

RETAIL SPACE FOR LEASE

\$40 NNN 1,500 – 10,343 SF

3115 Milrany Lane

Melissa, Texas 75454



APPIAN
COMMERCIAL REALTY

Preston Taylor
☎ (972)562-9988 Opt. 3
🌐 www.AppianCommercial.com

Ray Eckenrode, CCIM, SIOR
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📍 Appian Commercial Realty
6657 Virginia Pkwy #100
McKinney, TX 75071

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PROPERTY DETAILS

- **Price:** \$40 NNN
- **Property Type:** Retail/Medical
- **Available SF:** 1,500 SF - 8,843 SF
- **Address:** 3115 Milrany Lane
- **City:** Melissa

- **County:** Collin
- **Building Size:** 10,353 SF
- **Date Available:** December 2025
- **Cross Street:** Hwy 121 & Milrany Lane
- **Property Status:** Under Construction

PROPERTY INFORMATION

Now leasing at 3115 Milrany Drive in Melissa, TX: brand-new retail spaces in one of North Texas' fastest-growing communities. This modern development offers flexible floor plans, high-end finishes, and excellent visibility just minutes from Highway 75. Perfect for boutiques, salons, cafes, and professional services, these spaces are designed to support a wide range of businesses. With strong local demographics, steady residential growth, and convenient access, 3115 Milrany is positioned to become a key retail destination in the area. Ample parking and a pedestrian-friendly layout enhance the customer experience, making it easy for your business to thrive. Don't miss the opportunity to establish your presence in this vibrant, high-traffic corridor.



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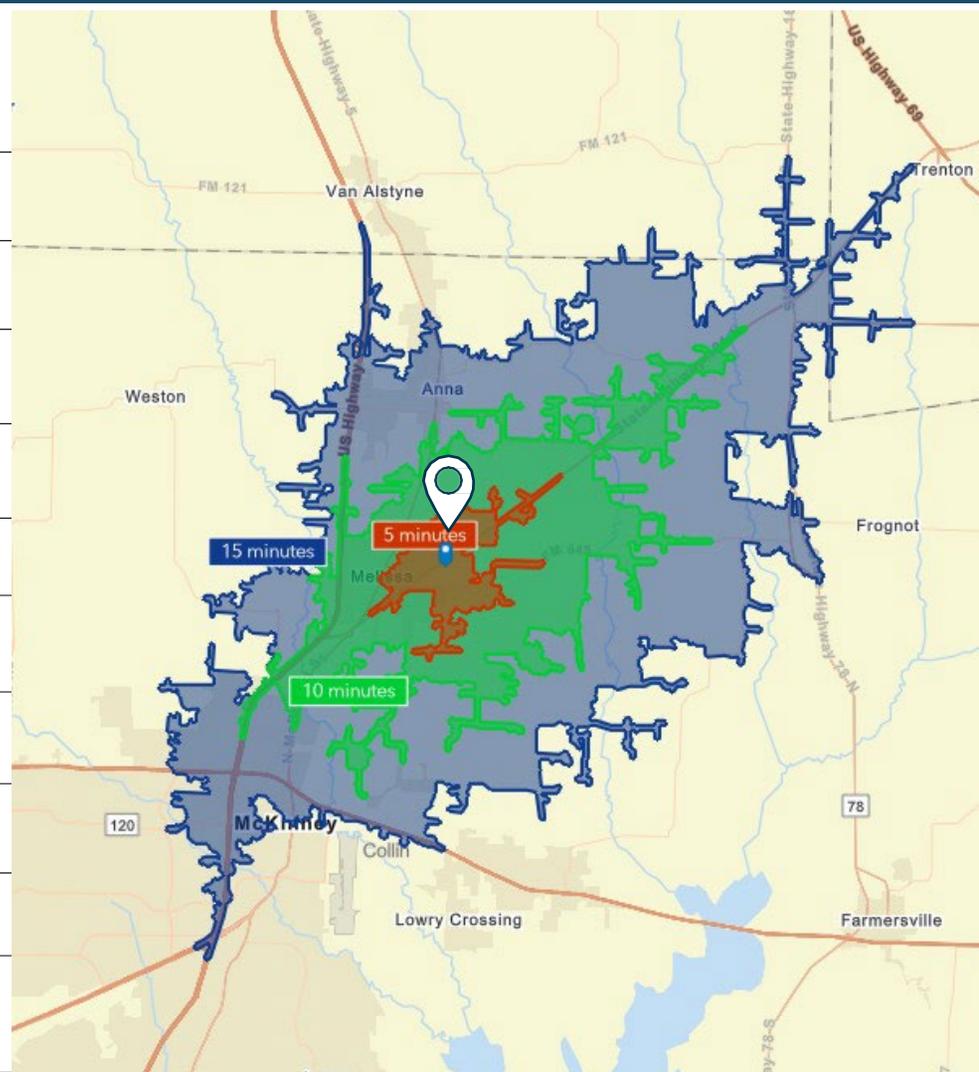
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DEMOGRAPHICS

