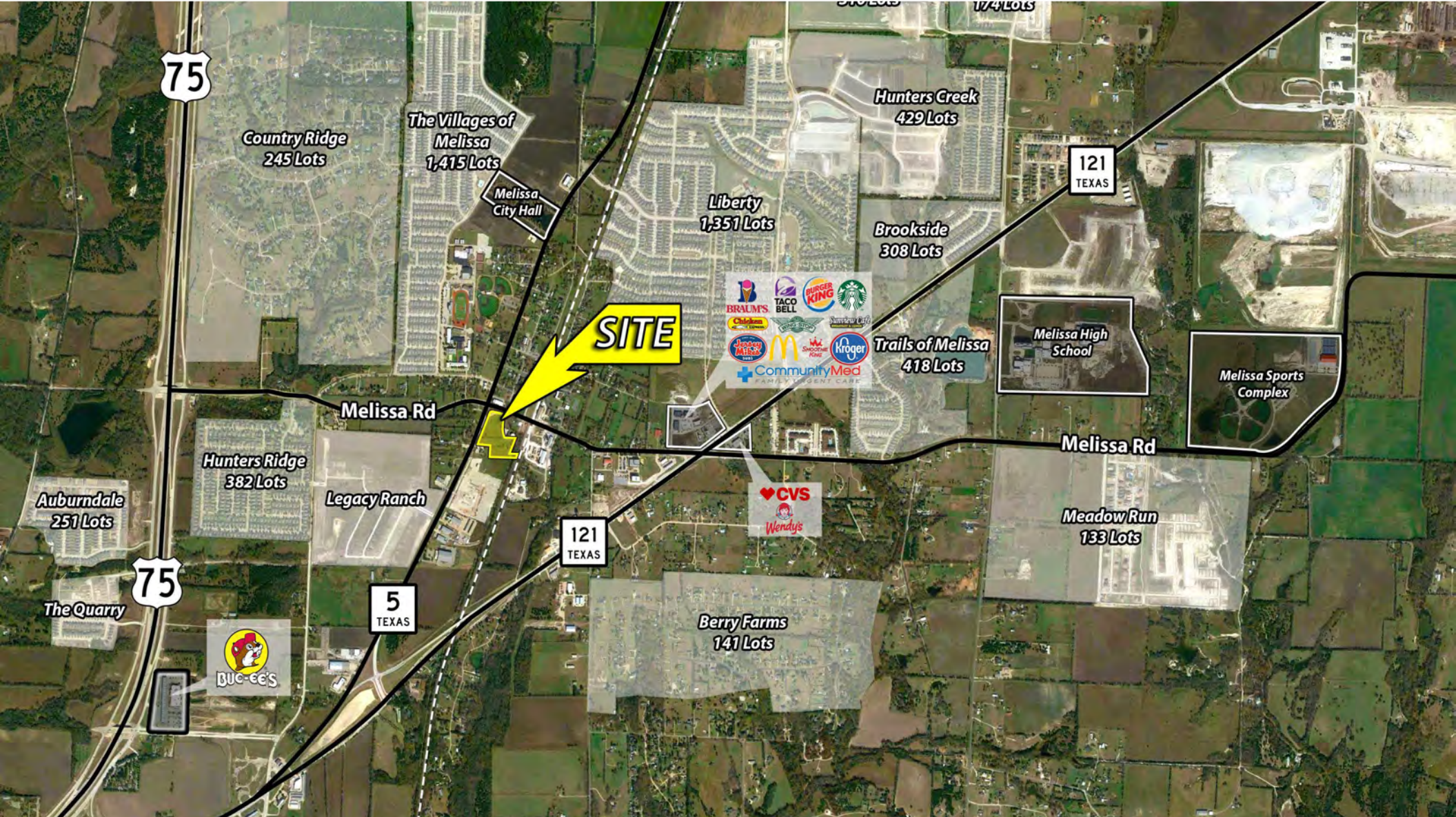


6.3 ACRES FOR SALE

State Highway 5 & Melissa Road

Melissa, Texas



APPIAN
COMMERCIAL REALTY

Ray Eckenrode, CCIM, SIOR • Preston Taylor

