

# LEGACY RANCH RETAIL - MELISSA

SWQ of Melissa Rd & TX-5



**SEGOVIA**  
PARTNERS



## Property Information

### LOCATION:

SWQ of Melissa Rd & TX-5, Melissa, Texas 75454 - Legacy Ranch

### LEASE RATE:

Available Upon Request

### HIGHLIGHTS:

- ±12,400 SF Retail Building w/ 2 Endcap Drive-Thrus
  - 6,696 SF w/ Endcap Drive-Thru Available
- ±5,727 SF Office Building
  - Available for Sale or Lease
  - Seeking Medical Users
- ±11,367 SF Office Building
- Delivery Fall 2024
- Across the street from planned Walmart Supercenter
- Connected to Legacy Ranch residential development
- 17.6% growth rate in Melissa; from 8,000 population in 2015 to 25,201 in 2023
- Under-served retail market

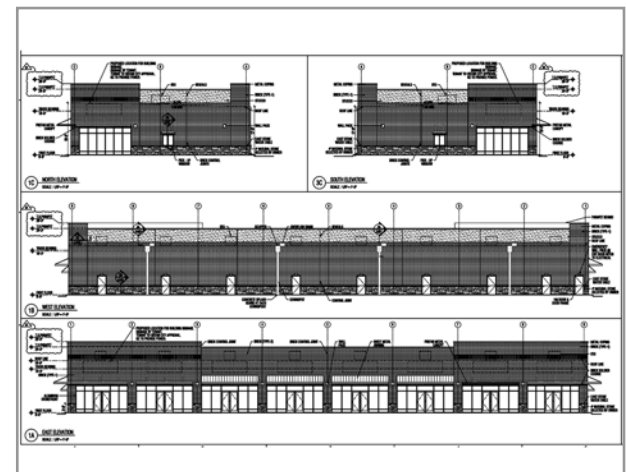
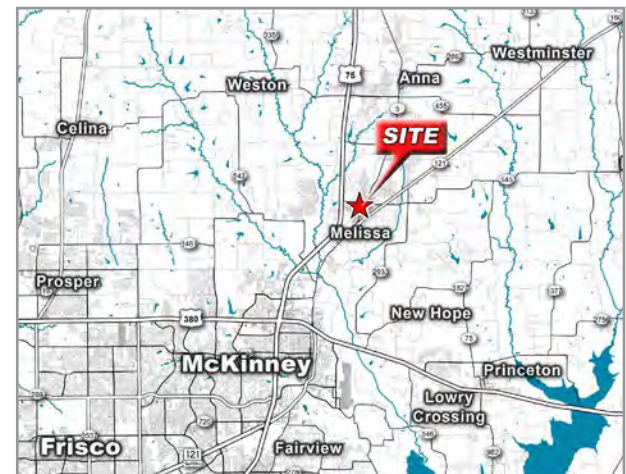
## Demographics

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	2,895	29,877	57,196
<b>2028 POPULATION</b>	5,002	48,919	85,979
<b>HOUSEHOLDS</b>	883	9,524	18,085
<b>AVG HH INCOME</b>	\$129,356	\$153,563	\$139,270

