MCKINNEY ST. [HWY 5] & MELISSA RD. RETAIL

MELISSA, TX | SEC MCKINNEY STREET AND MELISSA ROAD | SWC MCKINNEY STREET AND LEGACY RANCH DRIVE



CENTER SIZE: 6.43 ACRES

AVAILABILITY ON
MCKINNEY STREET:
MELISSA ROAD: 29,067 SF
LEGACY RANCH DRIVE:
14,000 SF

LEASE RATES:
PLEASE CALL FOR DETAILS

AREA RETAILERS:

- Located on McKinney Street [Hwy 5], just off Melissa Road, this center sits in the heart of one of North Texas' fastest-growing retail corridors — surrounded by new rooftops, schools, and daily traffic drivers
- Directly adjacent to HEB, Walmart and other top-performing retailers, offering traffic generators ideal for service, QSR, and retail users
- With a significant number of master planned communities being built, there is increasing demand for dining, retail, childcare, medical and personal services in one of the fastest growing cities in Texas

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	8,444	42,005	83,410
2026 Total Households	2,663	13,828	27,198
2026 Daytime Population	6,963	30,609	63,235
2026 Average HH Income	$193,888	$189,986	$179,842
2026 Median HH Income	$158,550	$158,287	$149,424

TRAFFIC COUNTS:	
McKinney St.:	8,174 VPD
Melissa Rd.:	12,000 VPD
US-75:	84,286 VPD
Hwy 121:	33,045 VPD

