

NWC - U.S. 75 & MELISSA RD.

MELISSA, TX | COLLIN COUNTY | MELISSA I.S.D.
 COMMERCIAL 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:

- Lot 1: ± 1.90 AC
- Lot 2: ± 0.93 AC
- Lot 3: ± 1.21 AC
- Lot 4: ± 2.45 AC



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
2023 Population	4,836	28,895	57,708
% Proj Growth 2023 - 2028	16.48%	11.07%	8.36%
2023 Average HH Income	\$153,155	\$156,351	\$139,760
2023 Median HH Income	\$118,949	\$120,866	\$105,493

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T
TRINITY
FALLS
3,648 LOTS

W. MELISA ROAD:

Widening Project Currently Underway

SITE

SITE



65,516 VPD ('19)

TULSON PROPERTY

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



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

...and are speculative in nature and do not represent a current or future offer of securities. The information contained herein is for informational purposes only and 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 its suitability for your investment. This information is provided for informational purposes only and does not constitute an offer or a solicitation of an offer. A Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the information. Davidson & Bogel Real Estate, LLC, 2024.



ESTATES OF WILLOW WOOD
859 LOTS

TRINITY FALLS
3,648 LOTS

AUBURNDALE
251 LOTS

350 MF UNITS

MELISSA RD.