## Traffic Counts

**TX-5:** 8,439 VPD

**US-75:** 89,085 VPD

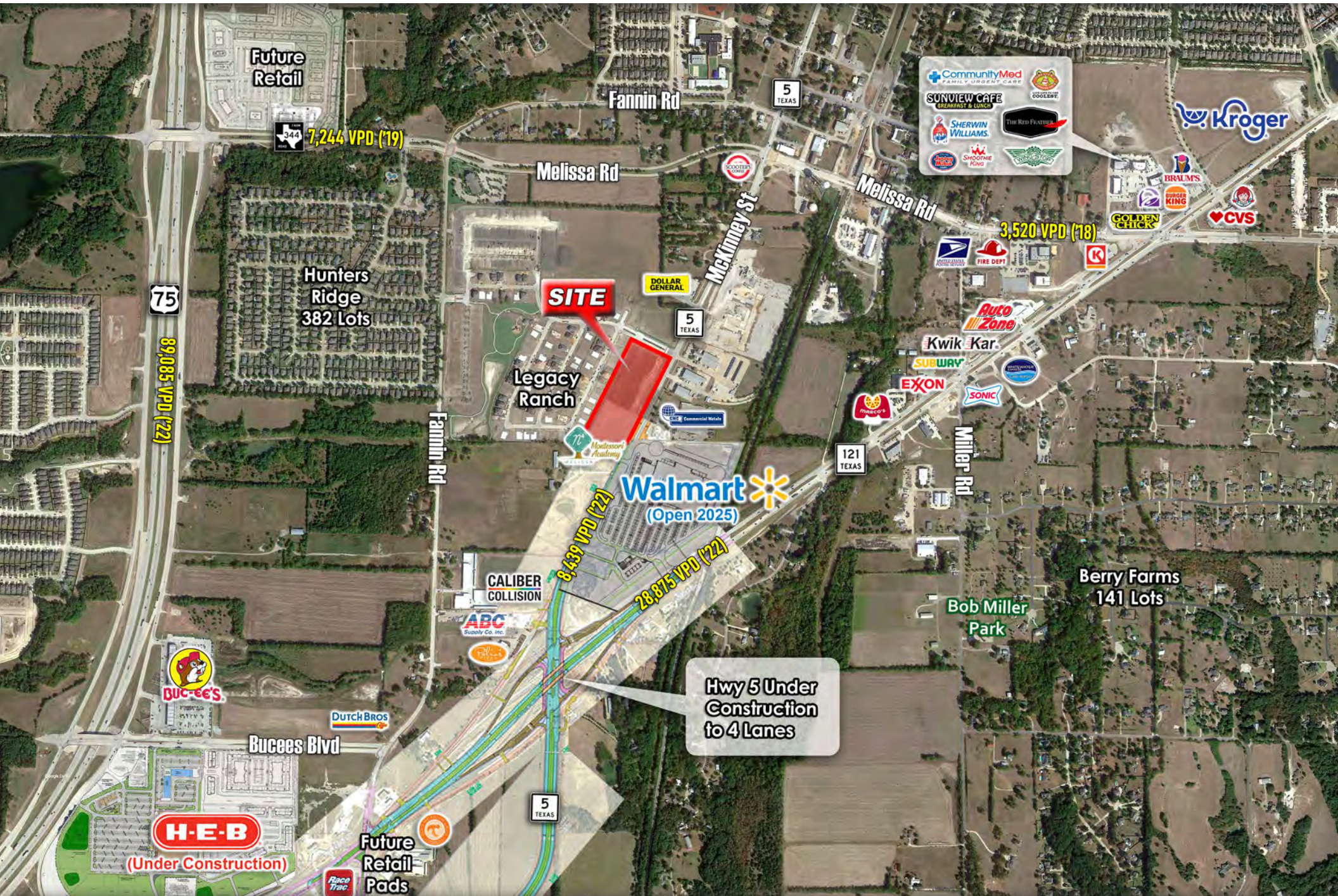


The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# Legacy Ranch Retail - Melissa

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BULK INFORMATION	
LOT SIZE	
LOT 1	2.0 GROSS ACRES
PARKING	
RETAIL (REQUIRED SPACES)	1 SPACE PER 200 SF
TOTAL REQUIRED SPACES	LOT 1 = 111
TOTAL PROVIDED SPACES	LOT 1 = 120

