



VENTURE MELISSA VILLAGE PADS & SHOP SPACE FOR LEASE

214.378.1212

NWC/SWC SH 121 & FM 545 (E MELISSA RD)
MELISSA, TX

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LOCATION

NWC/SWC SH 121 & FM 545 (MELISSA RD)

AVAILABLE SPACE

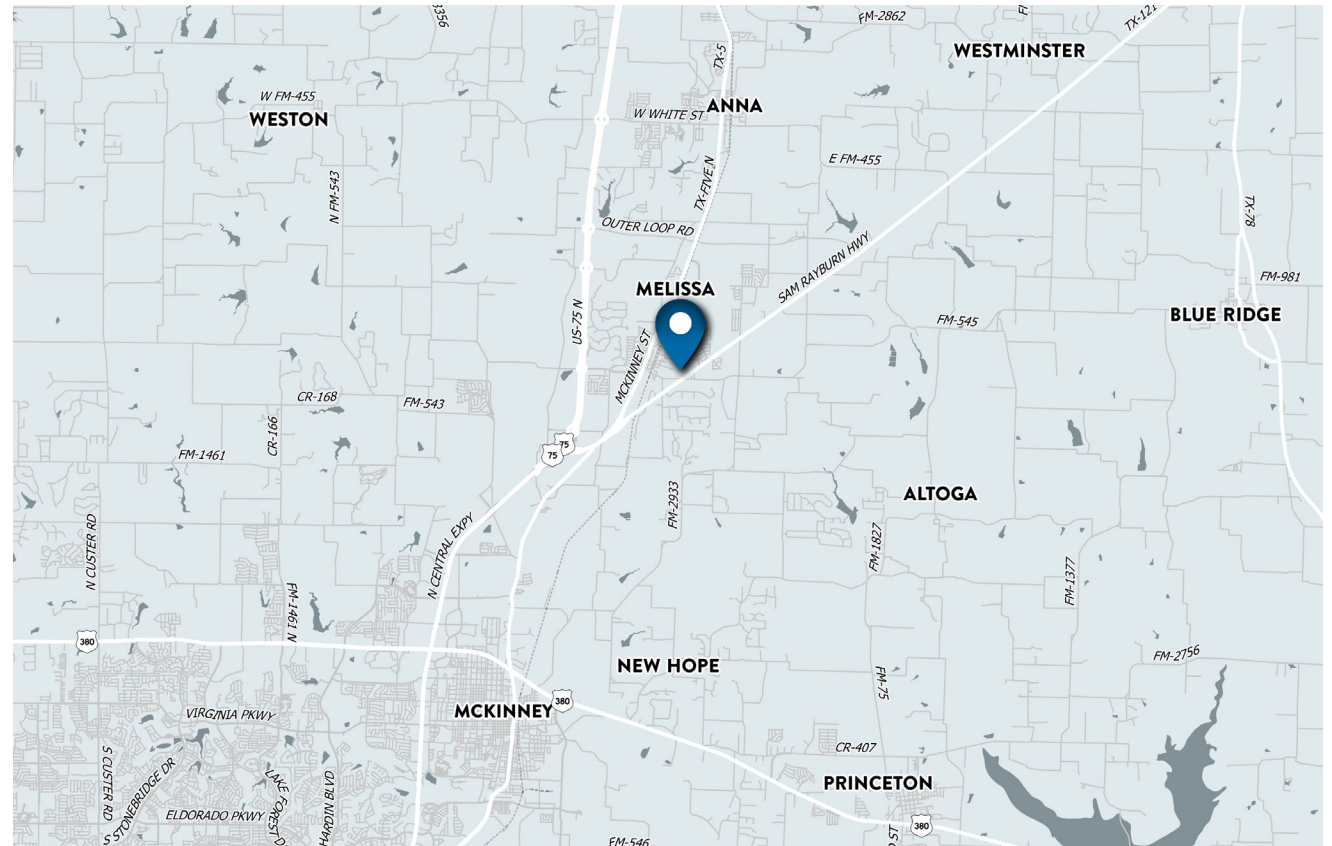
- BUILDING A**
2,537 SF W/ DRIVE THRU
- BUILDING B**
3,007 SF END CAP W/ PATIO
- BUILDING C**
9,364 SF
- BUILDING D**
1,262 SF END CAP W/ DRIVE THRU