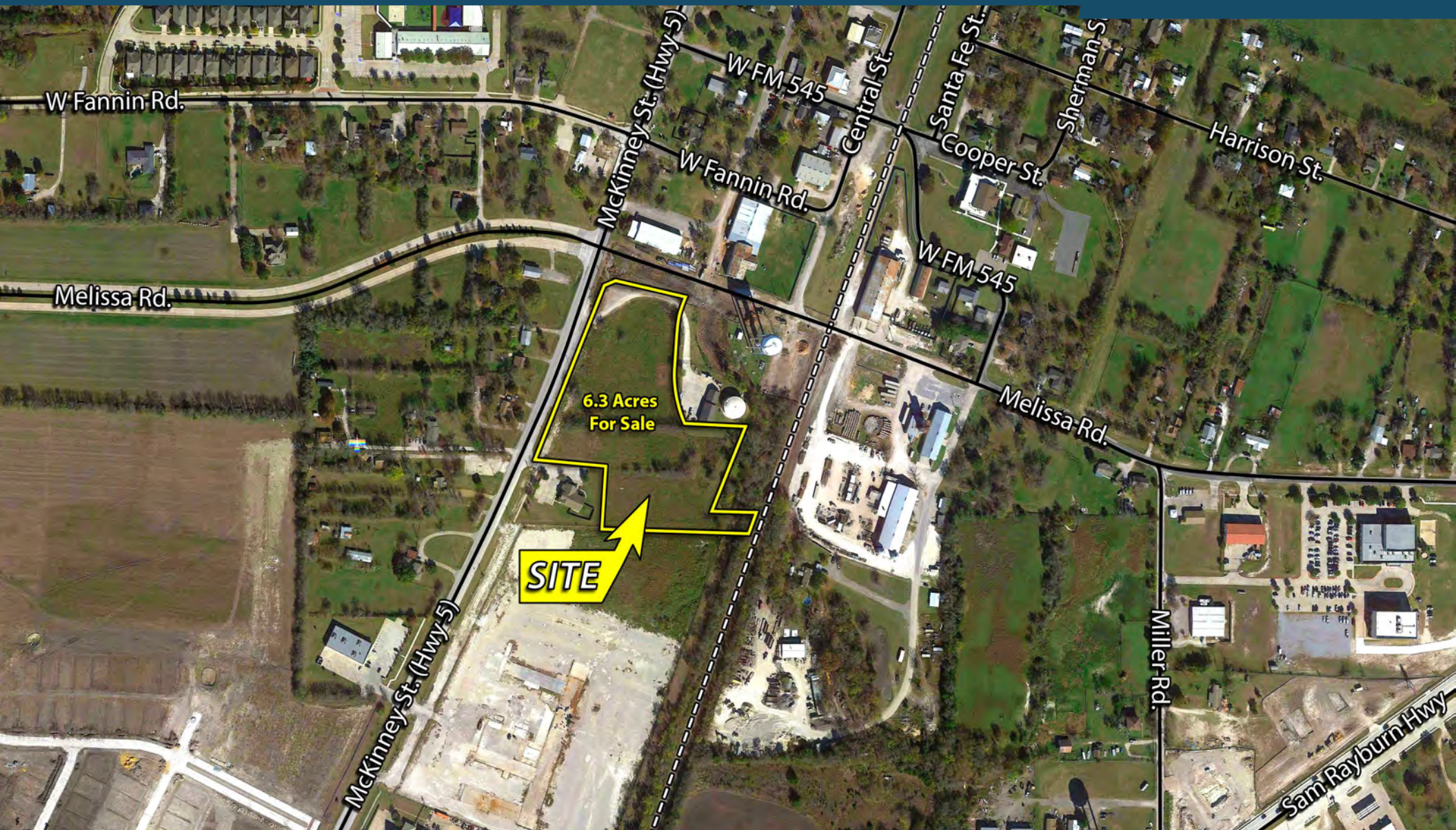
Office: 972-562-9988

www.AppianCommercial.com

6657 Virginia Pkwy #100
McKinney, TX 75071

6.3 ACRES FOR SALE