**CONCEPT PLAN NOTES**

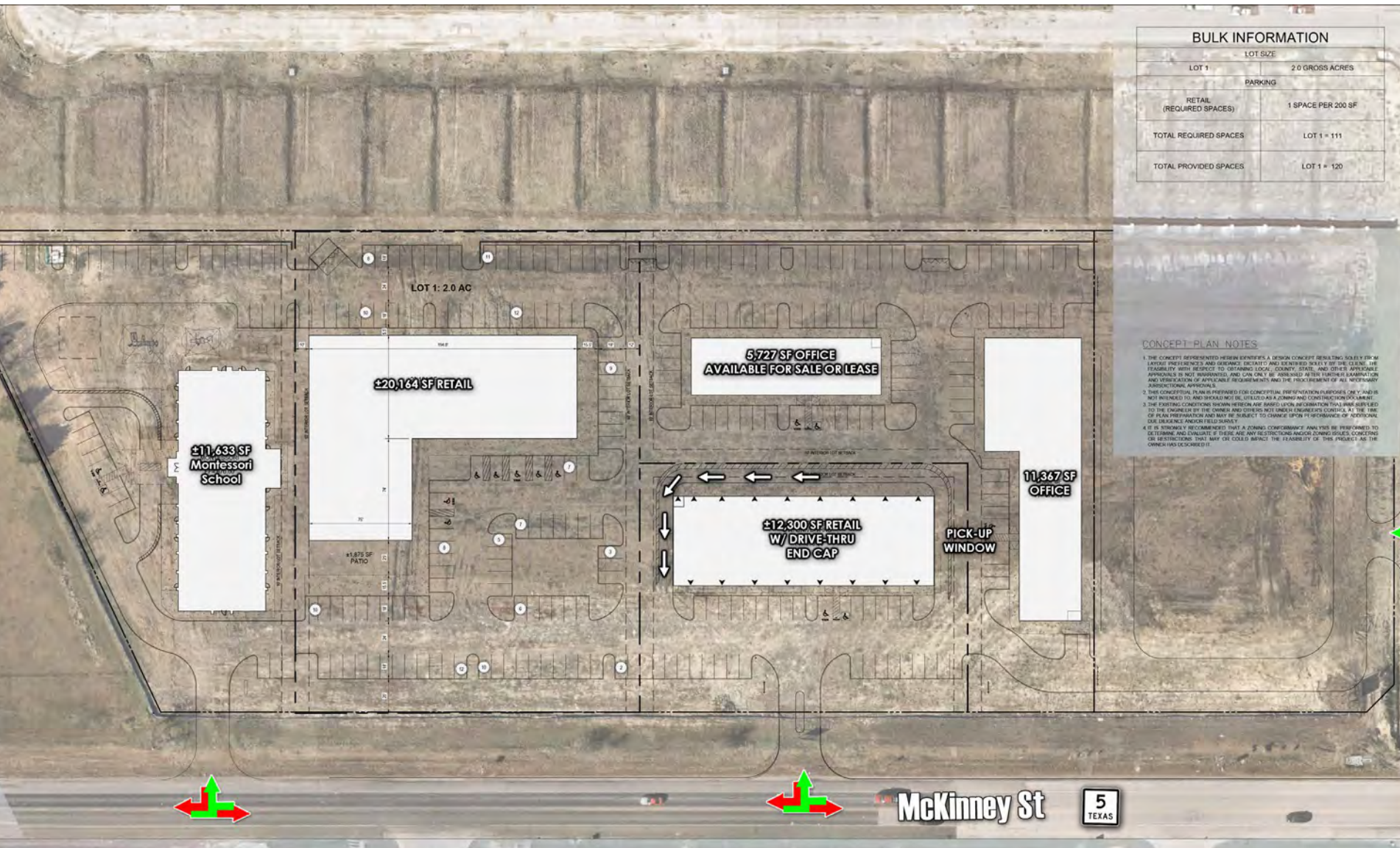
1. THE CONCEPT REPRESENTED HEREIN REPRESENTS A GENERAL CONCEPT RELYING SOLELY UPON LAYOUT PREFERENCES AND GENERAL DECISIONS AND IS NOT INTENDED TO BE USED AS A ZONING AND CONSTRUCTION DOCUMENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED, AND CAN ONLY BE ASSURED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE FULFILLMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.

2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL INFORMATION PURPOSES ONLY, AND IS NOT INTENDED TO BE USED AS A ZONING AND CONSTRUCTION DOCUMENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT GUARANTEED, AND CAN ONLY BE ASSURED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND THE FULFILLMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.

3. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT HAS BEEN PROVIDED TO THE ENGINEER BY THE OWNER AND ENGINEER'S VISUAL ENGINEERING CONDUCT AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON PERFORMANCE OF "AS-BUILT" SURVEY AND/OR FIELD SURVEY.

4. IT IS STRONGLY RECOMMENDED THAT A ZONING COMPLIANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES CONCERNING OR RESTRICTIONS THAT MAY OR COULD AFFECT THE FEASIBILITY OF THIS PROJECT AS THE OWNER HAS DESCRIBED IT.