TRAFFIC COUNTS

- SH 121**
18,963 VPD 2019
- FM 545 (MELISSA RD)**
4,333 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **VERY HIGH GROWTH SUBURBAN MARKET. GROWTH RATE IN MELISSA HAS BEEN OVER 17% IN THE PAST 2 YEARS AND OVER 16% IN 2018.**
- ★ **EASILY ACCESSIBLE BY WAY OF 3 INTERSECTING HIGHWAYS: SH 121, US 75, AND SH 5**
- ★ **STRONG AVERAGE HOUSEHOLD INCOMES IN EXCESS OF \$120,000 IN A 1 MILE RADIUS**
- ★ **UNDERSERVED RETAIL MARKET**

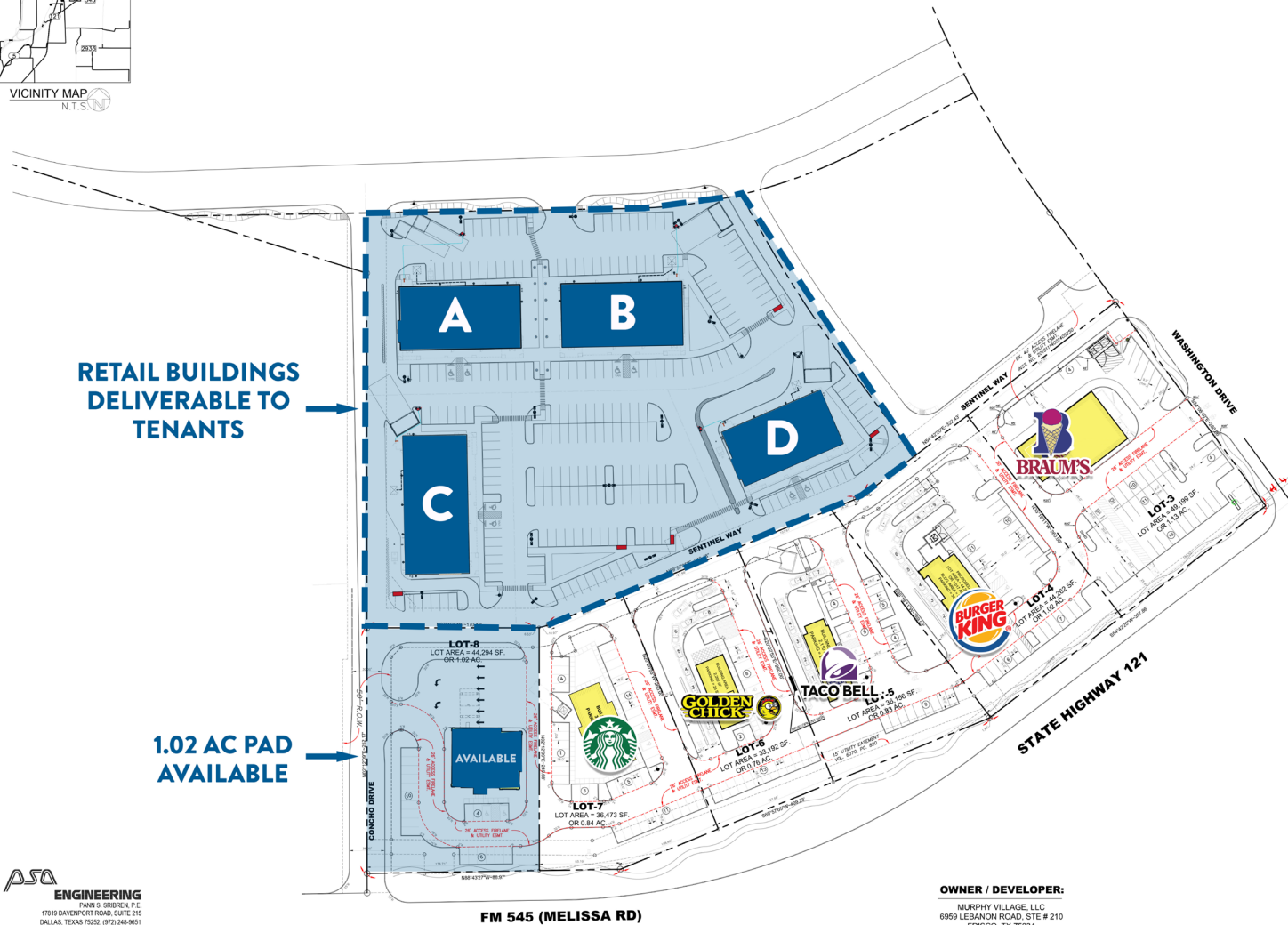
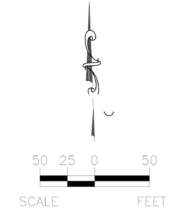


2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	7 MILES
EST. POPULATION	4,729	13,320	30,977	71,778
AVG. HOUSEHOLD SIZE	3.0	3.0	2.9	2.9
EST. AVG. HH INCOME	\$120,772	\$106,524	\$92,136	\$85,998

