

For Sale



SITE

±10.75 Acres

SWQ Melissa Rd & McKinney St in Melissa, TX

SWQ Melissa Rd & McKinney St , Melissa, Texas 75454



Hunington

Hunington Properties, Inc.
7700 Windrose Ave. Suite 03-128
Plano, Texas 75024
214-689-3600
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SWQ MELISSA RD & MCKINNEY ST IN MELISSA, TX

SWQ Melissa Rd & McKinney St, Melissa, TX 75454



Property Details

Lot Size ± 10.75 Acres

Price PSF \$11.00 PSF

Zoning AG & SF-3



Property Highlights

- On-Site Detention Needed
- Conveniently located near Sam Rayburn Hwy and I-75; providing seamless connectivity to major transportation routes, ensuring accessibility for residents and businesses.
- Located in the heart of Melissa's growing community, with over 6,000 single family and 872 multi-family units planned.



Demographics

Population (2023)
 1 mi. - 5,817
 3 mi. - 22,002
 5 mi. - 42,815

Average HHI
 1 mi. - \$142,044
 3 mi. - \$138,066
 5 mi. - \$120,319

Traffic Counts
 Melissa Rd: 7,405 vpd
 Sam Rayburn Hwy: 22,018 vpd
 McKinney St: 12,168 vpd



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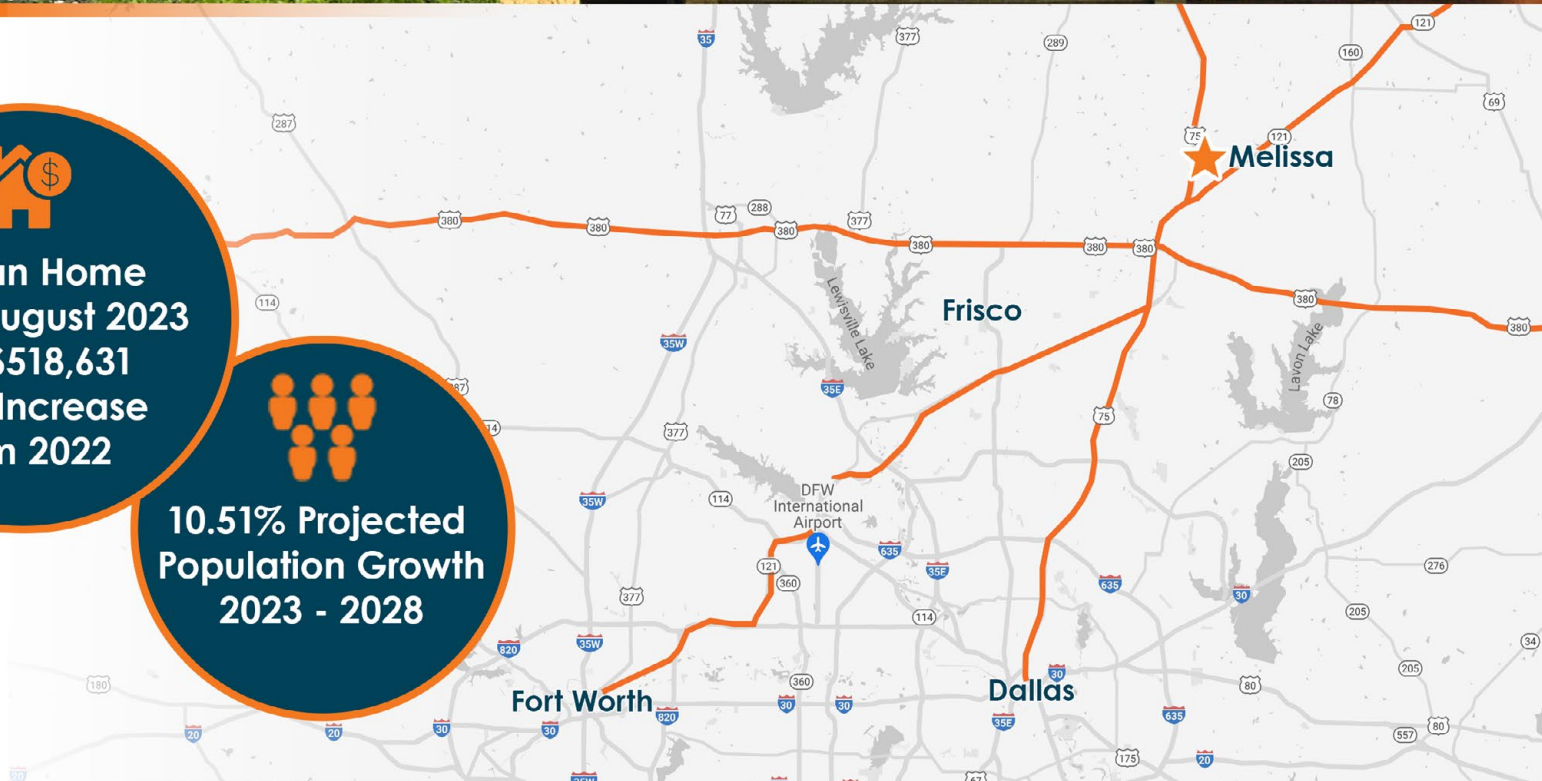
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Average Household Income within 2 miles \$155,786

