

RETAIL IN MELISSA

NEC of Melissa Rd & US-75



SEGOVIA
PARTNERS



Property Information

LOCATION:

NEC of Melissa Rd & US-75, Melissa, Texas 75454

LEASE RATE:

Available Upon Request

HIGHLIGHTS:

- Available:
 - 12,300 SF retail center with drive thru
 - ±1.06 Lot AC Pad Site
- Adjacent to Trinity Falls, a master-planned residential development with 1,708 ACs and 4,287 planned homes
- 17.6% growth rate in Melissa; from 8,000 population in 2015 to 25,201 in 2023
- Under-served retail market
- Estimated Q2 2026

Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	3,715	24,194	48,499
2027 POPULATION	5,819	35,081	63,264
HOUSEHOLDS	1,150	7,616	14,995
AVG HH INCOME	\$144,407	\$143,307	\$128,976

Traffic Counts

TX-5: 11,080 VPD

US-75: 60,355 VPD



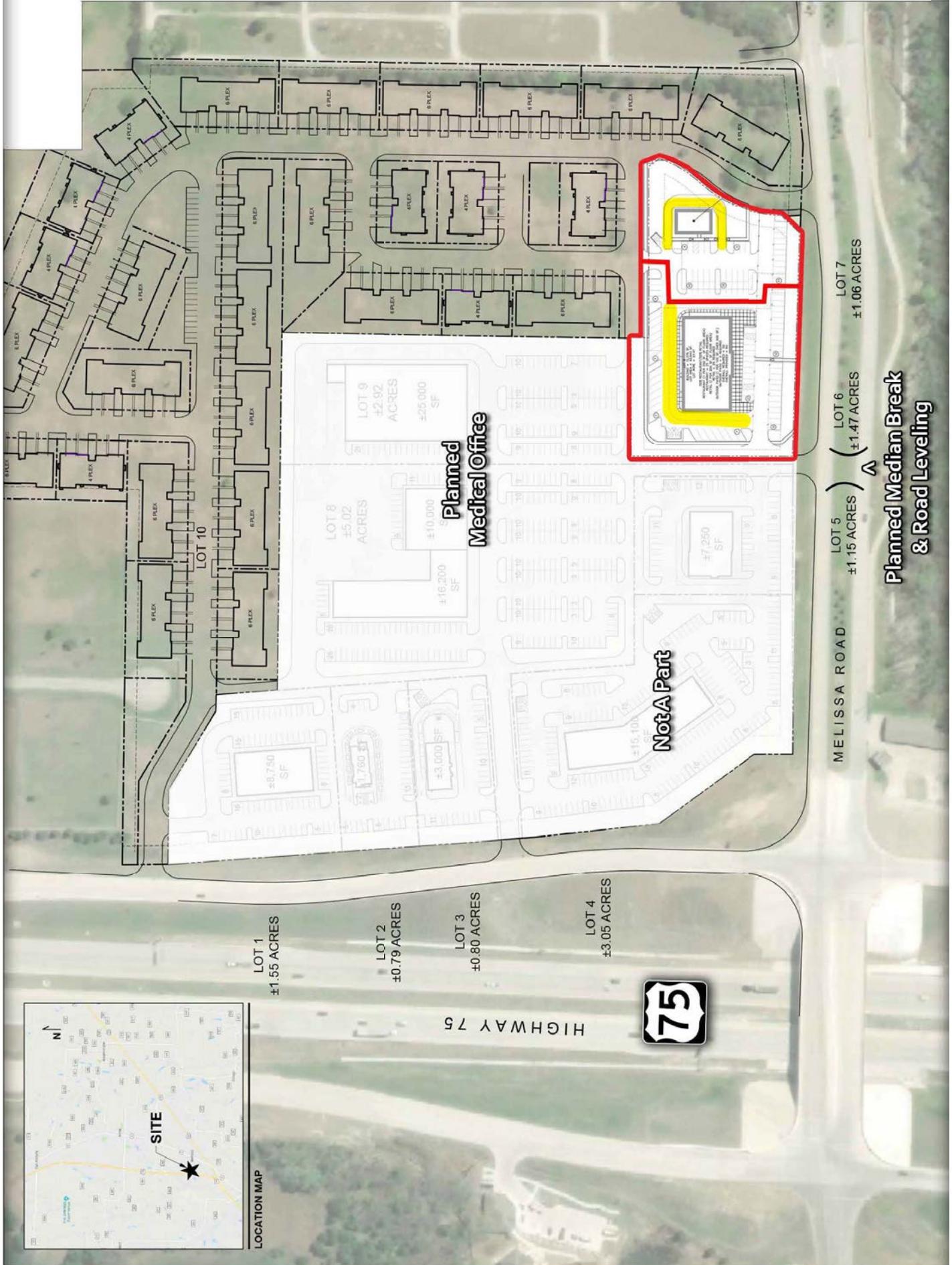
Albert Enterprises

Developing places that *inspire*.