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

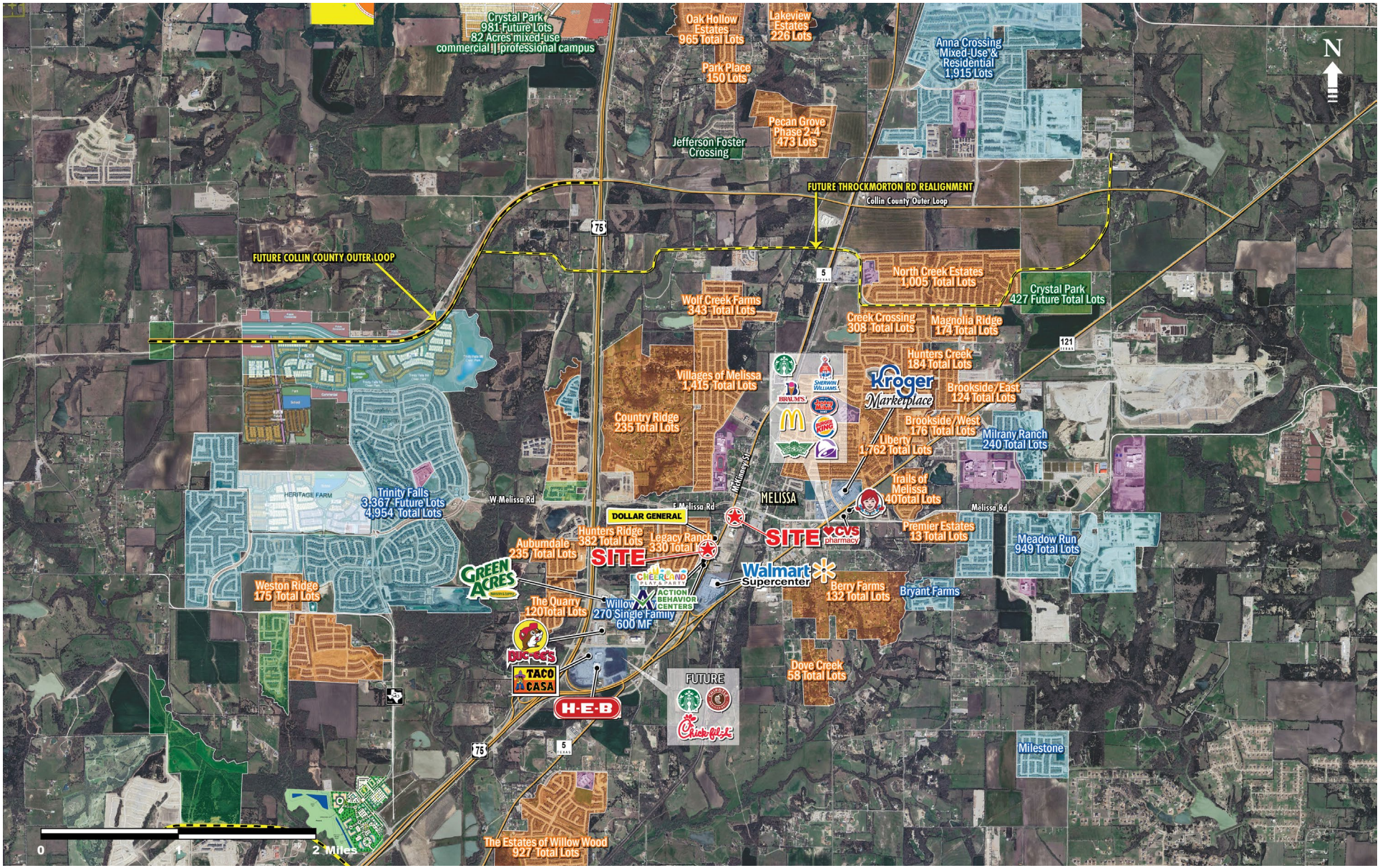
LANA CONSTANTINE
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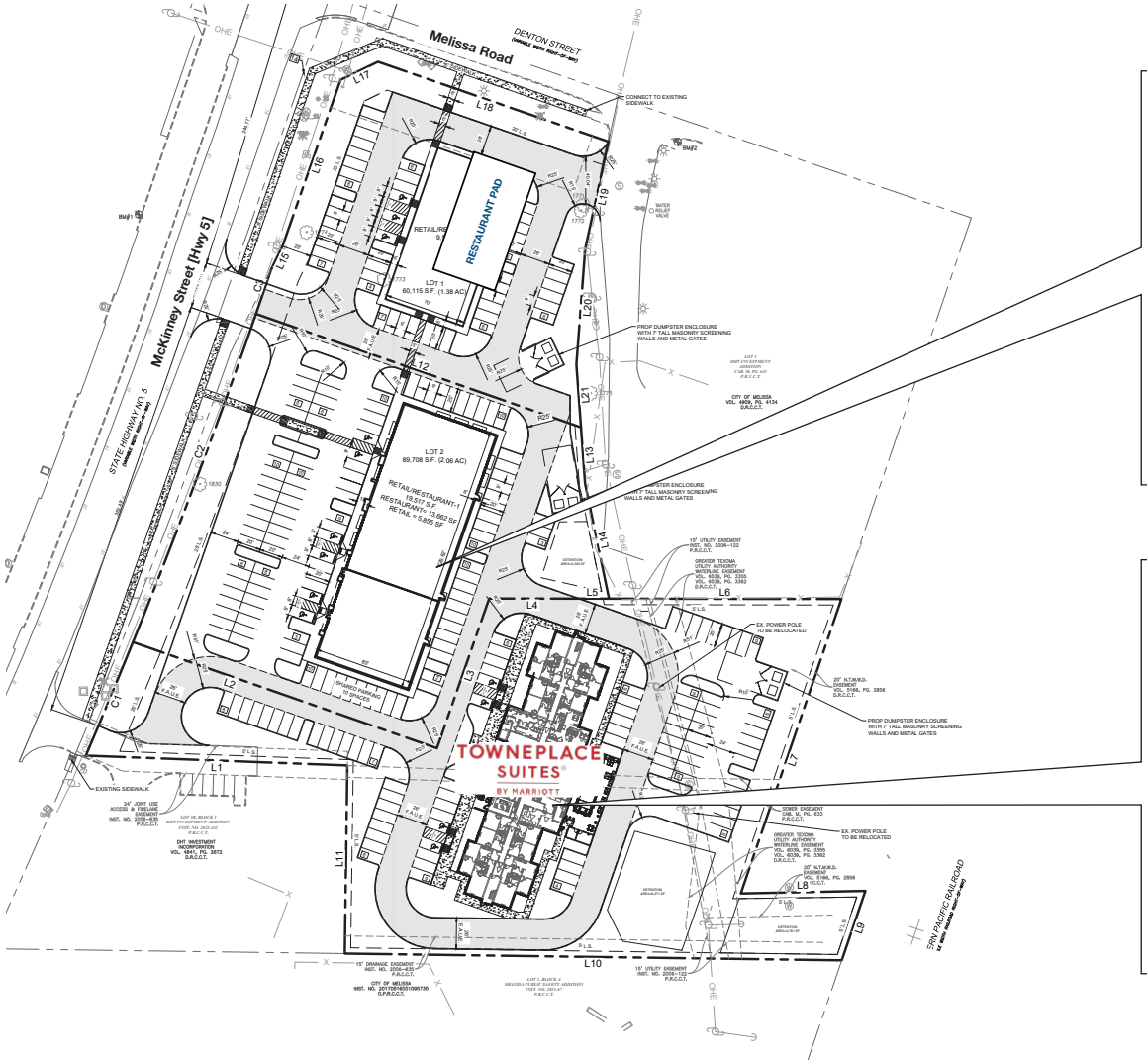
MCKINNEY ST. [HWY 5] & MELISSA RD. RETAIL