AREA ATTRACTIONS





RETAIL BUILDINGS
DELIVERABLE TO
TENANTS

1.02 AC PAD
AVAILABLE

ASA
ENGINEERING
PAUL & SHIRLEY, P.L.L.C.
17818 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252, (972) 248-9651
TX T.B.P.C. REGISTRATION # F 0006174
T.B.P.L.S. FIRM REGISTRATION # 100433

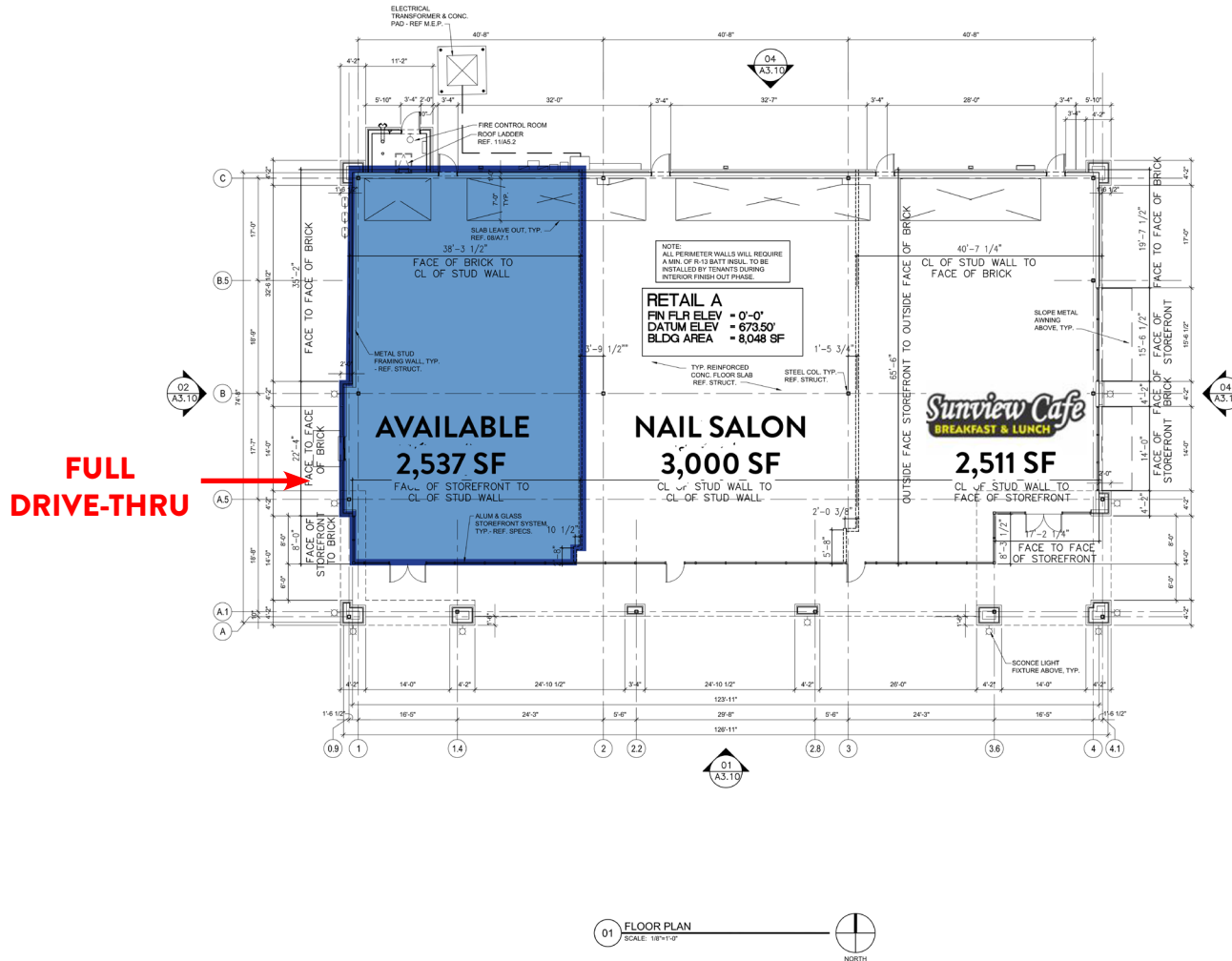
FM 545 (MELISSA RD)