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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 hereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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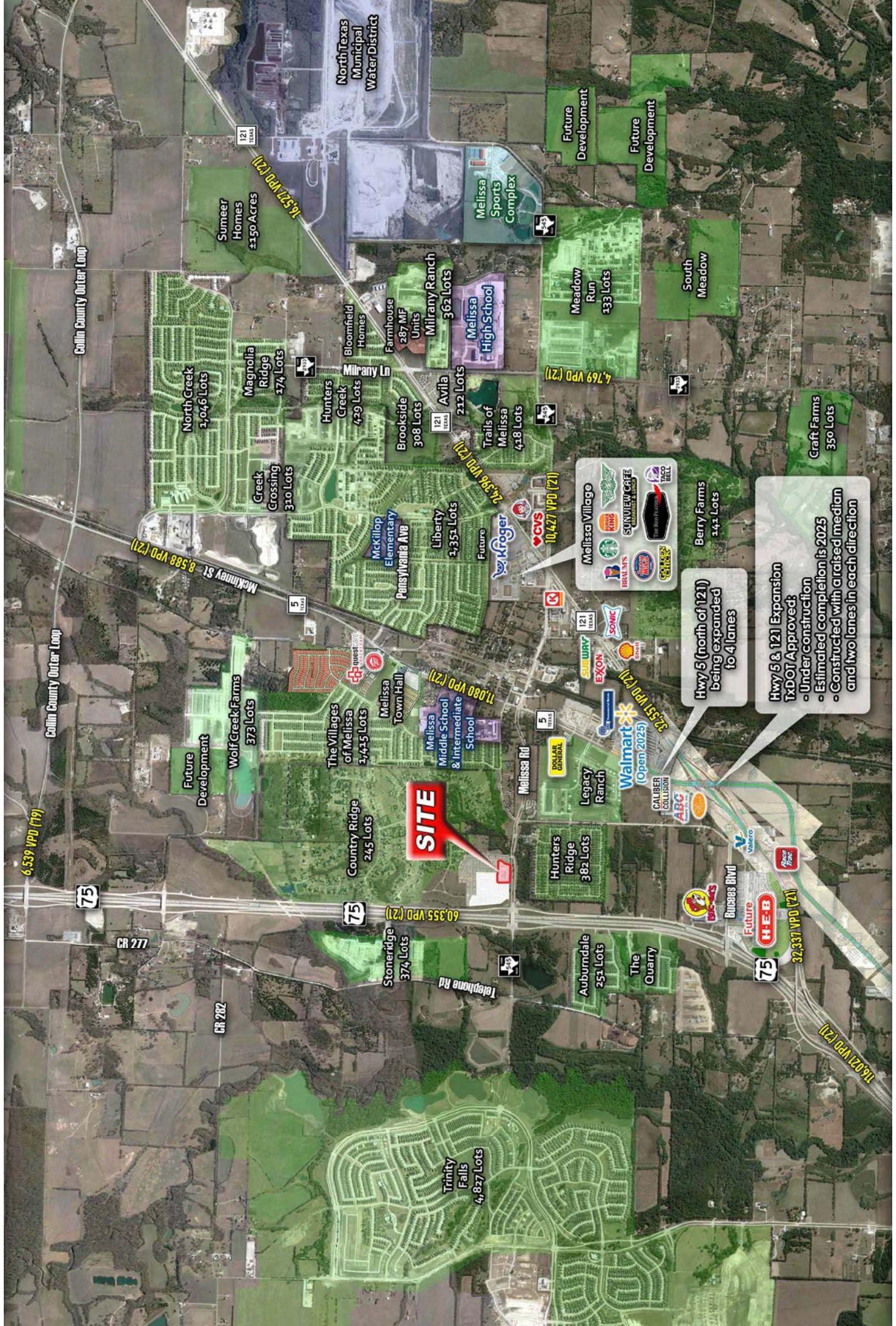
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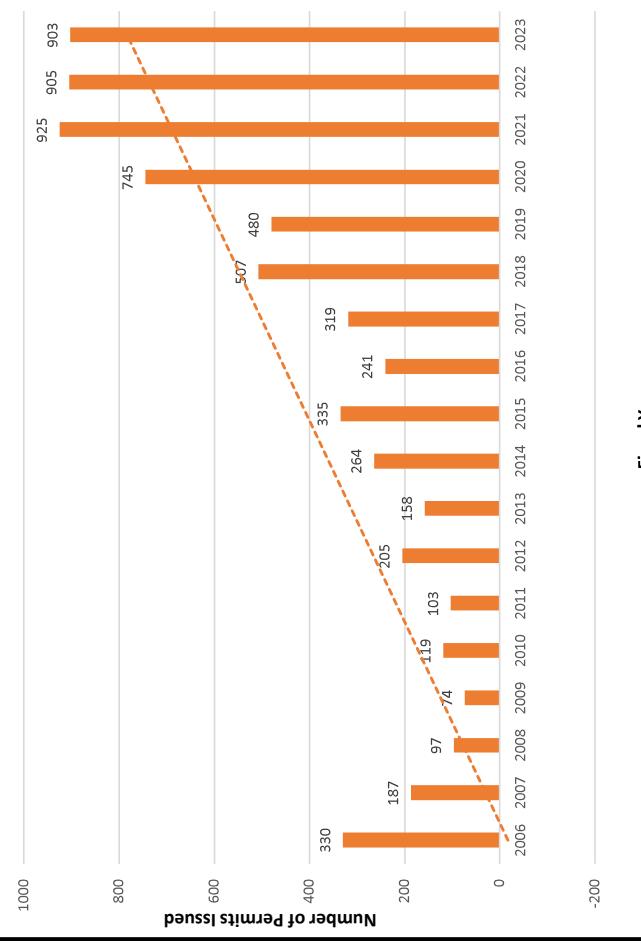


