



Melissa Middle School

Melissa Ridge Education Center

SITE

DOLLAR GENERAL

PLATFORM MANUFACTURING GROUP

75

121 TEXAS

AVAILABLE

2403 McKinney Street

Melissa, TX



# 2403 McKinney Street

Melissa, TX



**AVAILABLE**

2.6± Acres

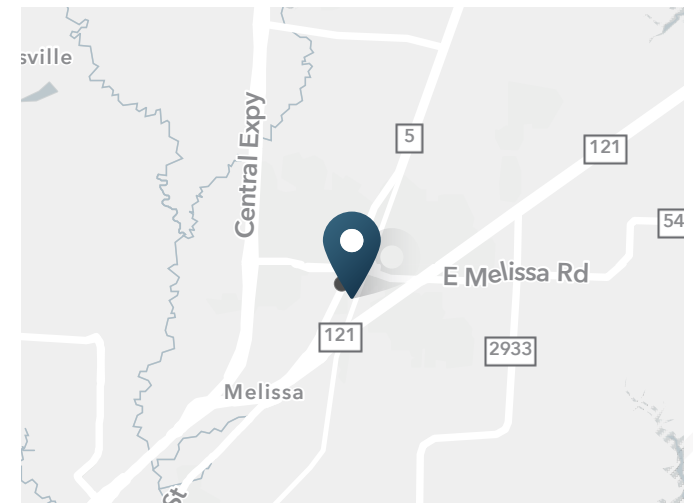
Available

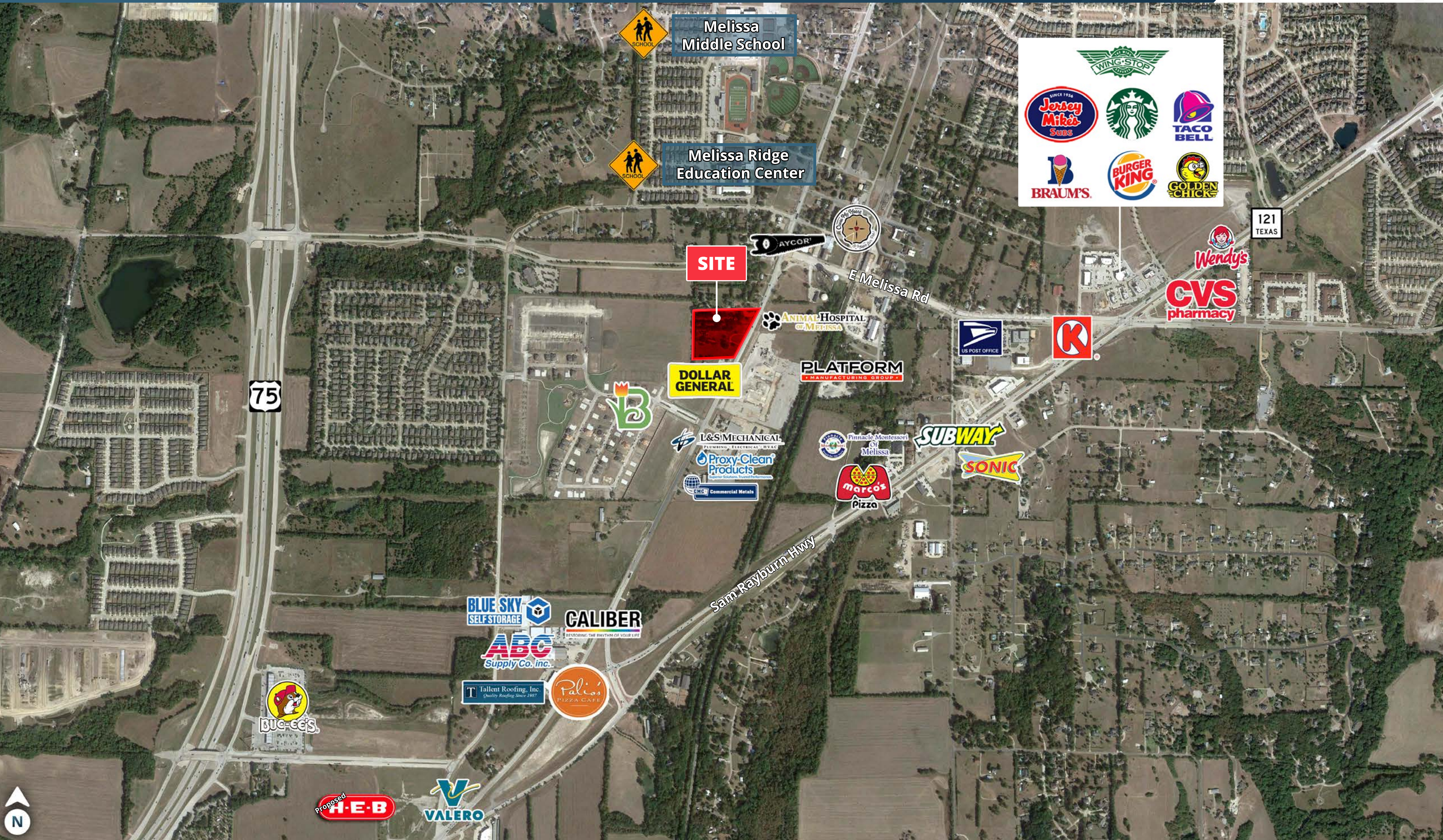
Contact  
Broker

Rate

## ABOUT THE PROPERTY

- New development opportunity located in the Melissa Downtown Overlay has the opportunity to purchase, ground lease, or lease future strip center
- Melissa is one of the fastest growing suburbs in the northern path of growth of Collin County
- This is the perfect opportunity for a restaurant or retailer to lease strip space or a single user to ground lease
- The area's Median HH income is \$112,716 within one mile and \$102,832 within 5 miles





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SITE

DOLLAR GENERAL

GALIBER

ABC Supply Co. inc.