Land
Hwy 5 & Melissa Rd
Melissa, TX 75454



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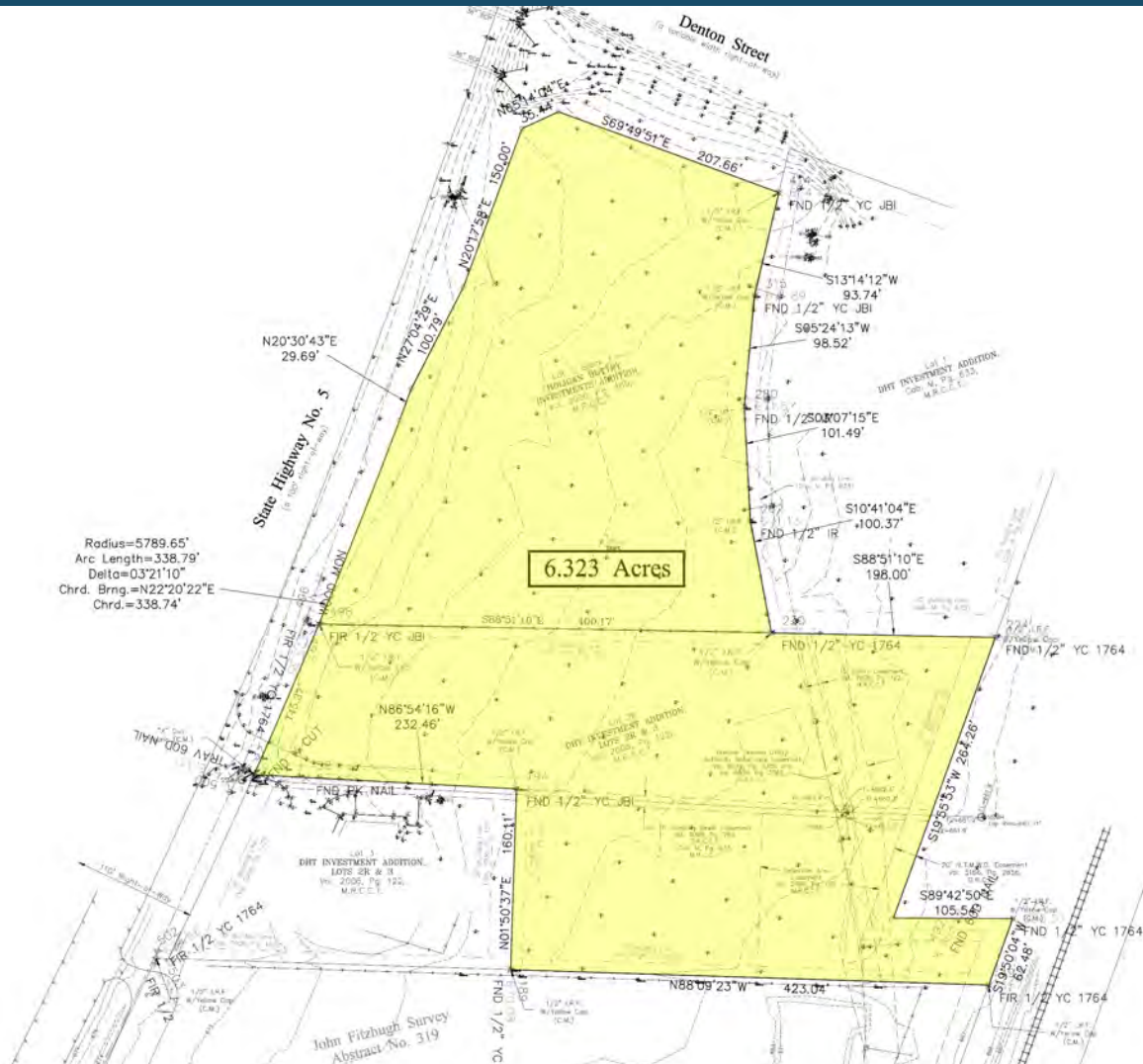
www.AppianCommercial.com

