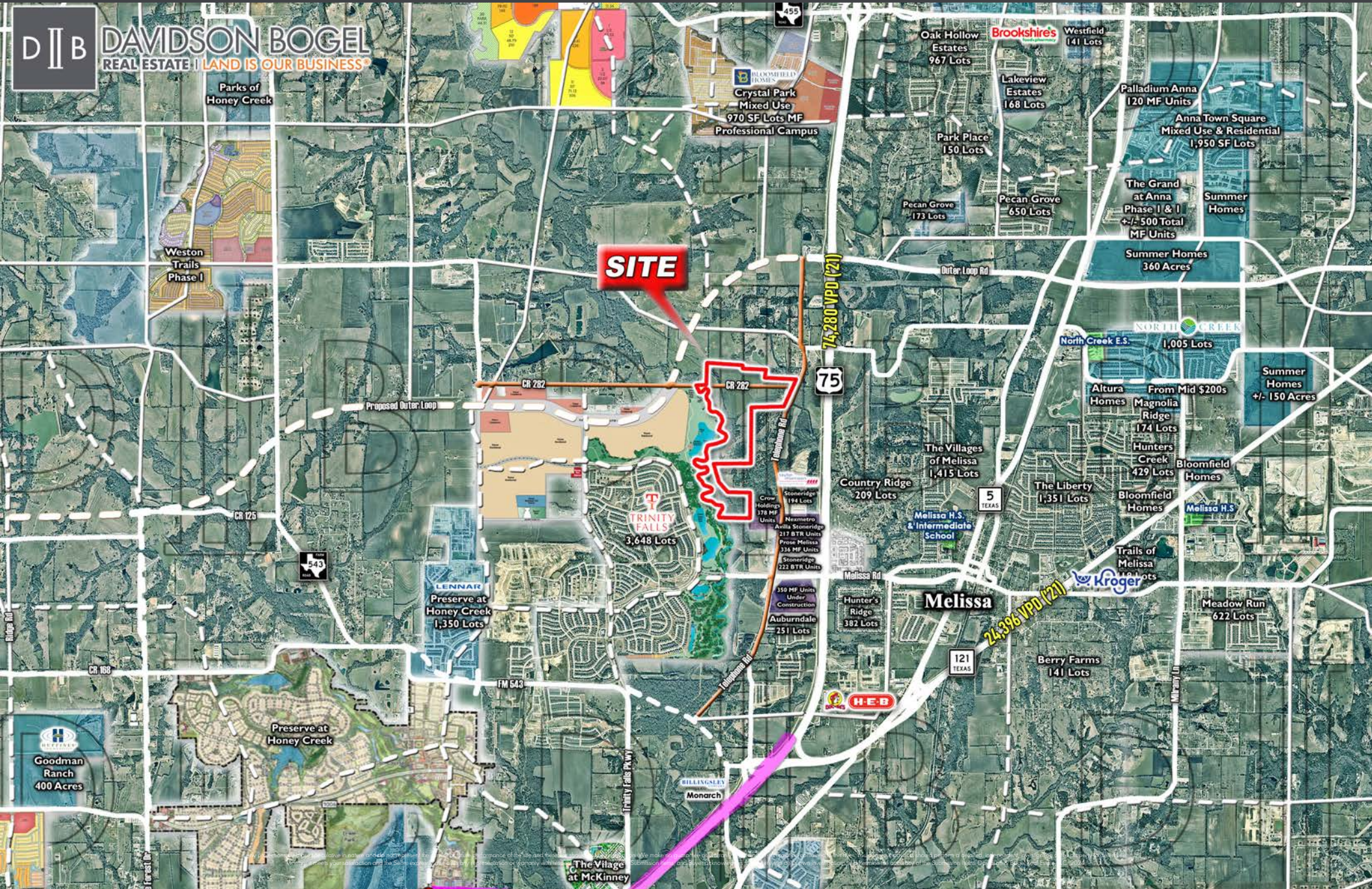


	1 Mile	3 Miles	5 Miles
2024 Population	5,613	33,264	53,412
% Proj Growth 2024-2029	7.32%	7.09%	5.74%
2024 Average HH Income	\$128,012	\$122,684	\$134,011
2024 Median HH Income	\$103,632	\$96,597	\$105,829

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Davidson & Bogel Real Estate, LLC 2024

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WIDE AERIAL



HUGE NEIGHBORHOODS RESHAPE SMALL CITY OF ANNA

DALLAS BUSINESS JOURNAL

DALLAS
BUSINESS JOURNAL

Expansive growth is right around the corner for a small Collin County city known for its “hometown feel,” thanks in part to surging single-family home construction and nearby multibillion-dollar technology projects, one of its economic development leaders said. While residential building permits have soared this year in a handful of the county’s cities, Anna led the pack with a 525% year-over-year increase through February, according to data released earlier this month by real estate firm Tomlin Investments Ltd. In January and February, the City of Anna issued 300 such permits. For the same months in 2023, 48 permits were issued.