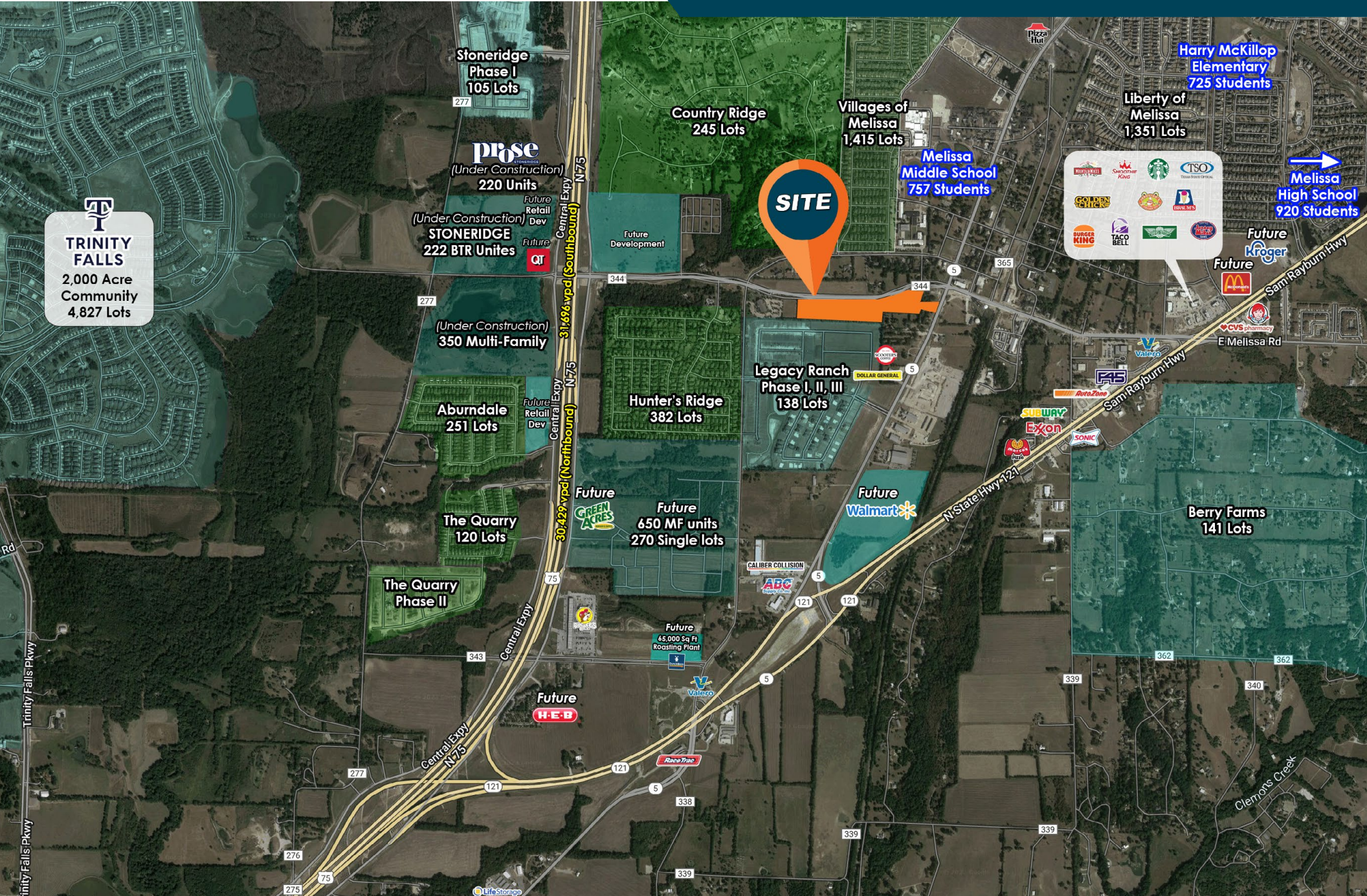
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Median Home Value August 2023 was \$518,631
3.7% Increase from 2022

👤👤👤
10.51% Projected Population Growth 2023 - 2028









TRINITY FALLS
 2,000 Acre Community
 4,827 Lots

Stoneridge Phase I
 105 Lots

prse
 (Under Construction)
 220 Units
 Future Retail Dev
STONERIDGE
 (Under Construction)
 222 BTR Units

(Under Construction)
 350 Multi-Family

Aburdale
 251 Lots

The Quarry
 120 Lots

The Quarry Phase II

Country Ridge
 245 Lots

Villages of Melissa
 1,415 Lots

Melissa Middle School
 757 Students

Liberty of Melissa
 1,351 Lots

Harry McKillop Elementary
 725 Students

Melissa High School
 920 Students

SITE

Map of nearby retail and commercial establishments including:

- McDonald's
- Kroger
- Walmart
- Subway
- Exxon
- CVS Pharmacy
- Starbucks
- Golden Corral
- Burger King
- Taco Bell
- Domino's
- Little Caesars
- Wendy's
- Chick-fil-A
- Target
- Home Depot
- AutoZone
- Valero
- Wendy's
- CVS Pharmacy
- CVS Pharmacy
- CVS Pharmacy

Legacy Ranch Phase I, II, III
 138 Lots

Hunter's Ridge
 382 Lots

Future 650 MF units
 270 Single lots

Future Walmart

Berry Farms
 141 Lots

Future H-E-B

Race Trax

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date