STONERIDGE
222 BTR UNITS

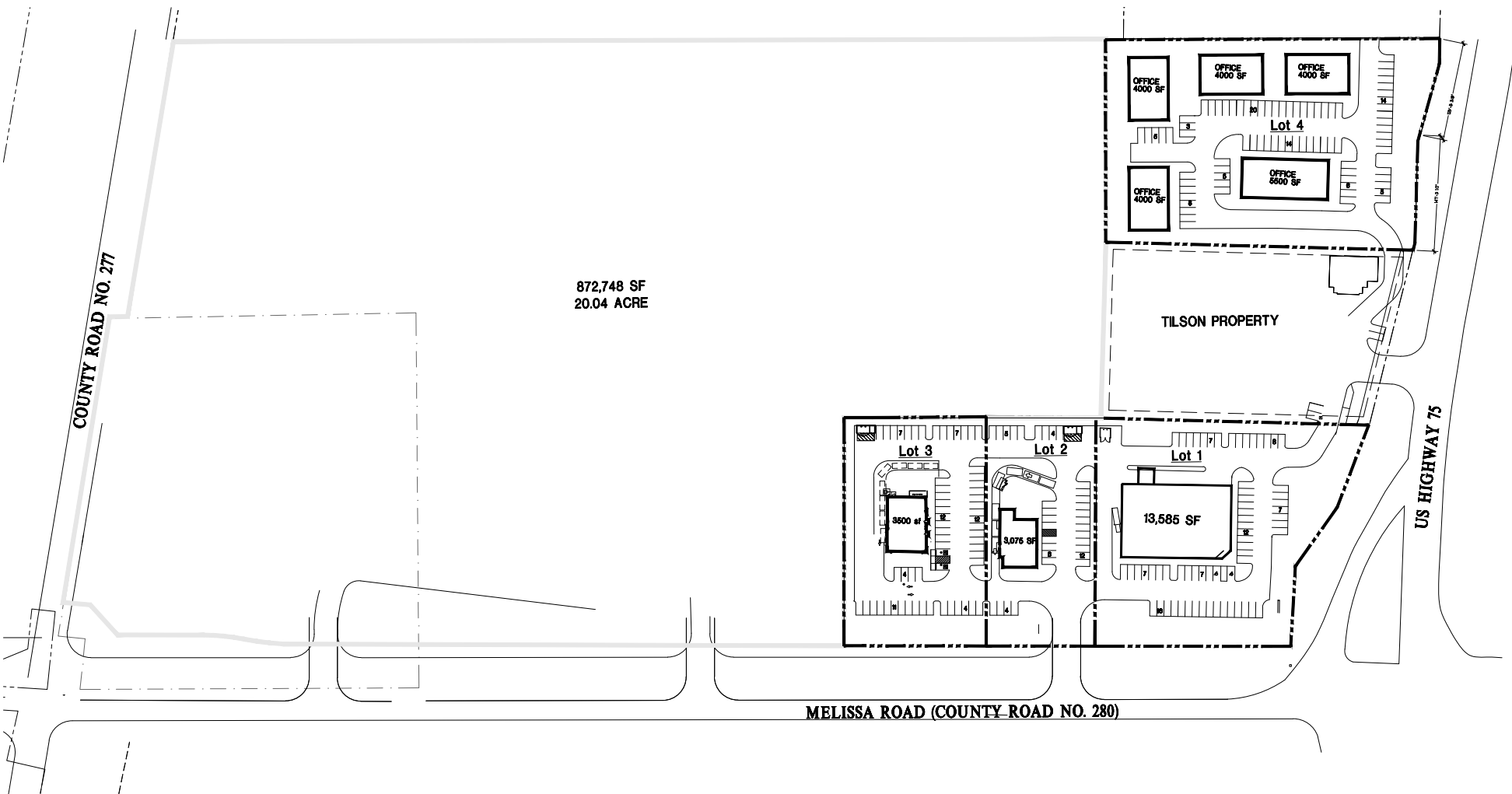
PROSE MELISSA
336 MF UNITS

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THESE DRAWINGS OR PARTS THEREOF MAY NOT BE REPRODUCED IN ANY FORM BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

LOT	SITE AREA			BLDG	BUILDING AREA	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
	SF	ACRES				Retail	Rest.	Office			1 PER	250 1 PER
1	82,921	1.904	Retail	13,585	SF	54			54	64	4.711	1/1000 sf
2	40,649	0.933	Rest	3,075	SF		31		31	33	10.732	1/1000 sf
3	52,831	1.213	Rest	3,500	SF		35		35	57	16.286	1/1000 sf
4	107,127	2.459	Office	21,500	SF			61	61	80	3.721	1/1000 sf
5					SF							1/1000 sf
6					SF							1/1000 sf
7					SF							1/1000 sf
TOTAL	283,528	6.509	TOTAL	41,660	SF				181	234	5.617	/1000 SF

01 SITE PLAN

1" = 12'-0"

CR 280 & US 75

HUNTER EQUITIES

MELISSA, TX



PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP25

JOB NO: 15-098
ISSUE DATE: 03/29/2021
SCALE: AS NOTED

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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.

CONSTRUCTION KICKS OFF ON RESIDENTIAL COMMUNITY IN ANNA

HURRICANE CREEK PROJECT NORTH OF MCKINNEY WILL INCLUDE MORE THAN 1,300 HOMES AND APARTMENTS.

The Dallas Morning News

Developers are breaking ground on a new residential community north of Dallas that will bring more than 1,300 homes.

Centurion American Development Group is starting construction today on the Villages of Hurricane Creek community off U.S. Highway 75 in Anna.

Plans for the project call for 984 single-family homes, 400 multifamily residences and 50,000 square feet of retail, restaurant and entertainment space. There's also land set aside for a community garden, hiking trails and an amenity center for residents.

"As the centerpiece of Anna's west side, the Villages of Hurricane Creek leverages our ideal location in northern Collin County to draw a diverse mix of residents from throughout the region and meet the needs of our rapidly growing community," Anna Mayor Nate Pike said in a statement. "This groundbreaking represents another step in Anna's trajectory as a flourishing community where our neighbors can enjoy an exceptional quality of life."

Beazer Homes, First Texas Homes and Mattamy Homes will build the houses in Hurricane Creek with prices starting in the low \$400,000s.

The Villages of Hurricane Creek will include an amenity center, a swimming pool, hiking and biking paths, pond and open space.

"We're excited to break ground on the Villages of Hurricane Creek, which is the first development on the west side of U.S. Highway 75 in Anna," said Mehrdad Moayedi, president and CEO of Farmers Branch-based Centurion American Development Group. "We've teamed up with premier builders to bring this development to fruition and we're excited to add to the growing Anna economic landscape."