MELISSA, TX | SEC MCKINNEY STREET AND MELISSA ROAD

SITE 1 | RETAIL / RESTAURANT | 29,067 SF AVAILABLE

RETAIL / RESTAURANT | 9,550 SF

CONSTRUCTION COMMENCING Q2 2027 | DELIVERY ESTIMATED Q1 2028







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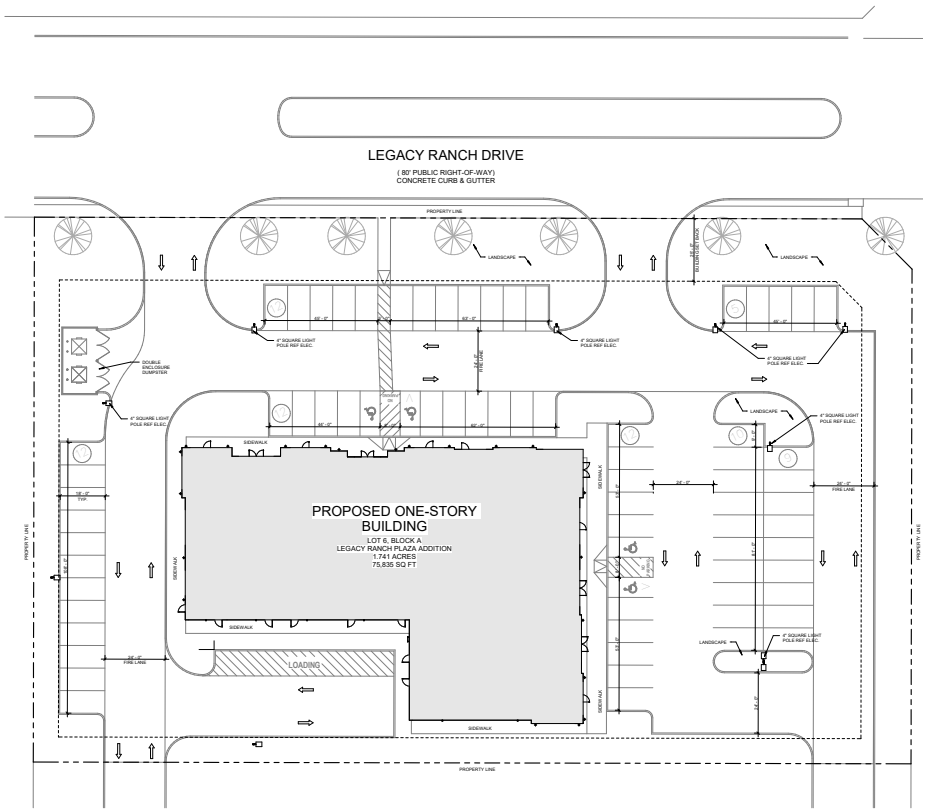
MELISSA, TX | SWC MCKINNEY STREET AND LEGACY RANCH DRIVE

SITE 2 | RETAIL / RESTAURANT 14,000 SF AVAILABLE





CONSTRUCTION COMMENCING NOV. 2026
DELIVERY ESTIMATED Q3 2027



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WHY MELISSA?

Melissa, Texas is one of North Texas' fastest-growing cities, located just north of McKinney along the US-75 corridor. With a pro-growth mindset and top-rated schools, Melissa continues to attract families and businesses seeking long-term stability and accessibility. The city is home to multiple master-planned communities and has a projected population buildout exceeding 30,000 residents. Major infrastructure investments are already underway to support both residential and commercial development. Melissa offers a rare combination of small-town charm and big-market proximity, just minutes from Frisco, Plano, and Allen. As growth pushes north, Melissa stands out as a high-opportunity market for retail, medical, and mixed-use development.



POPULATION GROWTH

from current year to five year between 46.9% – 61.1%

AVERAGE HOUSEHOLD INCOME

within 3 miles is $172,155

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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 _____