

**LAND FOR SALE**

**\$17.00/SF**

**3.67 ACRES**

**Hwy 121 & Melissa Rd**

**Melissa, Texas 75454**



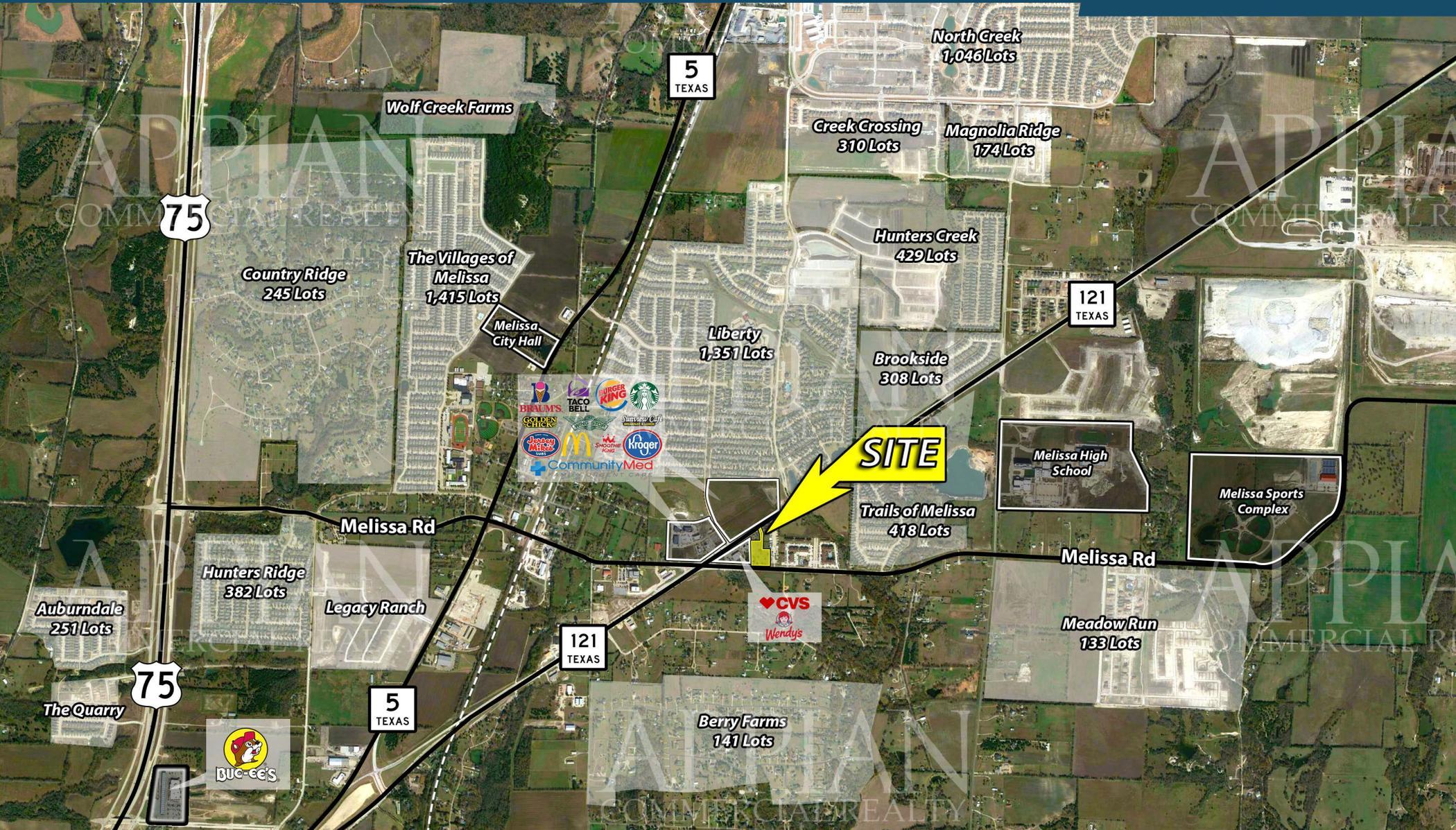
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Appian Commercial Realty  
6657 Virginia Pkwy #100  
McKinney, TX 75071

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Melissa, TX 75454



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Melissa, TX 75454

## PROPERTY DETAILS

- **Price:** Call for Pricing
- **Property Type:** Land
- **Available Acres:** 3.67 Acres
- **City:** Melissa