Founded 1990, Centurion American has developed sites for more than 30,000 single-family homes in dozens of communities in North Texas.

MORE THAN 400 HOMES PLANNED IN NEW COLLIN COUNTY RESIDENTIAL COMMUNITY

TAYLOR MORRISON AND NEXMETRO COMMUNITIES WILL BUILD IN THE STONERIDGE DEVELOPMENT IN MELISSA.

The Dallas Morning News

Two builders have purchased land in Melissa with plans for hundreds of new homes.

Taylor Morrison and NexMetro Communities bought a 92-acre tract near U.S. Highway 75 and Melissa Road north of McKinney. The property was sold by Astra Development and will be used for a community called Stoneridge.

"We are proud that we were able to get this project to the finish line by creating a mixed-use project with two quality builders," Justin Bono, founder and president of Astra Development, said in a statement. "This will add more housing options for those who desire the lifestyle that the city of Melissa has to offer."

Taylor Morrison plans to build and sell 194 single-family homes. The Arizona-based company has built houses in almost two dozen North Texas communities with prices starting in the \$300,000s.

"Stoneridge provides the winning combination of affordably priced new homes, highly ranked schools, access to major roadways and easy access to the infrastructure provided by the northern suburbs in Collin County," Keith Hurand, division president for Taylor Morrison, said in a statement.

NexMetro Communities plans to build and lease more than 200 houses. The company has built a series of Avilla home rental communities in the Dallas-Fort Worth area.

"Melissa is an ideal submarket for our Avilla luxury leased communities given the region's key demand drivers, including job and income growth, household growth, supply demand and high occupancy rates," Ryan Griffis, managing director of NexMetro Communities in Dallas-Fort Worth, said in a statement. "Build-to-rent is growing nationwide faster than any other type of real estate, with the demand for these 'best of both worlds' neighborhoods that appeal to a diverse group of consumers — from professional millennials to baby boomers."

Construction on Stoneridge will start this summer.

Marty Neilon and Carter Kendall of CBRE brokered the land sale with Steve Smith of SRI Properties.

NEW COMMUNITY NORTH OF DALLAS WILL BRING MORE THAN 1,000 HOMES

CENTURION AMERICAN PLANS NEW PROJECT IN ANNA OFF U.S. 75.

The Dallas Morning News

One of North Texas' biggest developers is kicking on a community north of Dallas that will have more than 1,000 homes and apartments.

Farmers Branch-based Centurion American is planning the project called Hurricane Creek North in the town of Anna in north Collin County.

Centurion American got zoning from the city for the project, which is part of a mixed-use development called The Villages of Hurricane Creek.

The project near U.S. Highway 75 will include sites for 984 single-family homes, 400 multifamily residences, and 50,000 square feet of retail, restaurant and entertainment space. There's also land set aside for a community garden, hiking trails and an amenity center for residents.

"Anna is one of the fastest-growing towns in North Texas, and we're proud to be a part of the positive growth story there," Centurion American president and CEO Mehrdad Moayedi said in a statement. "The Villages at Hurricane Creek will offer a diverse collection of housing and the kind of community amenities that will make it a sought-after community."

Plans call for single-story and two-story houses plus townhomes.

Construction of the first phase of the development will start in early 2021.

"The Villages of Hurricane Creek project will kick off development on the western side of US 75 and provide diverse housing options and amenities for Anna neighbors," Anna Mayor Nate Pike said in a statement. "We are also excited about the commercial and entertainment options that our community desires."

Founded 1990, Centurion American has developed sites for more than 30,000 single-family homes in dozens of communities in North Texas.

The developer has also done big historic renovation projects and new commercial construction.

LOCAL DEVELOPER BRINGING HUNDREDS OF SINGLE-FAMILY HOMES, APARTMENTS, COMMERCIAL SPACE TO ANNA

DALLAS
BUSINESS JOURNAL

The city of Anna and developer Centurion American have reached a zoning and development agreement allowing for the creation of a residential community with hundreds of single-family homes, plus apartments and commercial space.

The development, called Hurricane Creek North, will be on 325 acres just west of U.S Highway 75 and will be part of The Villages of Hurricane Creek mixed-use project.