OWNER / DEVELOPER:
MURPHY VILLAGE, LLC
6999 LEBANON ROAD, STE # 210
FRISCO, TX 75034
(214) 618 - 9900

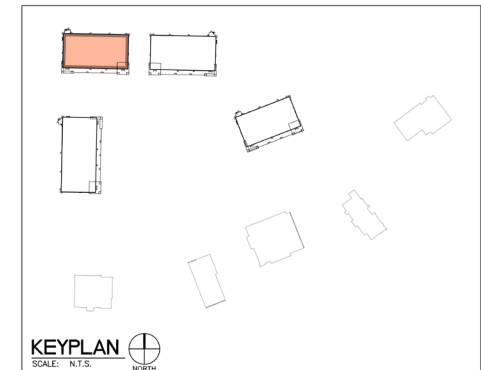
**CONCEPT PLAN
MELISSA VILLAGE
RETAIL CENTER**

SITUATED IN THE PART OF
D.E.W. BABB SURVEY, ABSTRACT NO. 33
CITY OF MELISSA
COLLIN COUNTY, TEXAS
OCTOBER 25, 2019

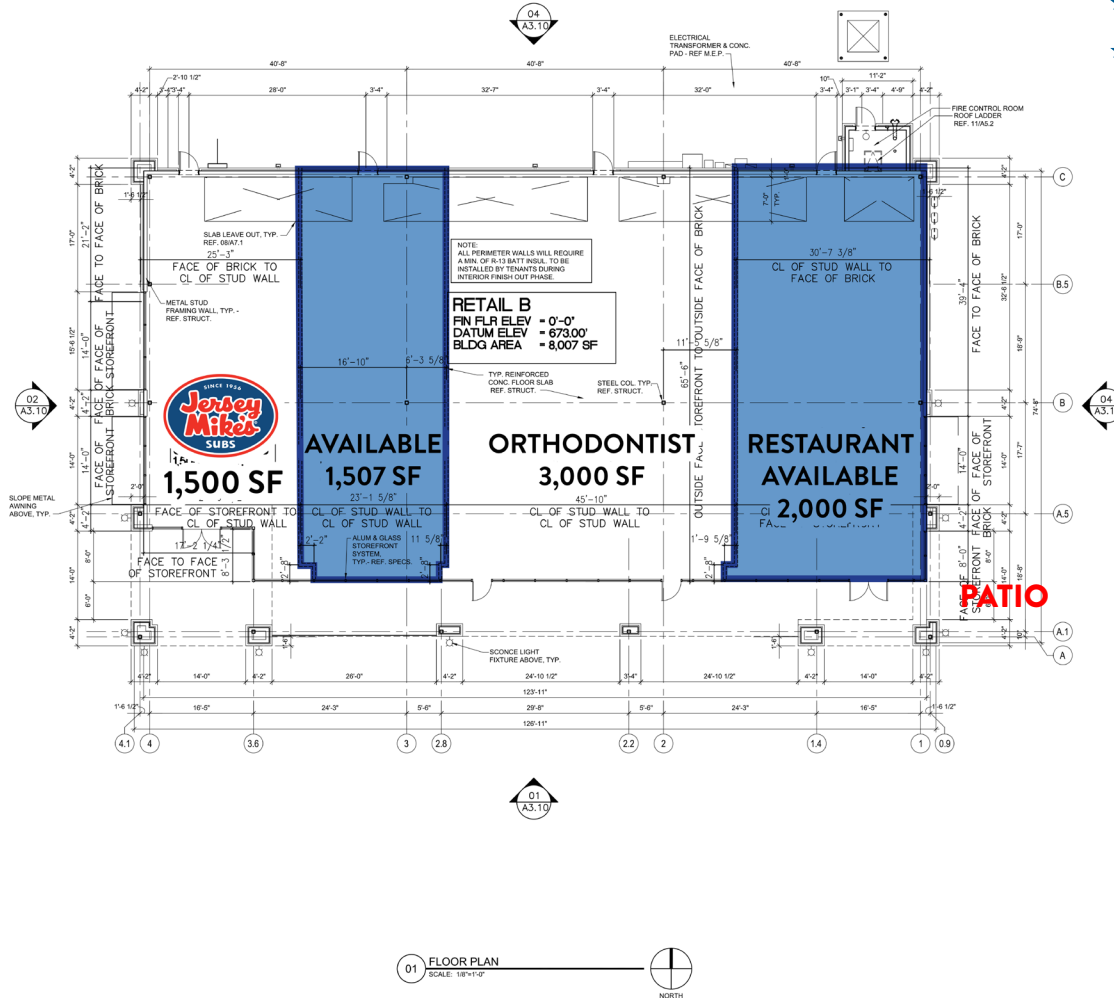
- ★ 2,537 SF AVAILABLE
- ★ ENDCAP WITH DRIVE-THRU
- ★ 65 FT BUILDING DEPTH



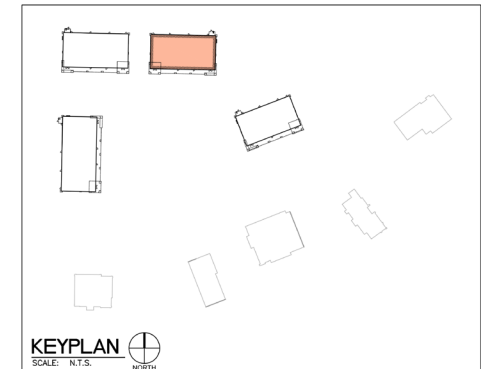
(Excluding 79 sq ft for Riser Room)
 Gross Leasable Area 8,048 sq. ft.
 2615 SENTINEL WAY
 MELISSA , TEXAS 75454

