



Under Construction

URBAN
— GARAGES —

1817 McKinney St. Melissa, TX 75454

FOR LEASE

PROPERTY SUMMARY

MELISSA, TEXAS

Urban Garages @ Melissa is conveniently located near the intersection of State Highways 5 and 121, just one minute from Highway 75 and directly across from the new Walmart — with the new H-E-B and Buc-ee's just around the corner. Small business owners can now lease space in this exciting, creative office park, joining a great mix of other users in the complex, with easy access to a growing lineup of new retail and restaurants nearby. Take advantage of this unique opportunity to own your own office in this beautiful office park.

RETAIL 1

- Units available from 1,800 - 13,176 SF

OFFICE 2

- Type A: 1,820 SF
- Type B: 1,484 SF
- Type C: 3,304 SF
- Units available from 1,484 - 3,304 SF

IDEAL USES

FUTURE OFFICE 3

- Units available from 1,484 - 28,152 SF

FUTURE OFFICE 4

- Units available from 1,484 - 28,152 SF

ECONOMICS:

- Lease Rate: \$25.00-\$28.00 + NNN
- NNN Estimate: \$9.00 PSF

PROJECT DETAILS:

- **Allowed Uses:** Office
- **Type:** For Lease Offices
- **Condition:** Move In Ready
- **Parking Ratio:** 2.8/1,000
- **Const Start Date:** Dec. 2025
- **Est Delivery Date:** EOY 2026
- **Traffic Counts:** 11,000 VPD
- **Signage:** Building Signage Available

	GYMNASTICS
	PHOTOGRAPHY
	AFTER-CARE LEARNING
	VOLLEYBALL
	SWIM SCHOOL
	GOLF SIMULATOR

	FITNESS STUDIO
	CRICKET
	LIGHT RETAIL
	PRINT SHOP
	ARCHITECTS
	PERSONAL TRAINER

	MEDSPA
	BASKETBALL
	LIGHT INDUSTRIAL
	ENGINEERING
	INSURANCE
	DANCE STUDIO

	BASEBALL
	PICKLEBALL
	MARTIAL ARTS
	CHILDREN'S PLAY CENTER

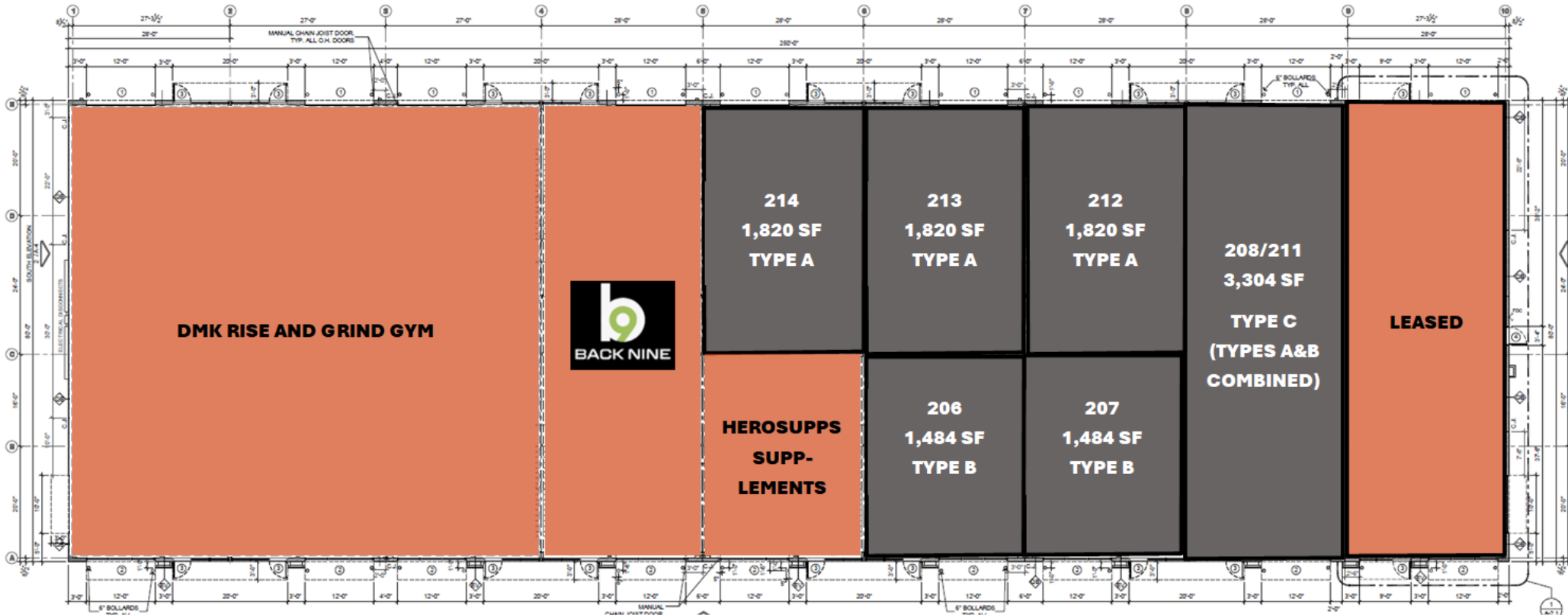
Response	Percentage
Yes	75%
No	25%



OFFICE 2 – FLOOR PLAN



MCKINNEY STREET



WEST TO US 75



[illegible]

Architectural floor plan of Unit 212, showing an office area, a mezzanine work area, and a staircase. The plan includes dimensions, room labels, and structural notes.