6657 Virginia Pkwy #100
McKinney, TX 75071

6.3 ACRES FOR SALE

Land
Hwy 5 & Melissa Rd
Melissa, TX 75454

FLOOR PLAN



6.3 ACRES FOR SALE

Land
Hwy 5 & Melissa Rd
Melissa, TX 75454

PROPERTY DETAILS

- **Price:** \$2,204,136
- **Property Type:** Land
- **Property Size:** 6.32 Acres
- **Address:** State Hwy 5 Melissa, TX
- **City:** Melissa

- **County:** Collin
- **Date Available:** Immediate
- **Cross Street:** Melissa Rd & McKinney St (Hwy 5)
- **Property Status:** Raw Land
- **Zoning:** I-2, DOD, SF-3

PROPERTY INFORMATION

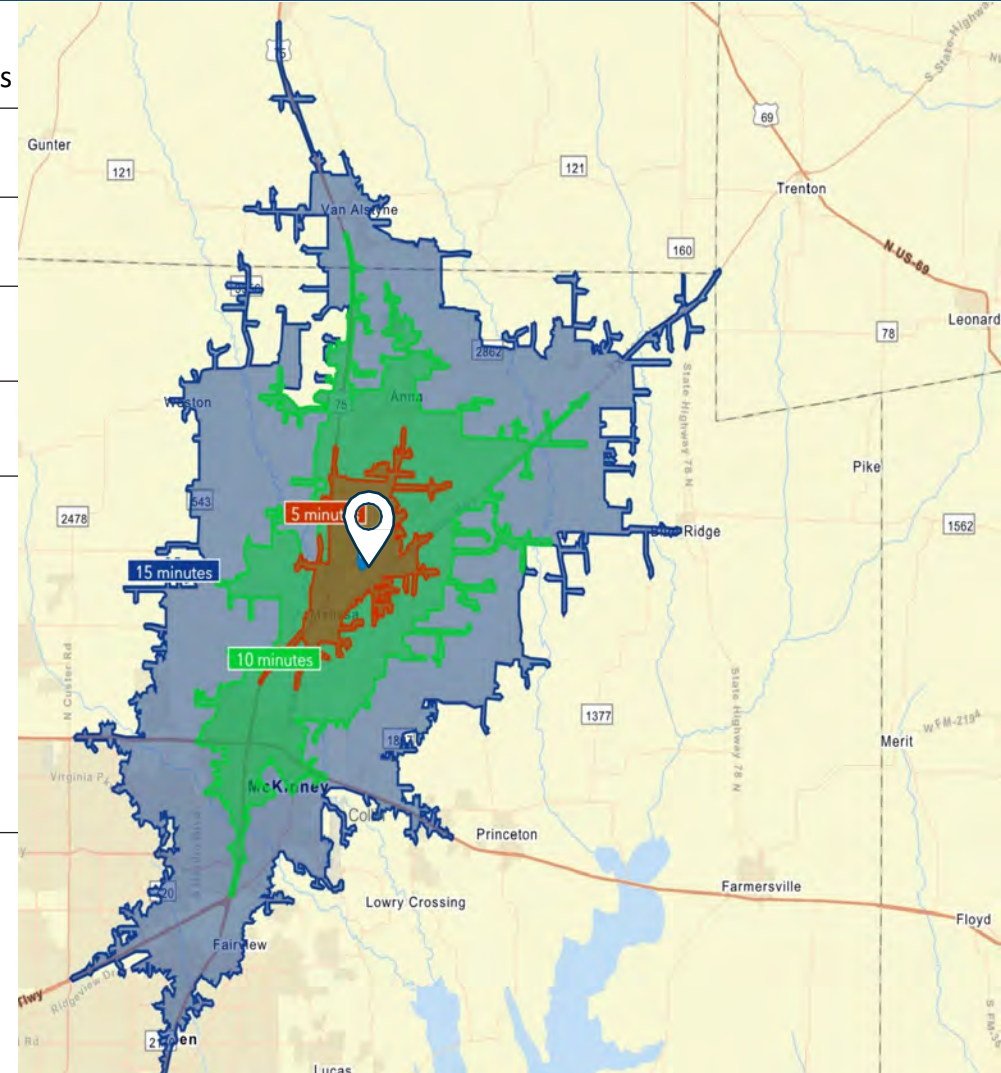
This property is just north of McKinney city limits at the intersection of TX 5 & Melissa Rd. As McKinney, Melissa, and Anna continue to expand at a rapid rate this site will see growing heavy traffic. The site is just east of the brand new Buc-ee's built on US 75, and just west of the new Melissa Village mixed-use development. This property will be on the south east corner of the upcoming expansion of Melissa Rd.