It’s just the latest evidence of a trend that’s been a long time coming, as development continues to march northward in Collin County — which ranked No. 2 among U.S. counties for estimated population increase from mid-2022 to mid-2023, according to new U.S. Census Bureau data. That’s influencing school and retail development and creating new pressure on infrastructure. Large communities that were starting initial groundwork last year now have homes going up, explained Bernie Parker, Anna’s interim economic development director. “They’re in the process of putting homes on the ground,” he said.

Semiconductor factories rising in Sherman, about 20 miles north of Anna and the seat of Grayson County, are also likely driving demand for homes, Parker added. Dallas-based Texas Instruments Inc. and Taiwanese-owned GlobiTech Inc. are investing huge sums in cutting-edge factories that will employ thousands, bringing new workers and their families to the area. Gov. Greg Abbott highlighted those efforts during a March 19 speech at the University of Texas at Dallas, underscoring DFW’s leadership position in this trend, along with places like Taylor, outside Austin, where Samsung is building a chip plant. Anna represents just one part of the astonishing growth reshaping Collin County. McKinney and Princeton saw housing permits jump 226% and 153%, respectively. These cities — along with places like Prosper, Melissa and Celina — are becoming household names in North Texas and catching the attention of major retailers and industrial developers.

Amid all this growth, many families are checking out Anna because of relatively cheaper housing, Parker said. The median home price in the city is about \$389,000, according to Redfin data. That compares with a countywide median of \$486,700. Anna also offers a “diverse inventory of housing,” including reasonably priced multifamily complexes, which Parker thinks sets the city apart from other cities in Collin County. City leaders remain “highly invested” in Anna’s downtown corridor, as evidenced by construction of a new city hall, library and city plaza. “I think that’s what is appealing to our community,” Parker said. “We’re a community that’s definitely open to development ... it doesn’t mean that we always get to yes but we’re open.” Some major residential developments are on the horizon for Anna that should drive permit activity in 2024, including D.R. Horton’s Woods of Lindsey Place, the Villages of Hurricane Creek, Anna Ranch and AnaCapri.

The \$800 million AnaCapri is set to include 1,239 single-family homes and 600 multifamily units, as well as a highly anticipated lagoon amenity that could open this year. Megatel Homes, the community’s Dallas-based developer, recently started construction on the second of six planned phases. A new Anna Independent School District elementary school is under construction near the subdivision and expected to deliver in July 2025. “The school district is expanding to meet the needs of the community,” Parker said. “Anna is a great place to live, and it’s definitely community-oriented and family-based.” While it may seem far from downtown Dallas at about 45 miles, Anna’s leaders view its location as an advantage. The city of nearly 30,000 residents is less than an hour by car from Big D, about 45 minutes from DFW International Airport and 20 minutes from McKinney National Airport. In the other direction are Sherman as well as Denison and Lake Texoma, which is seeing its own uptick in development. “That makes us a prime location for a residential community,” Parker said.

Furthermore, state and local agencies have committed to upgrading infrastructure in northern Collin County. The 55-mile Collin County Outer Loop, which will link Anna with the Dallas North Tollway, is under construction, with crews working on a frontage road west of U.S. Route 75. State highway authorities also recently approved a six-mile extension to the toll road that will reach Celina and Prosper.

DFW SURPASSES 8M RESIDENTS, ADDS MORE PEOPLE THAN ANY OTHER US METRO, CENSUS BUREAU REPORTS

DALLAS
BUSINESS JOURNAL



ESTIMATED 150,000-PLUS PEOPLE ADDED TO METROPLEX POPULATION

The Dallas-Fort Worth Metroplex experienced the largest metropolitan population growth in the nation last year, adding approximately 418 residents a day, according to recent U.S. Census Bureau data.