- **County:** Collin
- **Property Type:** Agriculture
- **Available Acres:** City Water & Electric
- **Cross Street:** Hwy 121 & Melissa Rd

## PROPERTY INFORMATION

Prime opportunity in the heart of one of North Texas' fastest-growing corridors. This 3.67 SF parcel is strategically located just off **Highway 121 and Melissa Road**, offering excellent visibility, immediate access, and strong surrounding growth. Positioned along a major commuter and commercial corridor, the site is well suited for **future redevelopment or investment**, benefiting from the continued expansion of retail, residential, and commercial development throughout the area. Located in Melissa, this property provides proximity to major employers, new housing developments, and regional connectivity via Highway 121, making it an attractive option for investors, developers, or owner-users seeking a foothold in a rapidly evolving market.



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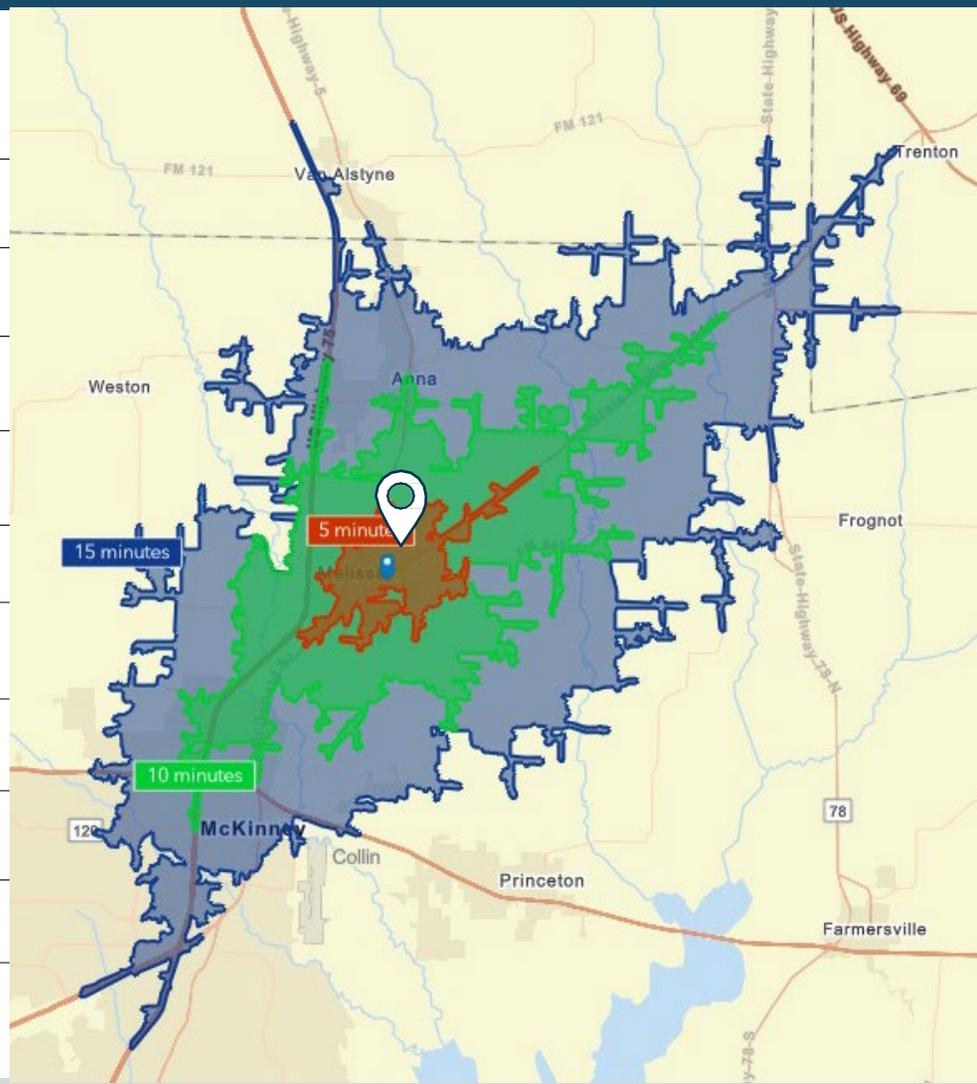
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## DEMOGRAPHICS