Legacy Ranch Dr



**BOHLER //**

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**LEGACY RANCH PLAZA**

MELISSA, TX 75454

McKinney St

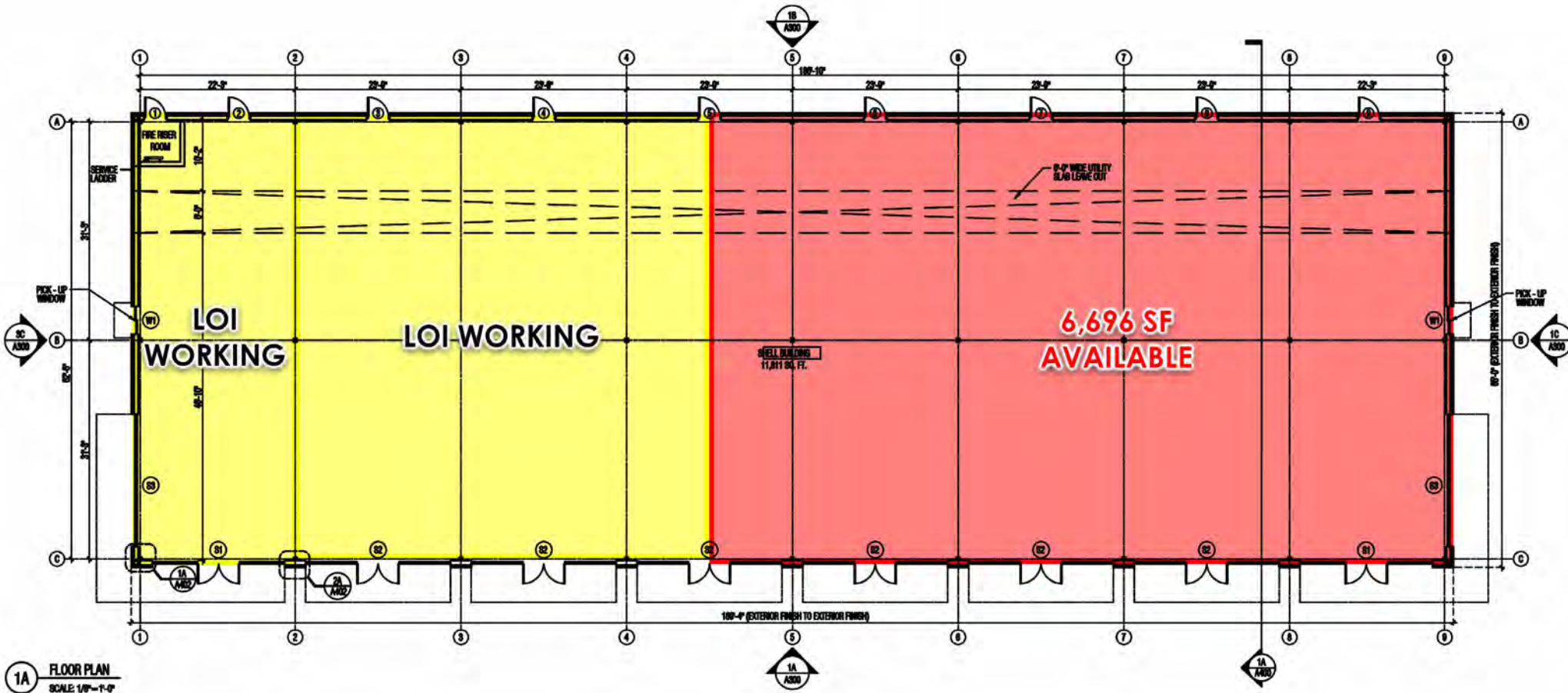


1/31/24 | MSHD | TD210000 | CA7



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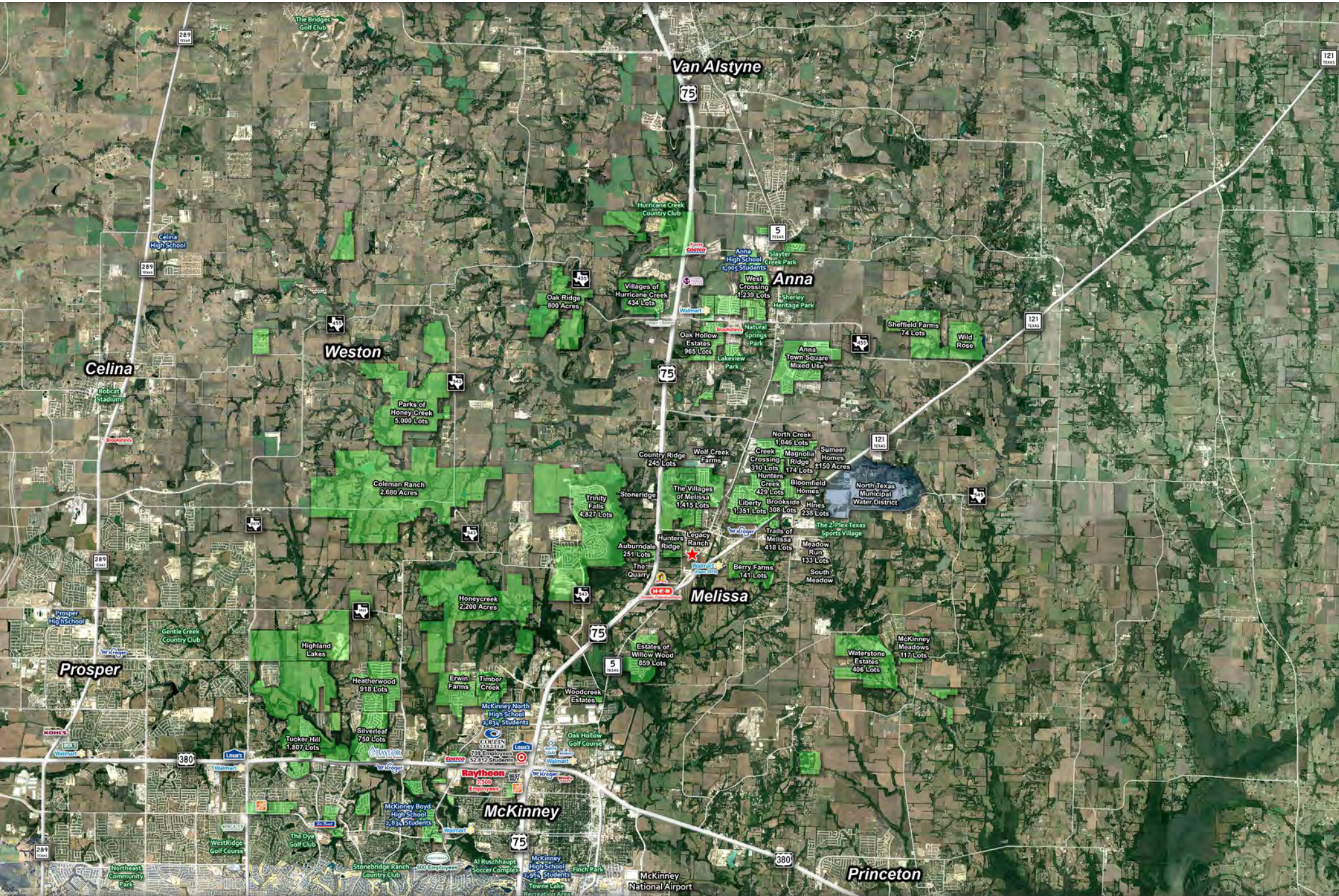