Unit 212
UNIT SIZE
28'-0" x 44'-0"
OPEN TO BELOW

EXISTING STOREFRONTS TO REMAIN

NON-WEIGHT BEARING GLASS PARTITIONS
11'-3 1/2"

STAIRS
DOWN

OFFICE 2
CPT-BC-P-X

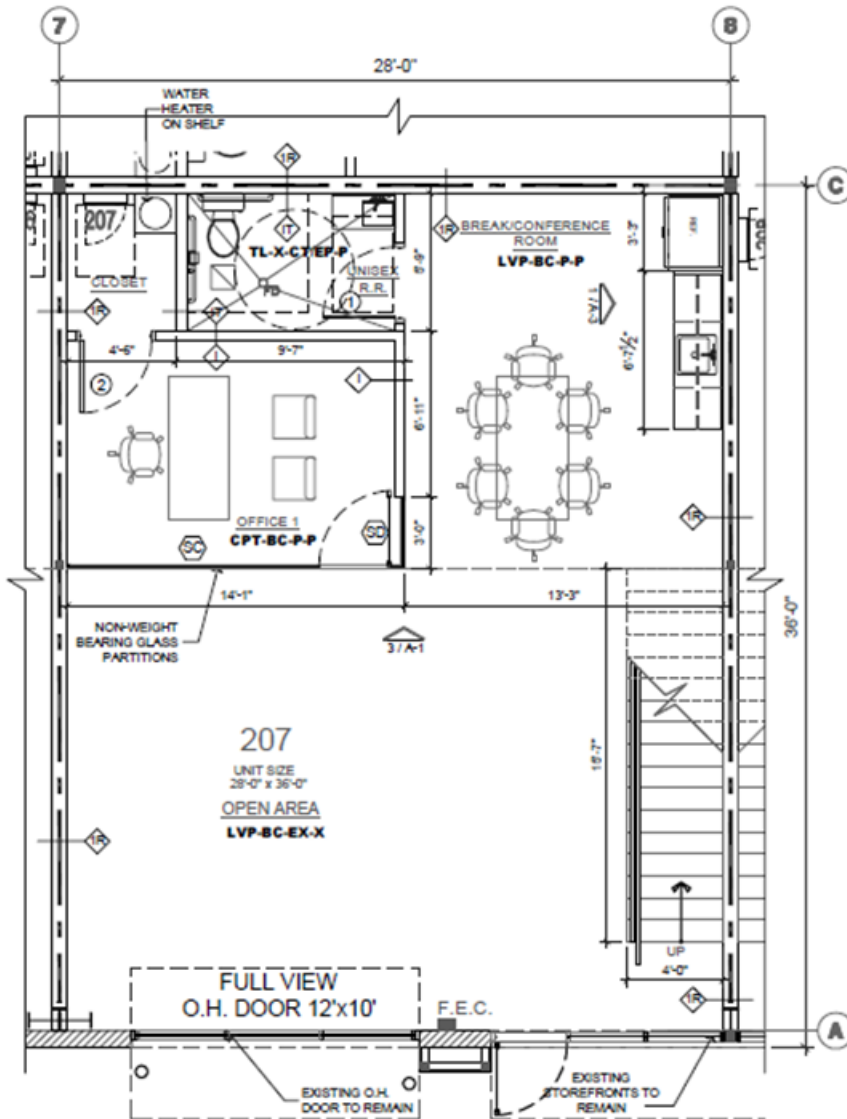
MEZZANINE
WORK AREA / LOUNGE
LVP-BC-P-X

Dimensions: 10'-0", 10'-0", 9'-0", 44'-0", 11'-3 1/2", 10'-0"