2025 Demographic Summary	5 Minutes	10 Minutes	15 Minutes
Population	15,686	45,431	131,345
Households	4,929	14,795	44,586
Families	4,226	12,193	34,263
Average Household Size	3.18	3.06	2.91
Owner Occupied Housing Units	4,391	12,619	32,197
Renter Occupied Housing Units	538	2,176	12,389
Median Age	34.5	35.8	35.6
Median Household Income	\$143,533	\$139,480	\$117,240
Average Household Income	\$169,484	\$167,746	\$147,625



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# DEMOGRAPHIC SUMMARY

6183 Nugent St, Melissa, Texas, 75454

Drive time of 5 minutes

## KEY FACTS

15,686

Population



4,929

Households

34.5

Median Age

\$114,878

Median Disposable Income

## EDUCATION

4.5%

No High School Diploma



16.1%

High School Graduate



25.1%

Some College/  
Associate's Degree



54.3%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$143,533  
Median Household Income

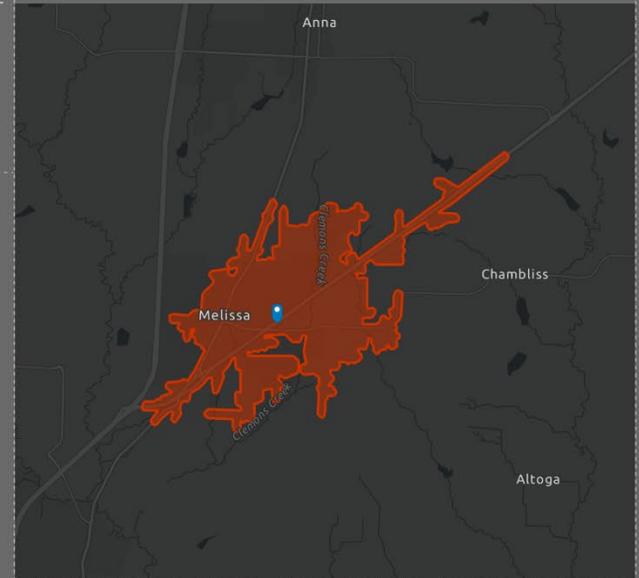


\$52,088  
Per Capita Income



\$706,897  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

78.3%



Blue Collar

10.5%



Services

12.0%

3.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

6183 Nugent St, Melissa, Texas, 75454

Drive time of 10 minutes

## KEY FACTS

45,431

Population



14,795

Households

35.8

Median Age

\$111,171

Median Disposable Income

## EDUCATION

4.6%

No High School Diploma



20.1%

High School Graduate



25.6%

Some College/  
Associate's Degree



49.7%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$139,480  
Median Household Income

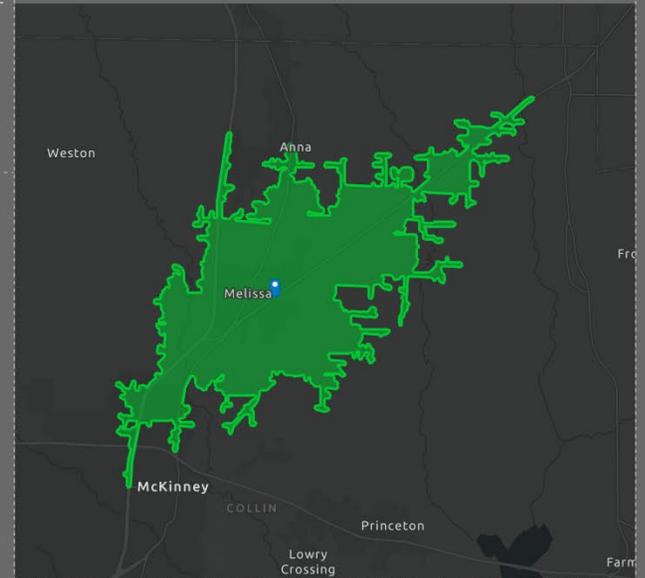
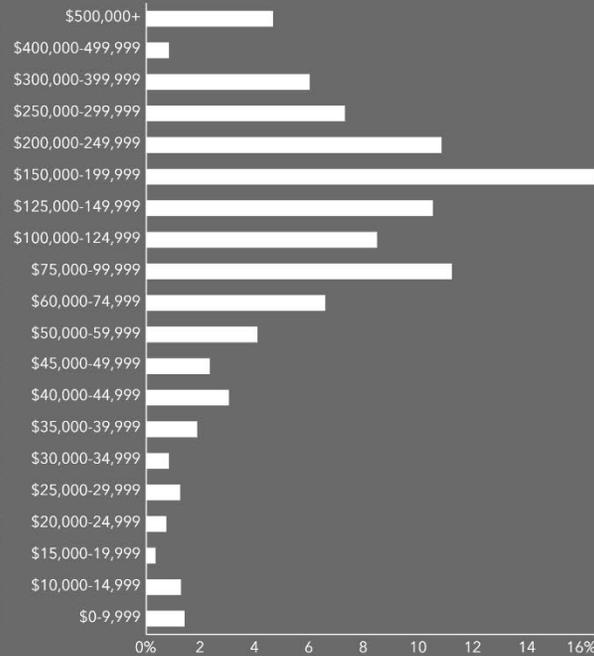