City of Melissa Population Projection Through November 30, 2023

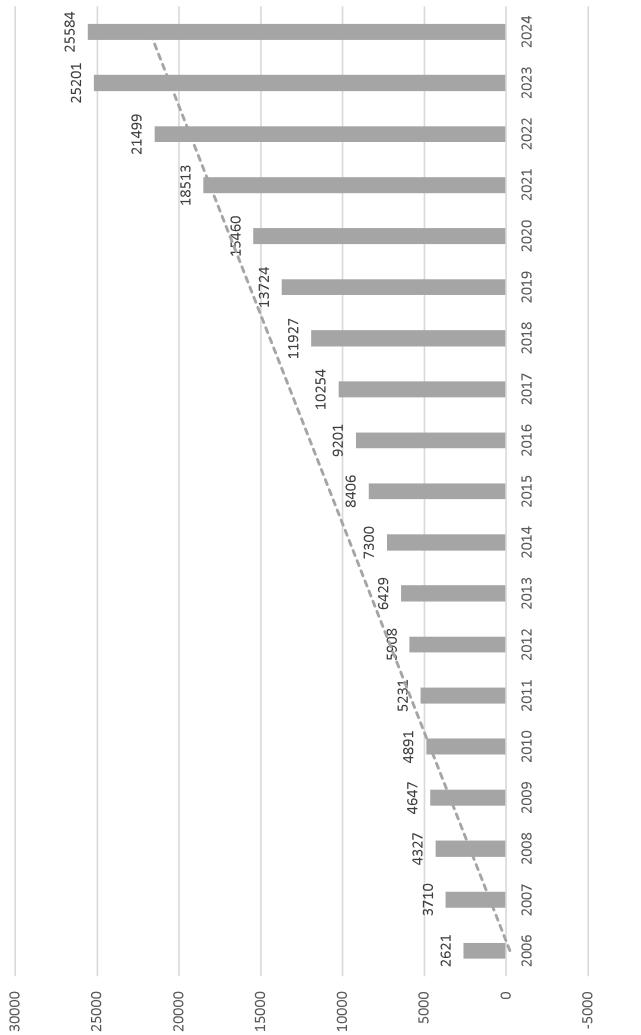
Current Population Projection Based on SFR Permits Issued and Multifamily Units

Fiscal Year	SFR Permits Issued per Quarter				Annual Permit Total
	Q1	Q2	Q3	Q4	
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

City of Melissa SFR Permit History
through September 30, 2023



City of Melissa Population Projection
through November 30, 2023



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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