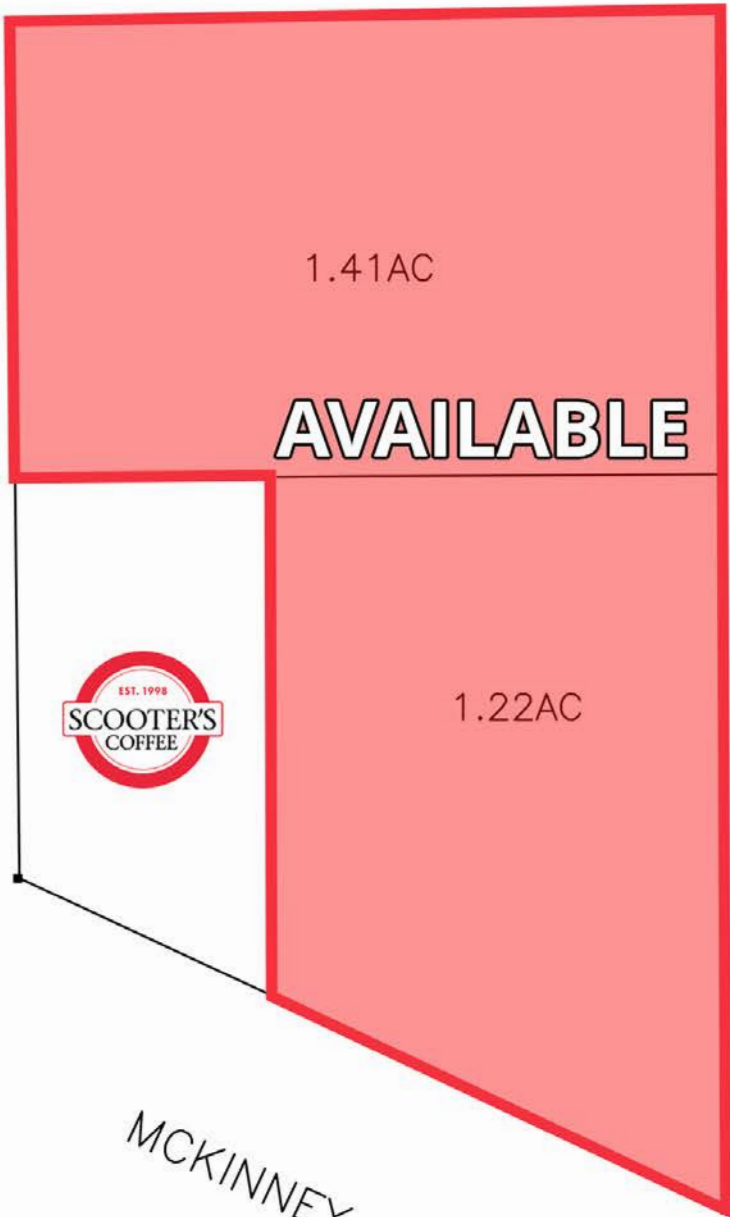
Palio's PIZZA CAFE

Proposed H-E-B

VALERO

121 TEXAS

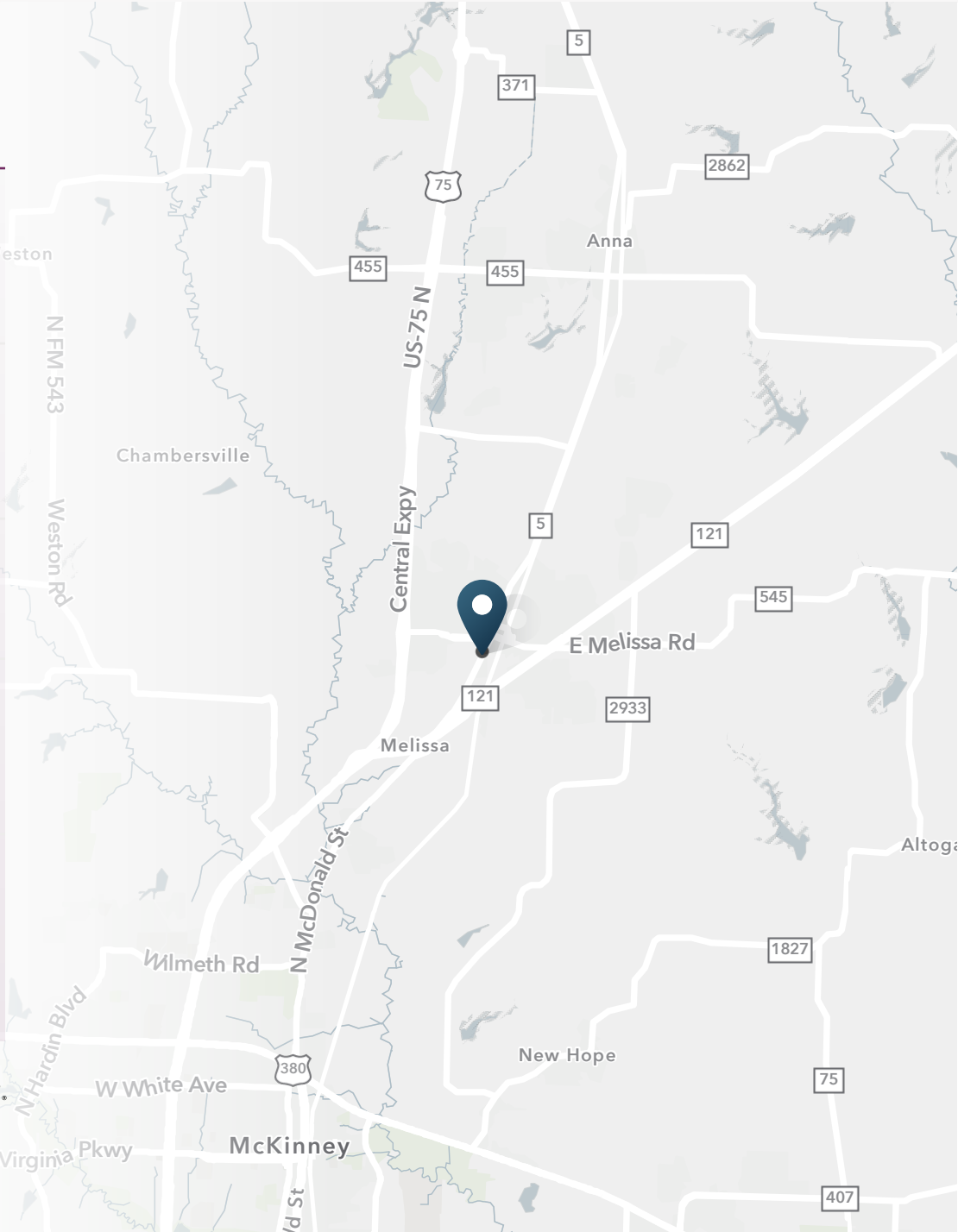






## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2022 Estimated Population	5,628	25,688	47,800
2027 Projected Population	6,720	36,422	63,043
Projected Annual Growth Rate 2022 to 2027	3.61%	7.23%	5.69%
<b>Daytime Population</b>			
2022 Daytime Population	4,587	17,814	39,351
Workers	1,650	4,798	15,179
Residents	2,937	13,016	24,172
<b>Income</b>			
2022 Est. Average Household Income	\$139,279	\$141,675	\$127,180
2022 Est. Median Household Income	\$112,716	\$112,241	\$102,832
<b>Households &amp; Growth</b>			
2022 Estimated Households	1,752	8,056	14,796
2027 Estimated Households	2,086	11,507	19,781
Projected Annual Growth Rate 2022 to 2027	3.55%	7.39%	5.98%
<b>Race &amp; Ethnicity</b>			
2022 Est. White	66%	67%	65%
2022 Est. Black or African American	11%	11%	12%
2022 Est. Asian or Pacific Islander	4%	4%	4%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	5%	5%	6%
2022 Est. Hispanic	16%	15%	19%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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