With an increase of 152,598 people, DFW surpassed 8 million total residents as of July 1, 2023. The Houston-Pasadena-Woodlands metro area experienced the second largest increase in the country and added 139,789 residents, bringing its total population to 7.5 million. The Austin metro area was seventh and added 50,105 people.

Roughly 60% of U.S. counties experienced population growth in the mid-2022 to mid-2023 time frame, and counties in the South had the fastest

growth, the Census Bureau reported. Roughly 67% of counties in the southern region saw population growth, up from 59% in 2022.

Six out of the 10 fastest growing counties in the nation were in Texas. Kaufman and Rockwall counties grew the fastest and saw 7.6% and 6.5% growth, respectively.

Eight out of the 10 counties with the largest population gains were also in the state.

Collin County experienced the second largest population increase in the country and added 36,364 people to reach 1.19 million total residents. Houston's Harris County was No. 1 with the addition of 53,788 residents — making it the third most populous county in the U.S. at 4.83 million residents.

Half of the counties with the highest levels of domestic migration were also in Texas. Collin County saw the fourth-largest domestic inflow with 20,749 residents relocating into the area. Denton County was fifth and saw 19,262 people move into the area.

Dallas County, however, placed eighth for outflow and saw 34,330 people leave the county, up from the 18,985 who left in 2022.

The North Texas cities of Princeton, Melissa and Celina are powering through an overall slump in building permits in the suburbs and exurbs north of Dallas and Fort Worth.

Frisco, Little Elm, Prosper and other cities are not.

But hey, that's why they call it a slump.

Through the first four months of the year, the number of single-family home building permits issued in Princeton is up 45% over the same timeframe last year. City officials in the Collin County city on U.S. 380 handed out a total of 454 permits for new home construction in January, February, March and April of this year, compared to 313 permits in the same four months of 2022.

The building department in Melissa has issued 385 residential permits so far this year, compared to 295 in the same period last year. That's a 31% increase for the Collin county city just off U.S. Highway 75.

In Celina, which straddles Collin and Denton counties, residential permits have ticked up 8%. Homebuilders have pulled 785 permits for new construction year-to-date vs. 732 in the same period last year.

Overall, though, homebuilders continue to scale back in most suburbs north of Dallas and Fort Worth, according to survey data compiled by Addison-based Tomlin Investments, which tracks new-home construction.

Most of the declines are double-digit percentages.

Frisco's residential permits have fallen 38%. Little Elm is down by 51%. Prosper's permits have dropped 30%.

That means 384 permits pulled year-to-date in Frisco vs. 624 in the first four months of 2022. In Little Elm, permits have fallen to 223 from 451 last year. And homebuilders in Prosper have pulled 266 permits in 2023 compared to 378 in the January-through-April period of 2022.

Permits in McKinney, the county seat of Collin County, are down 26% to 384 vs. 517 in the first four months of last year.

Residential real estate fundamentals remain strong in and around Dallas-Fort Worth, but the banking crisis is complicating the capitalization side of homebuilding and the development of housing communities in the region, according to Larry Corson, co-founder of Corson Cramer Development, which is active in the northern DFW 'burbs.

In April, the residential land development company acquired 43 acres just outside McKinney's city limits with plans to deliver 104 residential lots to Perry Homes, one of the largest homebuilders in the state.

That project is progressing, but the DFW housing market more broadly is being hampered by the rapid-fire interest rate hikes starting last year and the failure of multiple U.S. banks starting in March with the collapse Silicon Valley Bank, Corson said.

"Trying to get a development loan today has become more difficult than it was six months ago," Corson said. "The capitalization challenges that are out there are being caused by outside issues unrelated to what's going on in the housing market as a whole. Yet at the same time, there's a huge demand for housing still in DFW."

Here's how other North Texas cities are faring on the residential permit front:

- Sherman is down 59% to 86 permits issued year-to-date vs. 208 in the first four months of last year.
- Van Alstyne is down 82% to 45 permits year-to-date. That compares to 251 permits in the same period last year.
- Krum is down 85% to 15 permits year-to-date. That compares to 99 in the same period last year.
- Denton is up 1% to 385 permits year-to-date, which is four more permits than in the same period last year.

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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.

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SALES AGENT/ASSOCIATE	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.

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:

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 - 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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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
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Sales Agent/Associate's Name	License No.	Email	Phone

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Date