6.3 ACRES FOR SALE

Land
Hwy 5 & Melissa Rd
Melissa, TX 75454

DEMOGRAPHICS

2020 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	9,569	57,235	164,108
Households	3,039	18,486	55,263
Families	2,558	14,339	41,572
Average Household Size	3.15	3.03	2.93
Owner Occupied Housing Units	2,826	14,218	38,685
Renter Occupied Housing Units	213	4,268	16,578
Median Age	35.1	33.2	34.5
Median Household Income	\$112,545	\$80,827	\$84,552
Average Household Income	\$137,500	\$98,622	\$110,509





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.

Appian Commercial Realty

Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Ray Eckenrode

Designated Broker of Firm

579746

License No.

ray@appiancommercial.com

Email

(972)562-9988

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DEMOGRAPHIC SUMMARY

2522-2566 McKinney St

Drive time of 5 minutes

KEY FACTS

9,569

Population



3,039

Households

35.1

Median Age

\$90,848

Median Disposable Income

EDUCATION

6%

No High School Diploma



23%

High School Graduate



40%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$112,545

Median Household Income



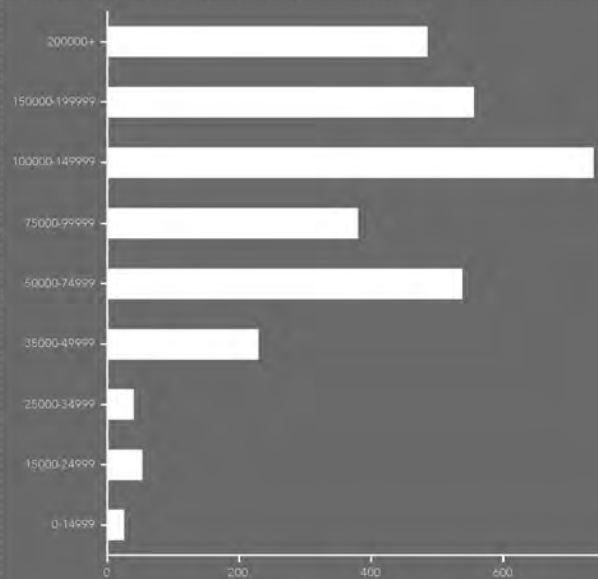
\$43,668

Per Capita Income



\$414,559

Median Net Worth



HOUSEHOLD INCOME



Weston

Anna

Melissa

EMPLOYMENT



White Collar