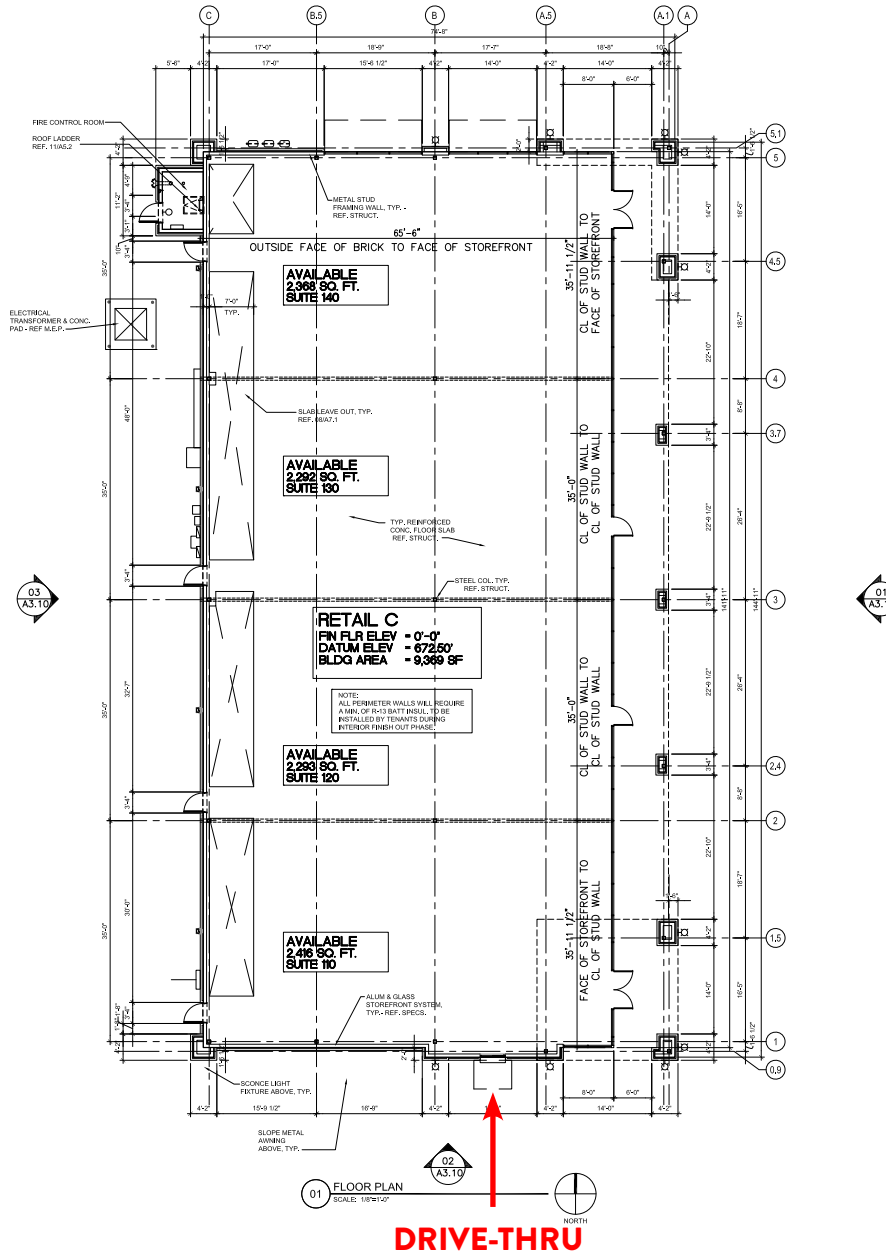


- ★ 3,507 SF AVAILABLE
- ★ ENDCAP WITH PATIO OPPORTUNITY
- ★ 65 FT BUILDING DEPTH



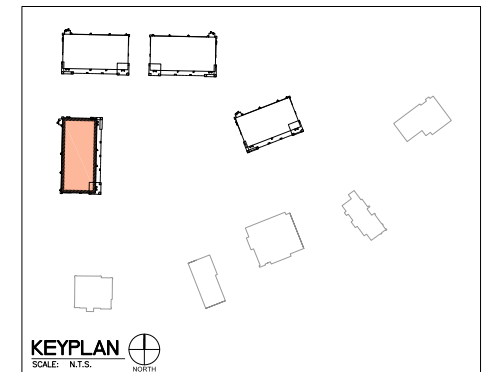
(Excluding 79 sq ft for Riser Room)
 Gross Leasable Area 8,007 sq. ft.
 2617 SENTINEL WAY
 MELISSA, TEXAS 75454