2024 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	13,336	32,538	99,032
Households	4,077	10,298	32,817
Families	3,474	8,579	25,835
Average Household Size	3.26	3.16	3.00
Owner Occupied Housing Units	3,586	9,072	25,209
Renter Occupied Housing Units	491	1,226	7,608
Median Age	35.0	35.2	35.5
Median Household Income	\$129,806	\$129,777	\$110,463
Average Household Income	\$158,860	\$160,056	\$143,958



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DEMOGRAPHIC SUMMARY

3115 Milrany Ln, Melissa, Texas, 75454 3

Drive time of 5 minutes

KEY FACTS

13,336

Population



4,077

Households

35.0

Median Age

\$105,952

Median Disposable Income

EDUCATION

2.7%

No High School Diploma



12.8%

High School Graduate



30.1%

Some College/
Associate's Degree



54.3%

Bachelor's/Grad/
Prof Degree

INCOME



\$129,806

Median Household Income



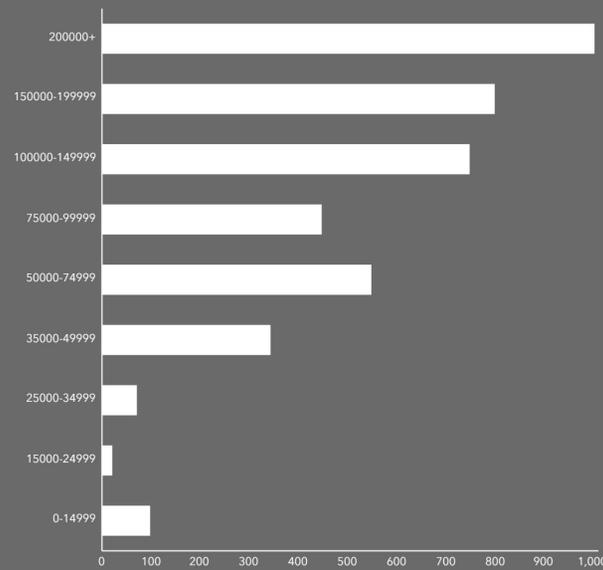
\$48,453

Per Capita Income

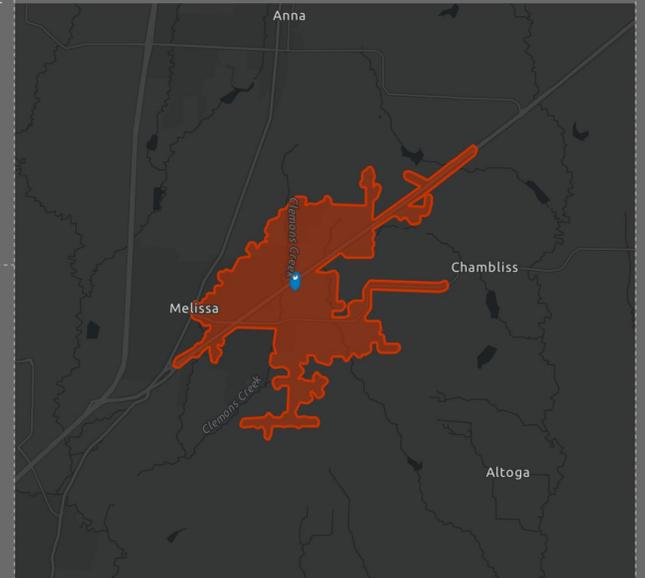


\$664,554

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

78.5%



Blue Collar

11.3%



Services

11.0%

3.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC SUMMARY

3115 Milrany Ln, Melissa, Texas, 75454 3

Drive time of 10 minutes

KEY FACTS

32,538

Population



10,298

Households

35.2

Median Age

\$105,922

Median Disposable Income

EDUCATION

2.8%

No High School Diploma



17.7%

High School Graduate



27.0%

Some College/
Associate's Degree



52.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$129,777

Median Household Income



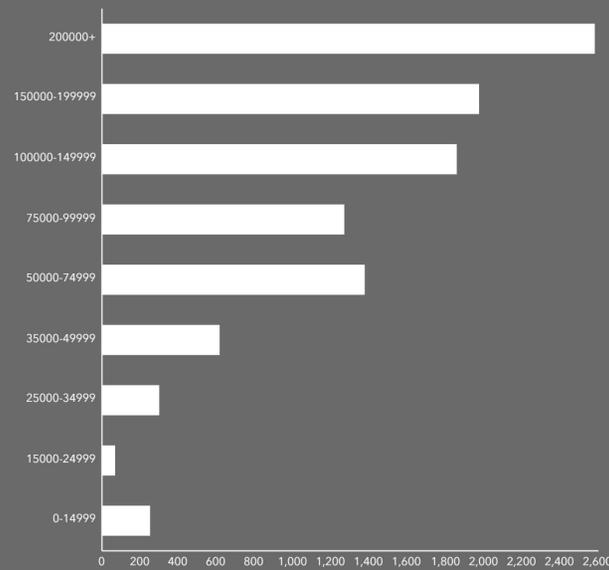