75%



Blue Collar

15%



Services

10%

6.9%

Unemployment Rate

DEMOGRAPHIC SUMMARY

2522-2566 McKinney St

Drive time of 10 minutes

KEY FACTS

57,235

Population



18,486

Households

33.2

Median Age

\$65,729

Median Disposable Income

EDUCATION

13%

No High School Diploma



24%

High School Graduate



31%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$80,827

Median Household Income



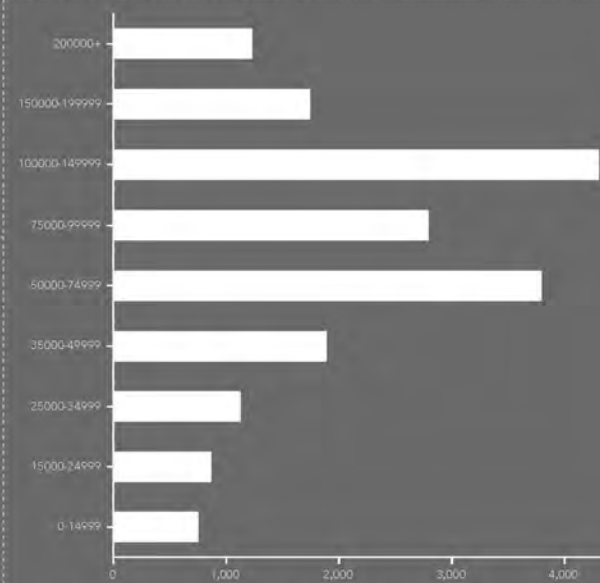
\$31,948

Per Capita Income

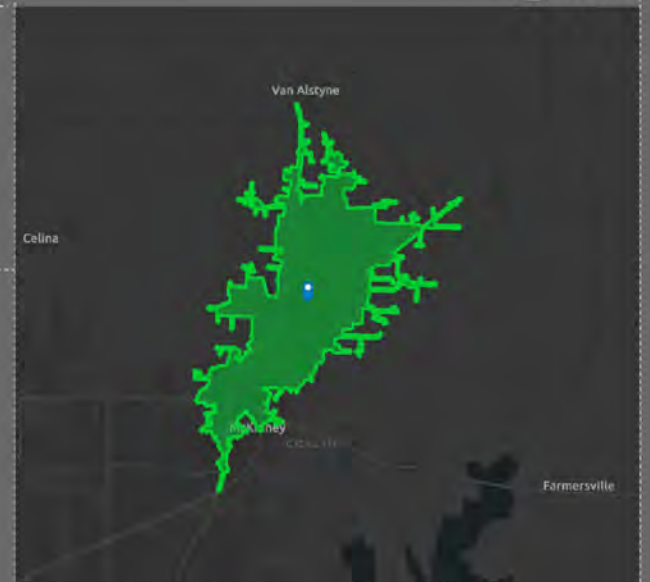
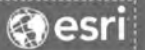


\$177,989

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



67%

White Collar



22%

Blue Collar



11%

Services

7.3%

Unemployment Rate

DEMOGRAPHIC SUMMARY

2522-2566 McKinney St

Drive time of 15 minutes

KEY FACTS

164,108

Population



55,263

Households

34.5

Median Age

\$68,879

Median Disposable Income

EDUCATION

10%

No High School Diploma



19%

High School Graduate



31%

Some College



40%

Bachelor's/Grad/Prof Degree

INCOME



\$84,552

Median Household Income



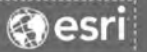
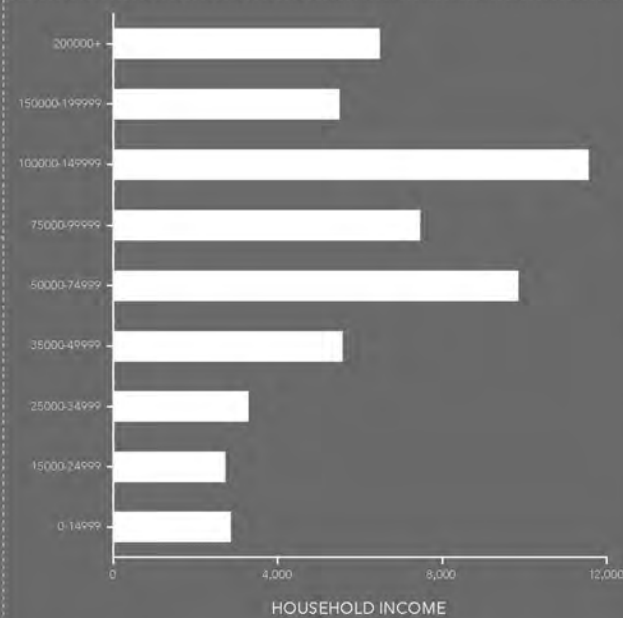
\$37,817

Per Capita Income



\$161,642

Median Net Worth



EMPLOYMENT



White Collar

72%



Blue Collar

16%



Services

12%

7.2%

Unemployment Rate