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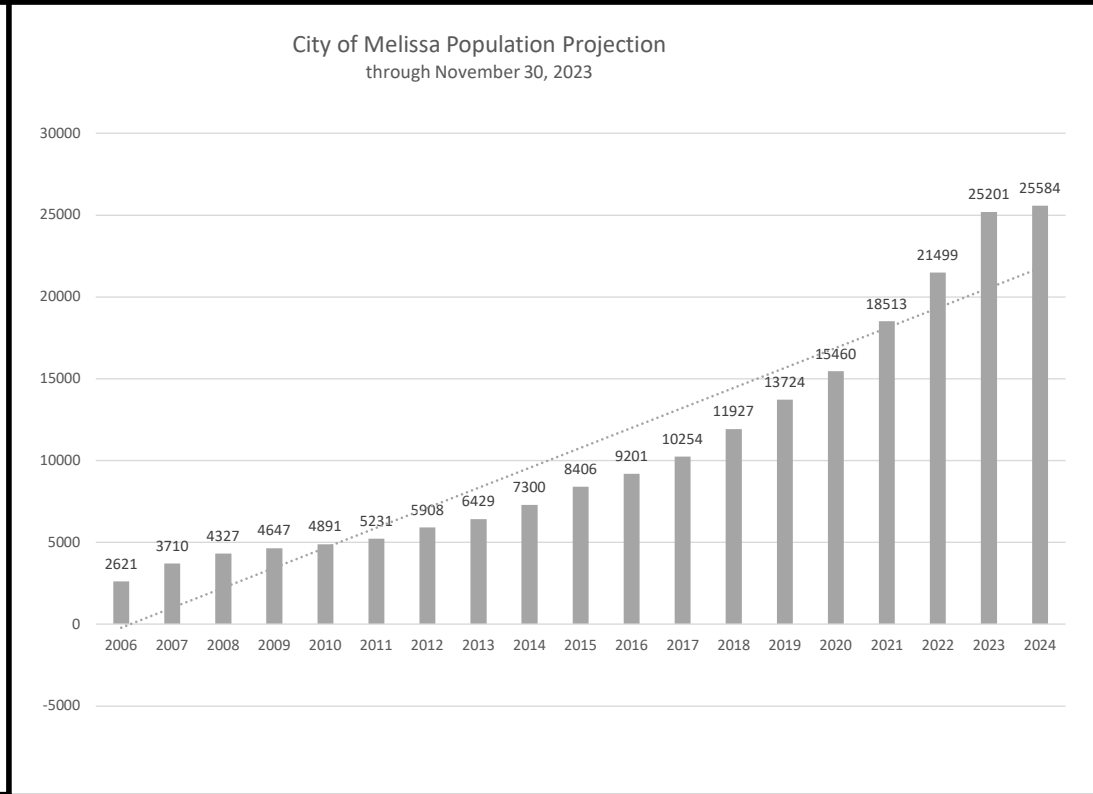
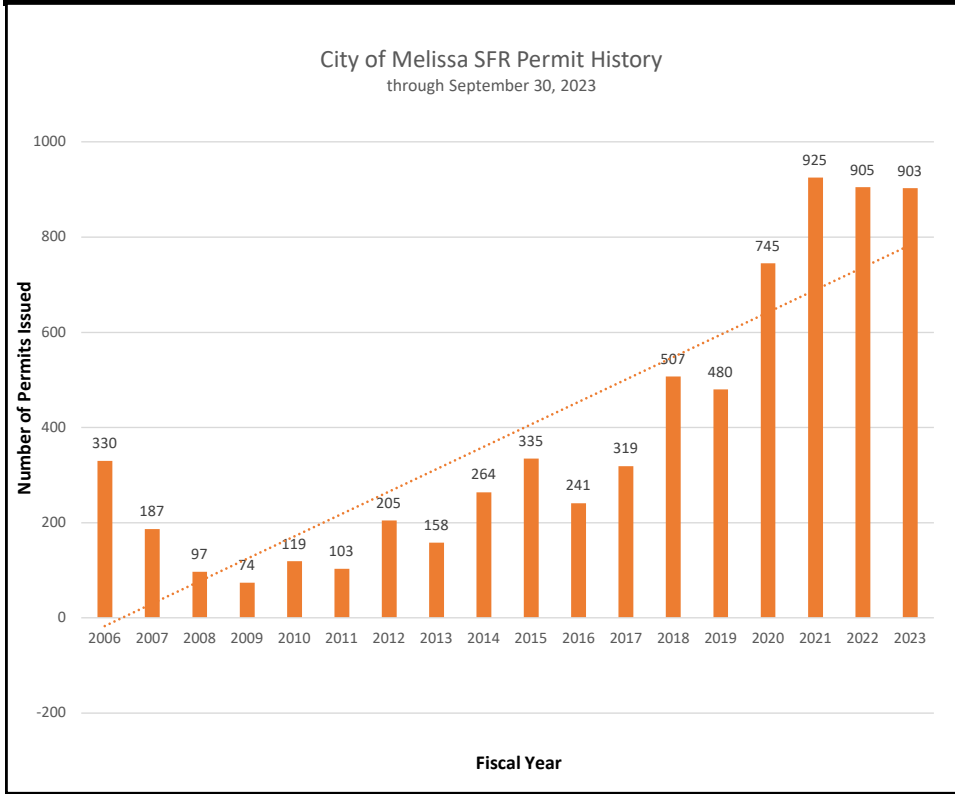
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## City of Melissa Population Projection Through November 30, 2023

Current Population Projection Based on SFR Permits Issued and Multifamily Units		SFR Permits Issued per Quarter					
<b>25584</b>		Fiscal Year	Q1	Q2	Q3	Q4	Annual Permit Total
		2016	71	66	61	43	241
2017	56	63	121	79	319		
2018	71	113	160	163	507		
2019	82	103	179	116	480		
2020	158	179	139	269	745		
2021	256	220	290	159	925		
2022	108	219	301	277	905		
2023	106	232	284	281	903		
2024	116				116		



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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.

### 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.

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

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date