\$54,496  
Per Capita Income



\$661,246  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar

71.8%



Blue Collar

17.2%



Services

12.3%

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

# DEMOGRAPHIC SUMMARY

6183 Nugent St, Melissa, Texas, 75454

Drive time of 15 minutes

## KEY FACTS

131,345

Population



44,586

Households

35.6

Median Age

\$98,849

Median Disposable Income

## EDUCATION

6.7%

No High School Diploma



21.0%

High School Graduate



27.5%

Some College/  
Associate's Degree



44.9%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$117,240  
Median Household Income

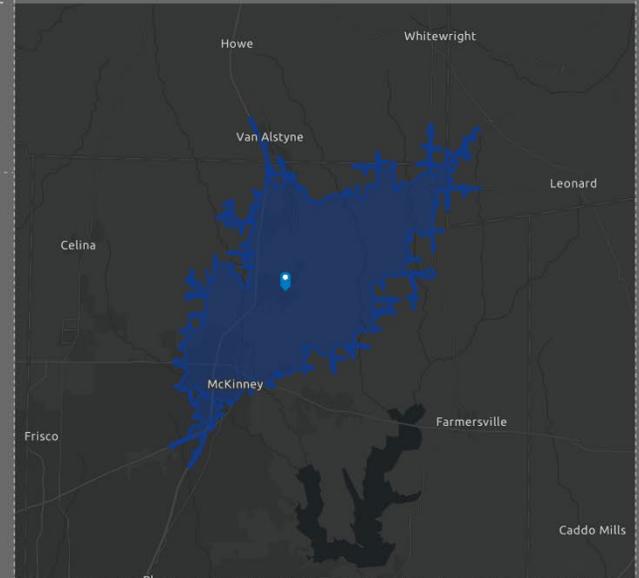
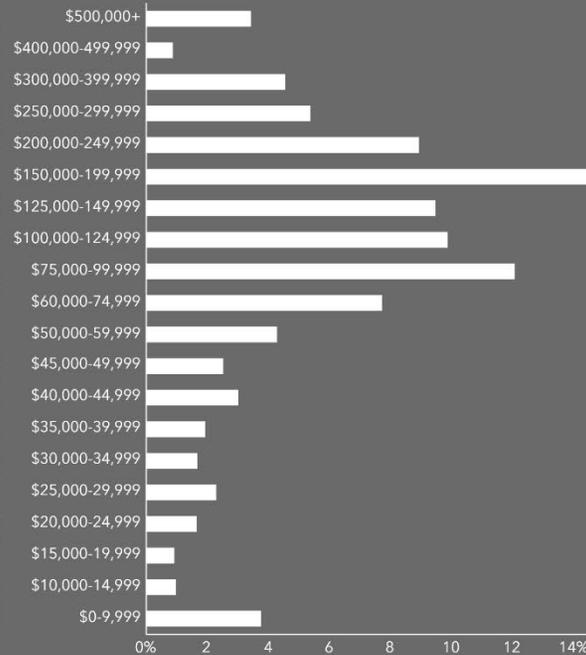


\$49,986  
Per Capita Income



\$410,239  
Median Net Worth

## HOUSEHOLD INCOME



## EMPLOYMENT



White Collar



Blue Collar



Services

69.9%

18.1%

13.7%

2.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 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
_____ 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](http://www.trec.texas.gov)  
IABS 1-1

OWNER: \_\_\_\_\_

Date: \_\_\_\_\_

**EXCLUSIVE LISTING AGREEMENT**

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

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)

Phone: (972)562-9988 Fax:

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