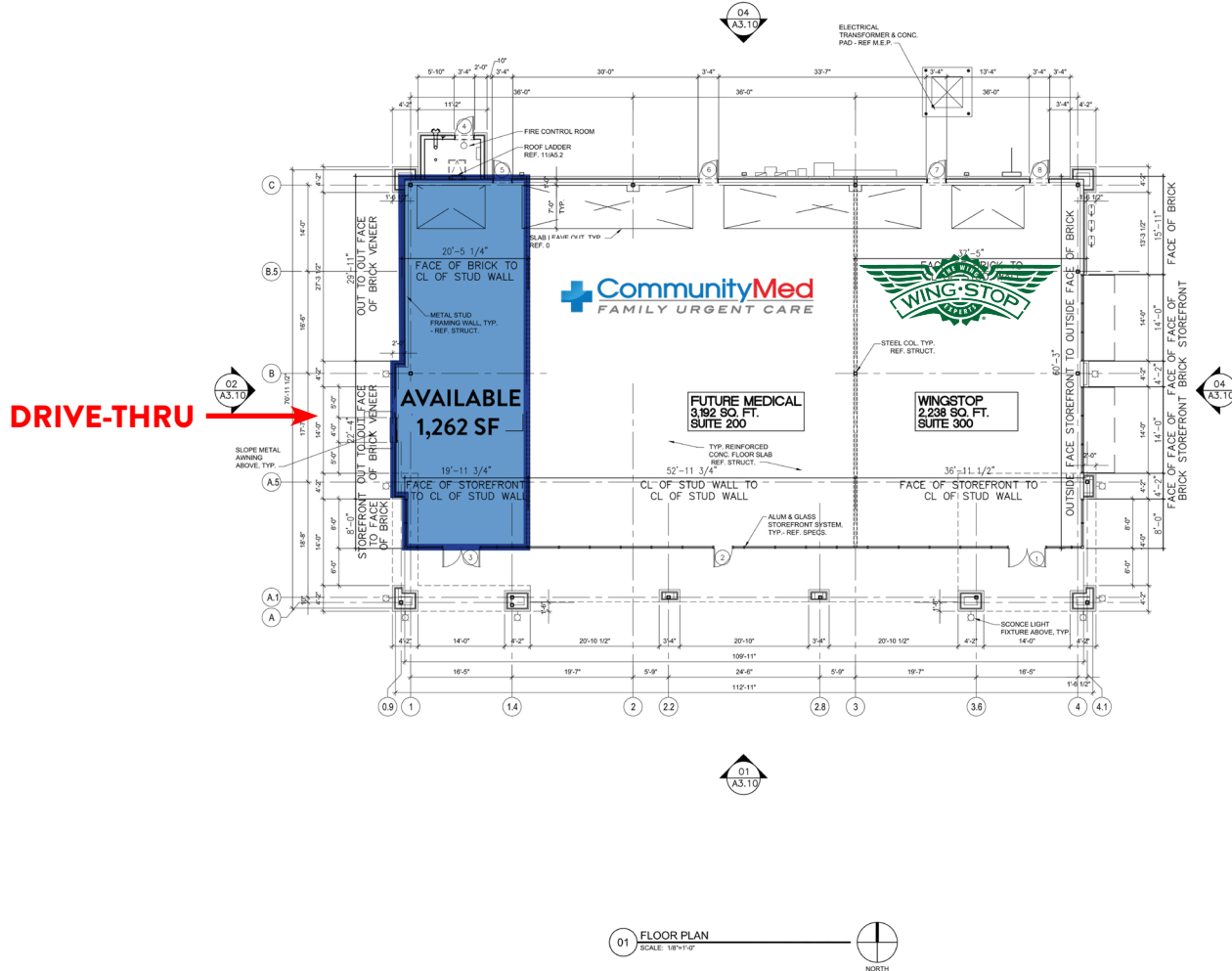


- ★ 9,369 SF AVAILABLE (DIVISIBLE)
- ★ DRIVE-THRU OPPORTUNITY
- ★ 65 FT BUILDING DEPTH

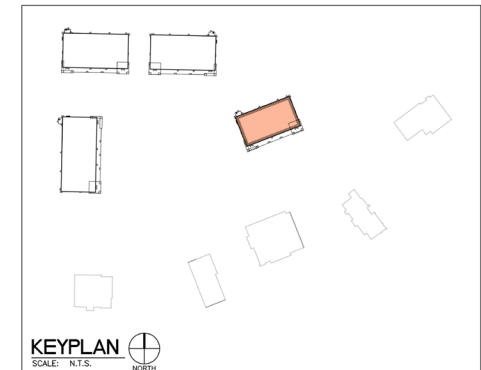
(Excluding 79 sq ft for Riser Room)
 Gross Leasable Area 9,369 sq. ft.
 0000 S. HIGHWAY 121
 MELISSA, TEXAS 75454

