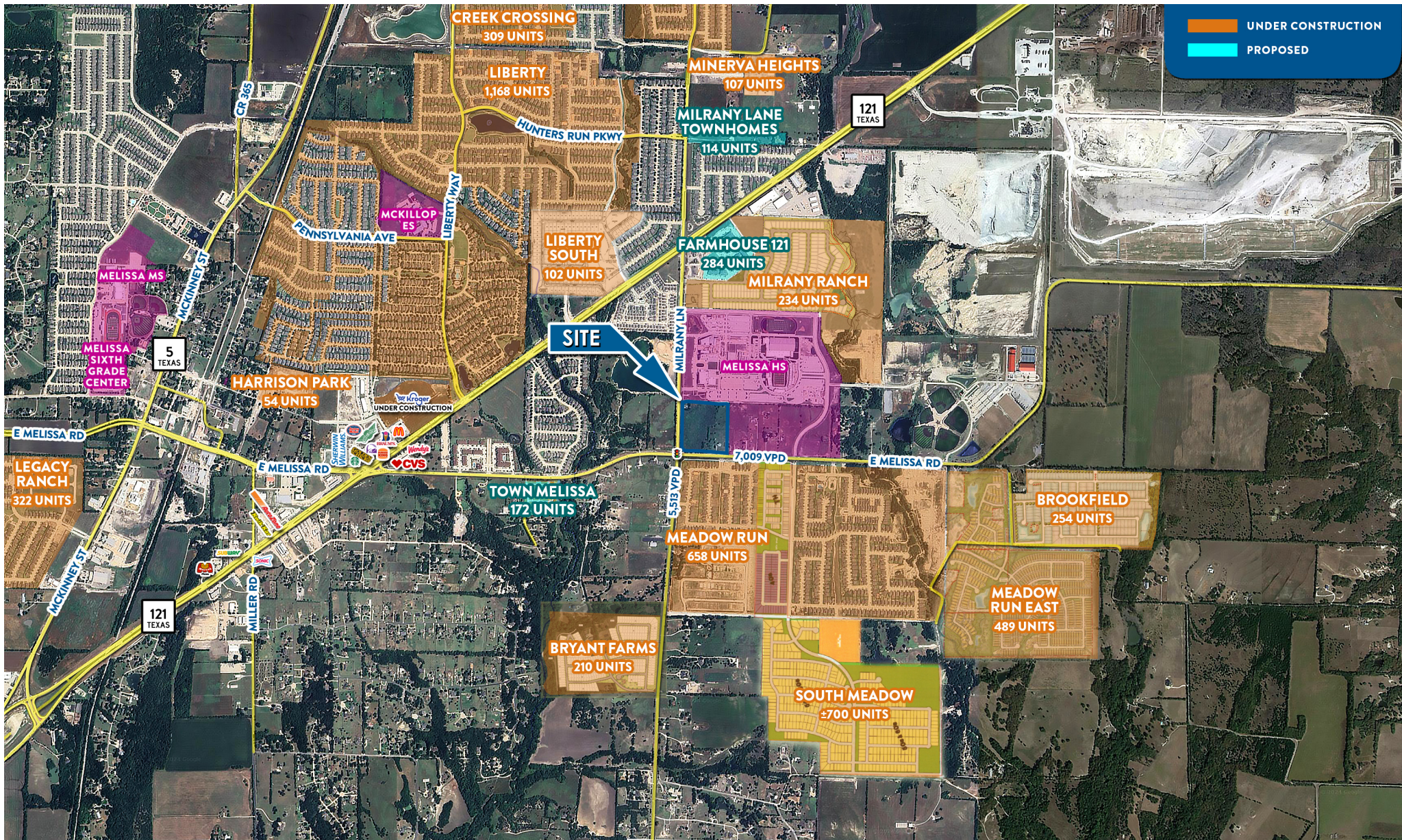




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6.18 ACRES FOR SALE

NEC MILRANY LN & E MELISSA RD