Mehrdad Moayedj, Centurion American's president and CEO, said the Farmers Branch-based company is enthusiastic about the business and residential climate in Anna.

"Anna is one of the fastest-growing towns in North Texas, and we're proud to be a part of the positive growth story there," Moayedj said in prepared remarks. "The Villages at Hurricane Creek will offer a diverse collection of housing and the kind of community amenities that will make it a sought-after community."

Phase 1 of the project, consisting of single-family residential development and an amenity center, is slated to start in early 2021. Timing for future phases will be determined later, the developer said.

The residential sites include one- and two-story homes, a collection of garden homes and townhomes. The area will have ample green space including creeks, ponds, trails, open space, lookouts and park space.

The development also includes a signature water feature and the planned building of Anna's first hotel.

The completed Villages of Hurricane Creek project will ultimately incorporate 984 single-family homes, 400 multi-family residences, 50,000 square feet of retail, restaurant and entertainment space, as well as a community and botanical garden, hiking trails and an amenity center for residents.

"The Villages of Hurricane Creek project will kick off development on the western side of U.S. 75 and provide diverse housing options and amenities for Anna neighbors," Anna Mayor Nate Pike said in a statement. "We are also excited about the commercial and entertainment options that our community desires."

Centurion American, founded in 1990, has developed over 30,000 single-family lots in dozens of communities in North Texas.

HOME-BUILDING PERMITS HOLDING STRONG IN DFW'S NORTHERN SUBURBS

DALLAS
BUSINESS JOURNAL

Construction of homes in the suburbs north of Dallas-Fort Worth hasn't slowed appreciably despite the economic fallout of the COVID-19 pandemic, according to an analysis of building permits.

In Frisco, for example, builders have filed for 963 permits for single-family homes year-to-date through May, which is up 16 percent from the same five-month period in 2019, according to statistics gathered by Addison-based Tomlin Investments, which tracks permits monthly.

In McKinney, builders filed for 609 permits through May, which is down 9 percent from the 669 building permits pulled in January through May 2019, the data shows.

Plano, which is largely built out, has had 124 buildings permits through May, up 29 percent from the 96 in the first five months of last year.

Prosper, with 390 permits so far this year, is up 21 percent from last year. Celina, with 629 permits to date, is up a healthy 27 percent. Little Elm, with 360 permits so far this year, is down 2 percent from last year.

"It really hasn't slowed down," said Dan Tomlin Jr., partner at Tomlin Investments.

The future growth in residential is going to be north of U.S. 380 heading up the Dallas North Tollway, up Preston Road and up U.S. 75, Tomlin said.

"Your higher-end stuff is going to be on Preston and the toll road," he said.

Turning to some of the smaller but fast-growing northern cities, building permits in Melissa are up 17 percent year-over-year, totaling 268 for the first five months of this year.

Anna, so far, is down 12 percent this year, with 237 permits issued to builders.

Any slowdown in Anna, however, is likely to turn around soon. Developer Centurion American said Thursday that the company has reached a zoning and development agreement allowing for the creation of a residential community with hundreds of single-family homes, plus apartments and commercial space.

The development, called Hurricane Creek North, will be on 325 acres just west of U.S Highway 75 and will be part of The Villages of Hurricane Creek mixed-use project. The completed Villages of Hurricane Creek project will ultimately incorporate 984 single-family homes, 400 multi-family residences, 50,000 square feet of retail, restaurant and entertainment space, as well as a community and botanical garden, hiking trails and an amenity center for residents.

Year-to-date building permits and their percentage increase or decrease in other northern suburbs are:

Princeton, 343 permits to date, up 73 percent from 198 last year.

Van Alstyne, 66 permits to date, up 100 percent from 33 last year.

Denton, with 258 building permits this year, is down 33 percent from 385 last year.

Sanger, with 75 permits to date, is up 74 percent.

Krum, with 76 permits this year, is up 262 percent from the 21 issued in the initial five months of last year.

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
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@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.

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 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.

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.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
N/A	N/A	N/A	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Date