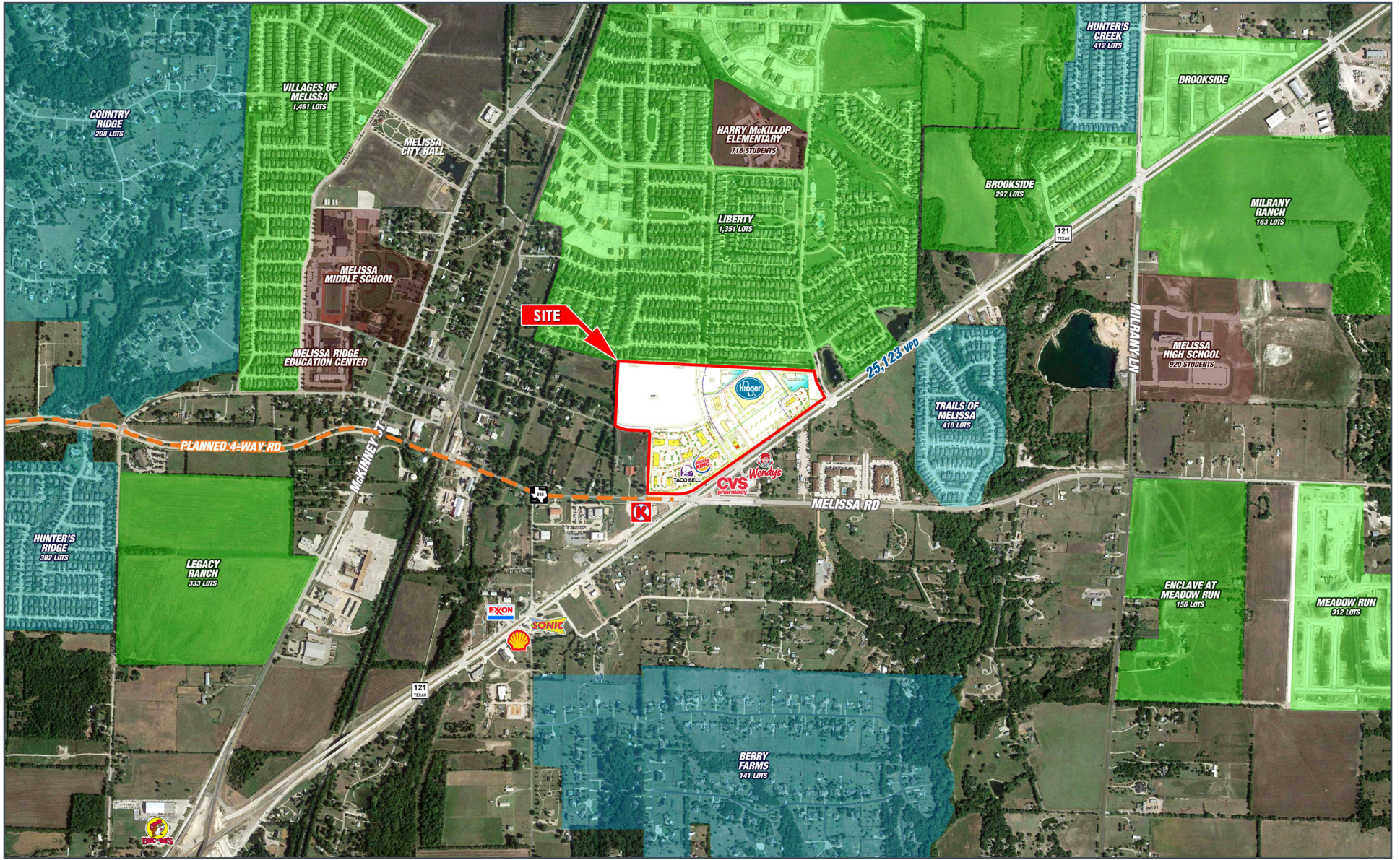


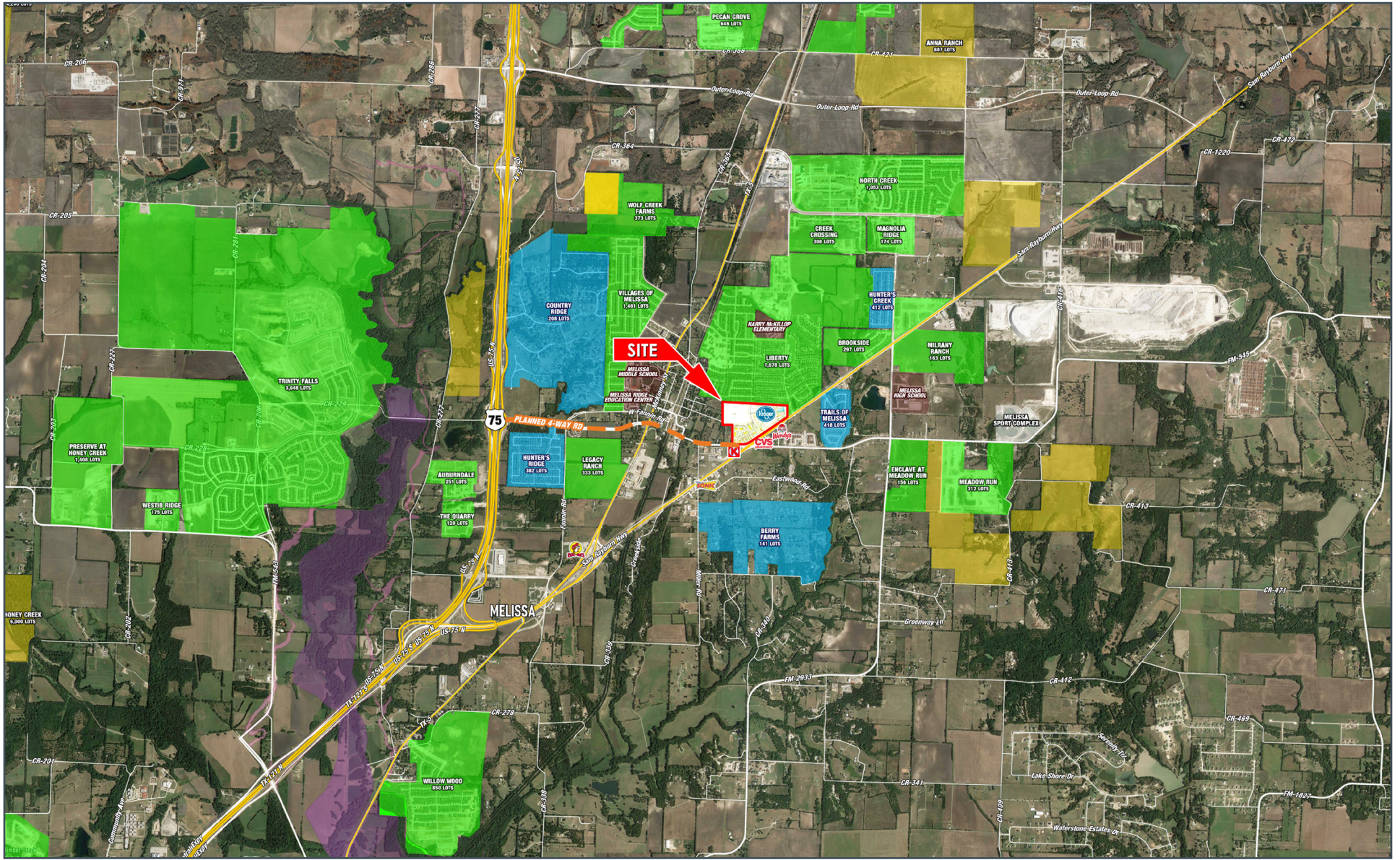
- ★ 1,262 SF AVAILABLE
- ★ DRIVE-THRU OPPORTUNITY



(Excluding 79 sq ft for Riser Room)
 Gross Leasable Area 6,692 sq. ft.
 2619 SENTINEL WAY
 MELISSA , TEXAS 75454













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SUITE 720
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AMY PJETROVIC

Principal

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apjetrovic@venturedfw.com



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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date