 MELISSA, TX

LOCATION

NWC MILRANY RD & E MELISSA RD

SIZE

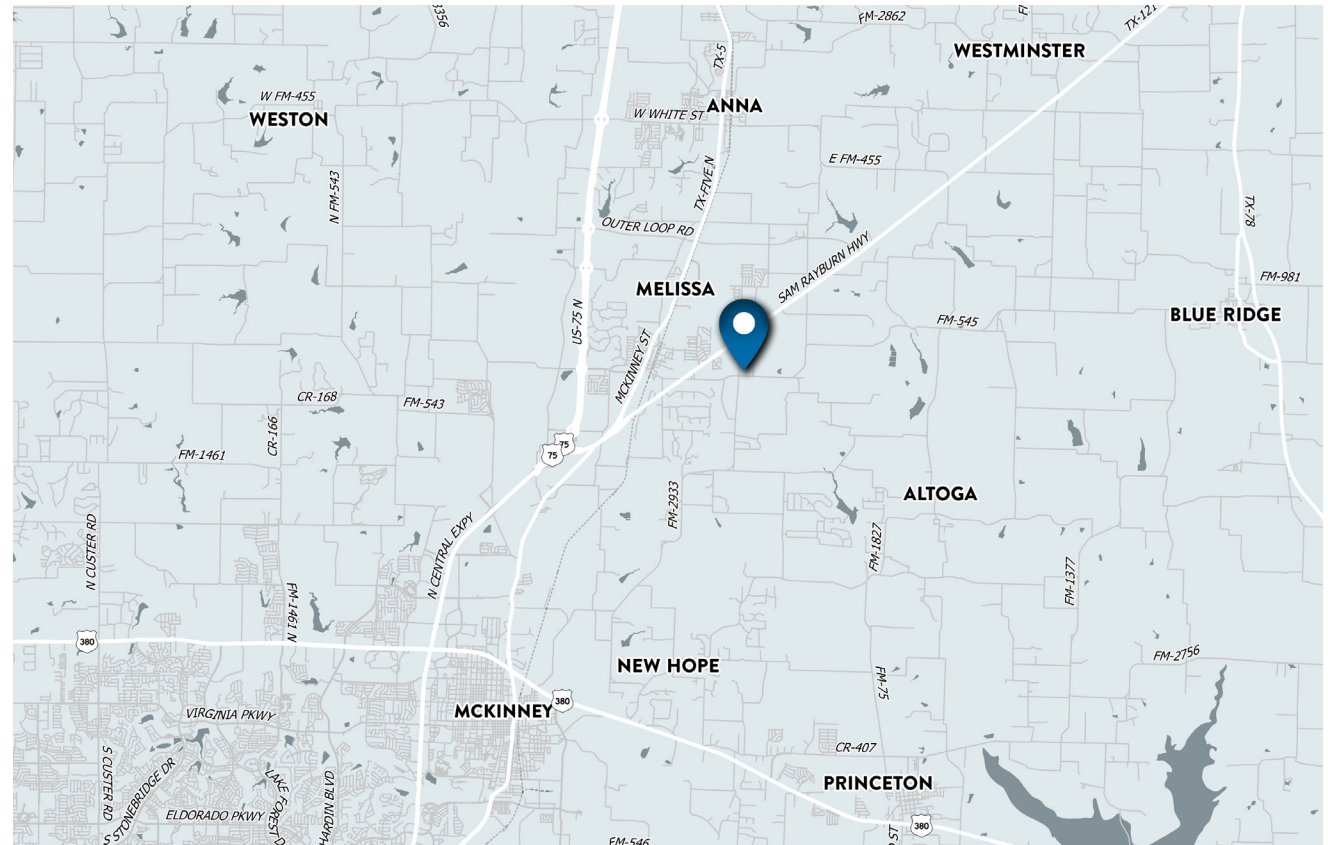
6.18 AC (DIVISIBLE)