\$50,684

Per Capita Income

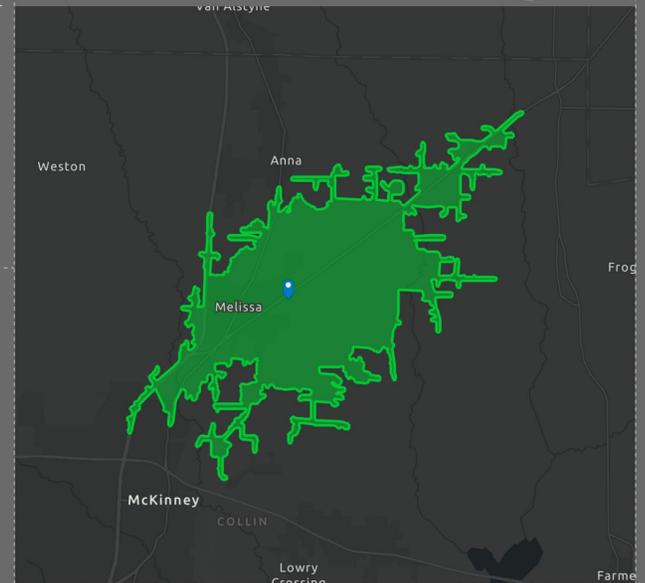


\$652,321

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

74.1%



Blue Collar

14.9%



Services

11.8%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri

DEMOGRAPHIC SUMMARY

3115 Milrany Ln, Melissa, Texas, 75454 3
 Drive time of 15 minutes

KEY FACTS

99,032

Population



32,817

Households

35.5

Median Age

\$94,137

Median Disposable Income

EDUCATION

6.4%

No High School Diploma



20.5%

High School Graduate



27.1%

Some College/
Associate's Degree



46.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$110,463

Median Household Income



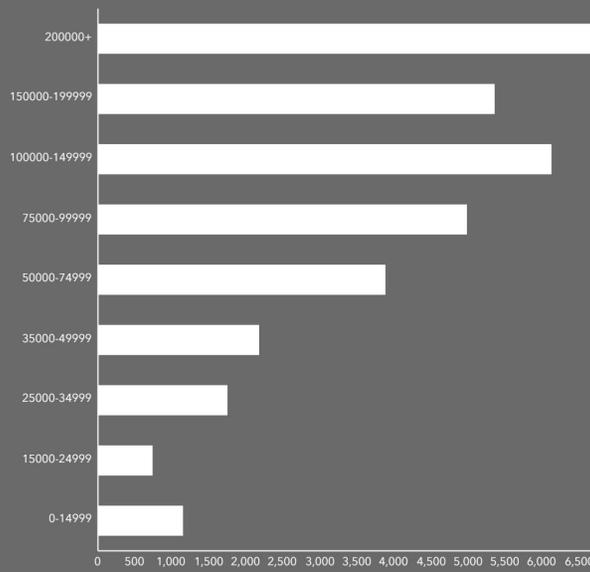
\$47,782

Per Capita Income

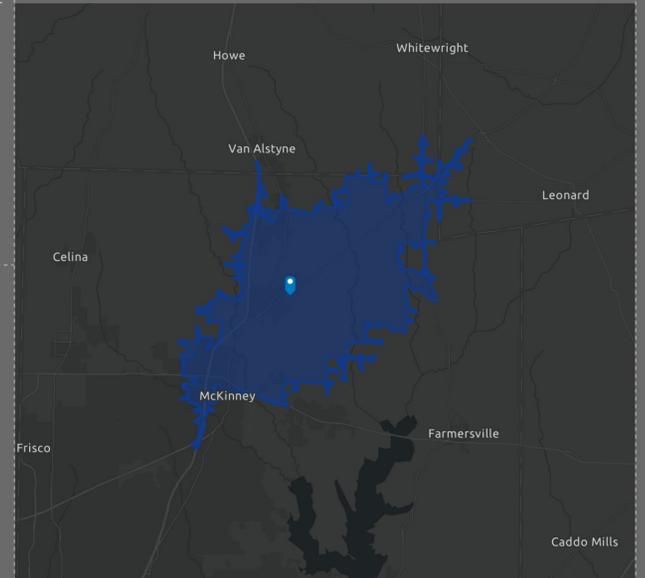


\$449,885

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

69.3%



Blue Collar

18.4%



Services

13.7%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2025 Esri



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Appian Commercial Realty LLC</u>	<u>579746</u>	<u>apiancommercial@gmail.com</u>	<u>(972)562-9988</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Ray Eckenrode</u>	<u>506389</u>	<u>ray@appiancommercial.com</u>	<u>(972)562-9988</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Preston Taylor</u>	<u>734185</u>	<u>preston@appiancommercial.com</u>	<u>(972)832-7099</u>
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
IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Ray Eckenrode

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