TRAFFIC COUNTS

MILRANY RD	E MELISSA RD
5,513 VPD	7,009 VPD

PROPERTY HIGHLIGHTS

- ★ PADS AVAILABLE AT RAPIDLY GROWING DALLAS SUBURB - MELISSA TX
- ★ MELISSA RANKED #7TH FASTEST GROWING CITY IN TEXAS
- ★ SITE STRATEGICALLY LOCATED DOWN THE STREET FROM NEW MELISSA HS AND \$35M FOOTBALL STADIUM WITH CAPACITY OF 10,000
- ★ GREAT OPPORTUNITY FOR RESTAURANTS/RETAIL/MEDICAL/C-STORE WITH GAS

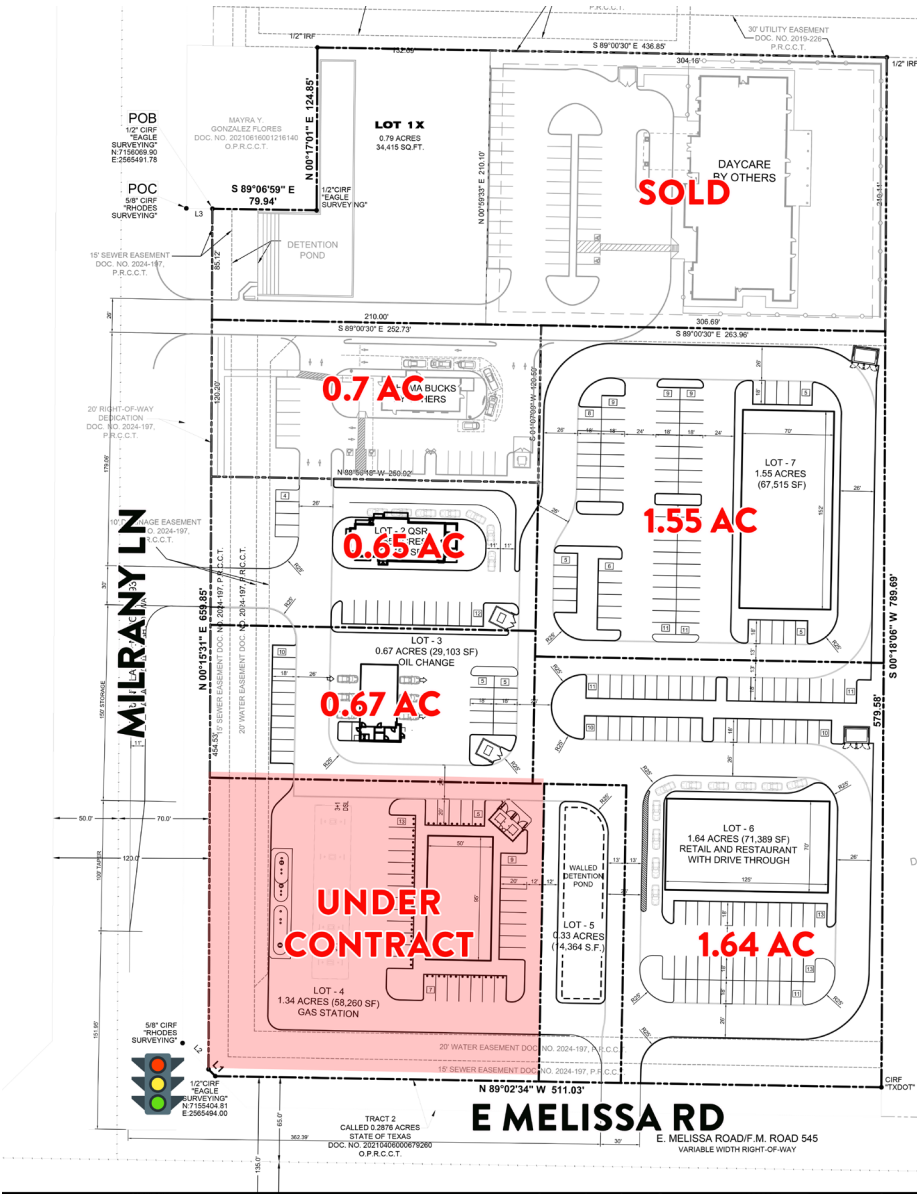


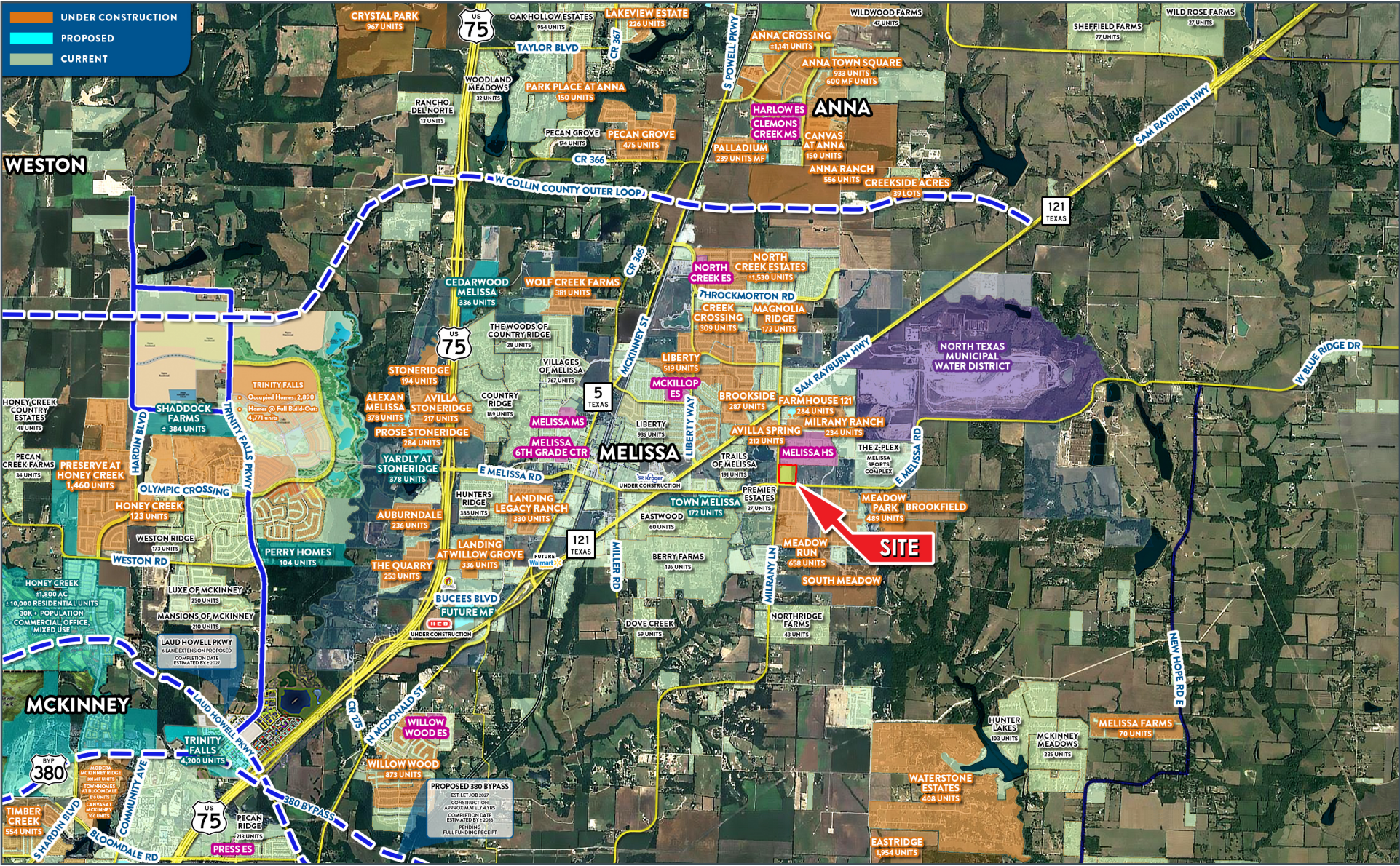
2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,376	25,817	60,296
AVG. HOUSEHOLD SIZE	3.1	3.1	3.0
EST. AVG. HH INCOME	\$163,998	\$167,470	\$159,435

AREA ATTRACTIONS









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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.

2-10-2025



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.**

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- 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.
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