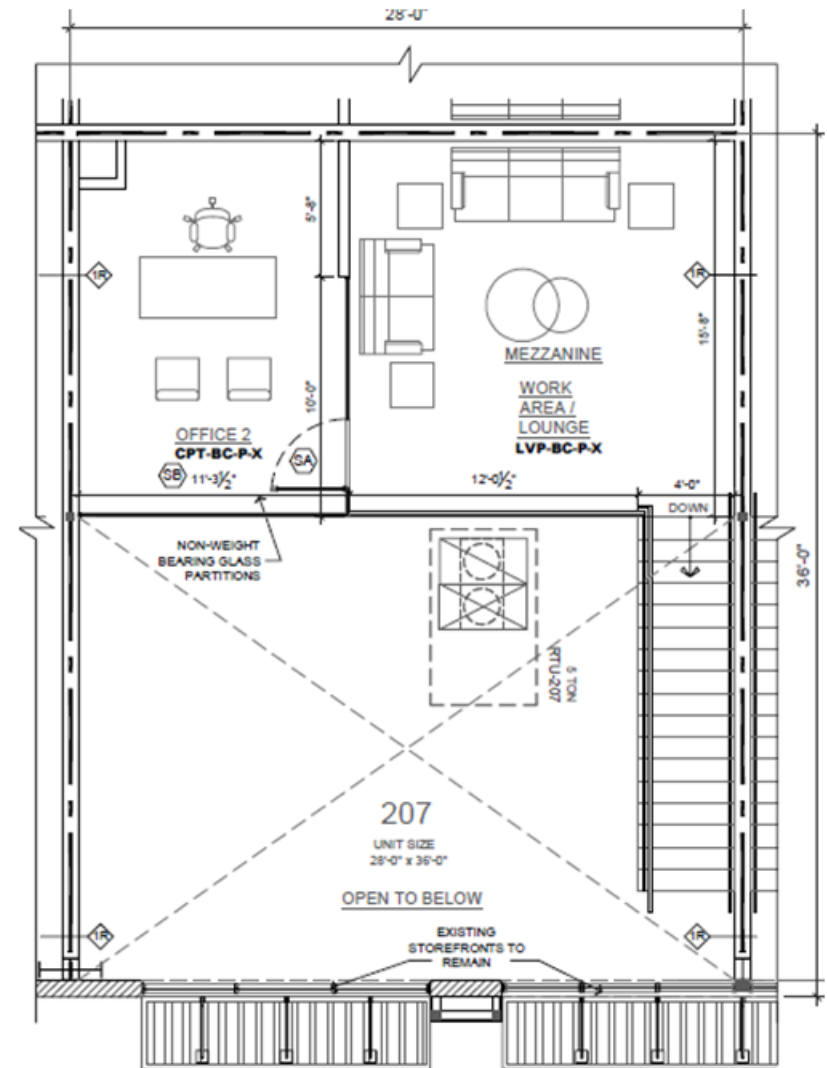
Notes: 1R, 1S, 1B, 1A, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 1P, 1Q, 1R, 1S, 1T, 1U, 1V, 1W, 1X, 1Y, 1Z

FLOOR PLANS – TYPE B – 1,484 SF

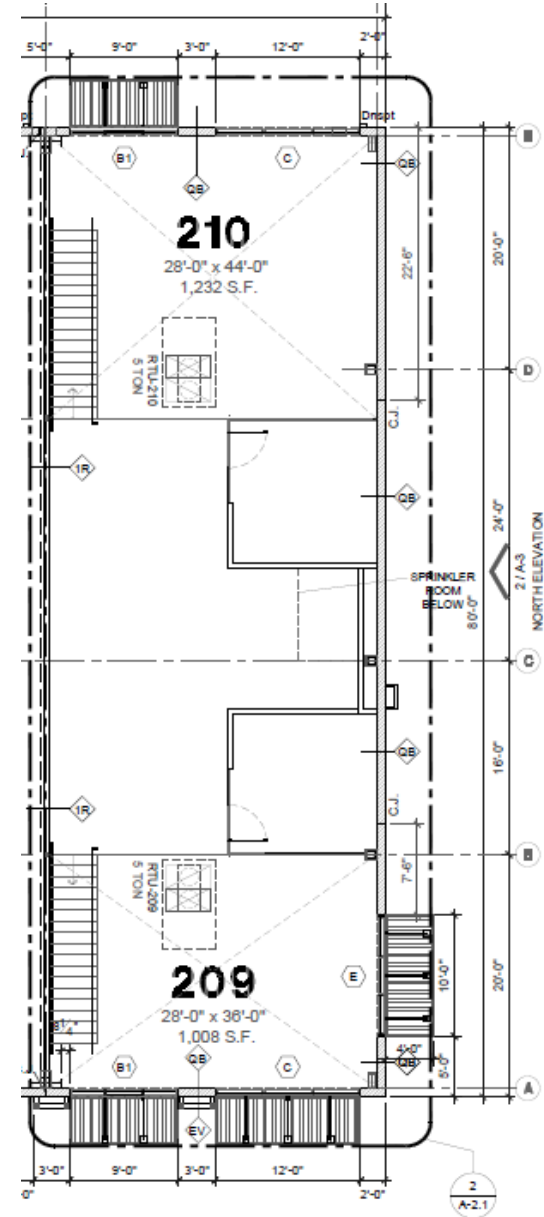
TYPE B—1ST FLOOR



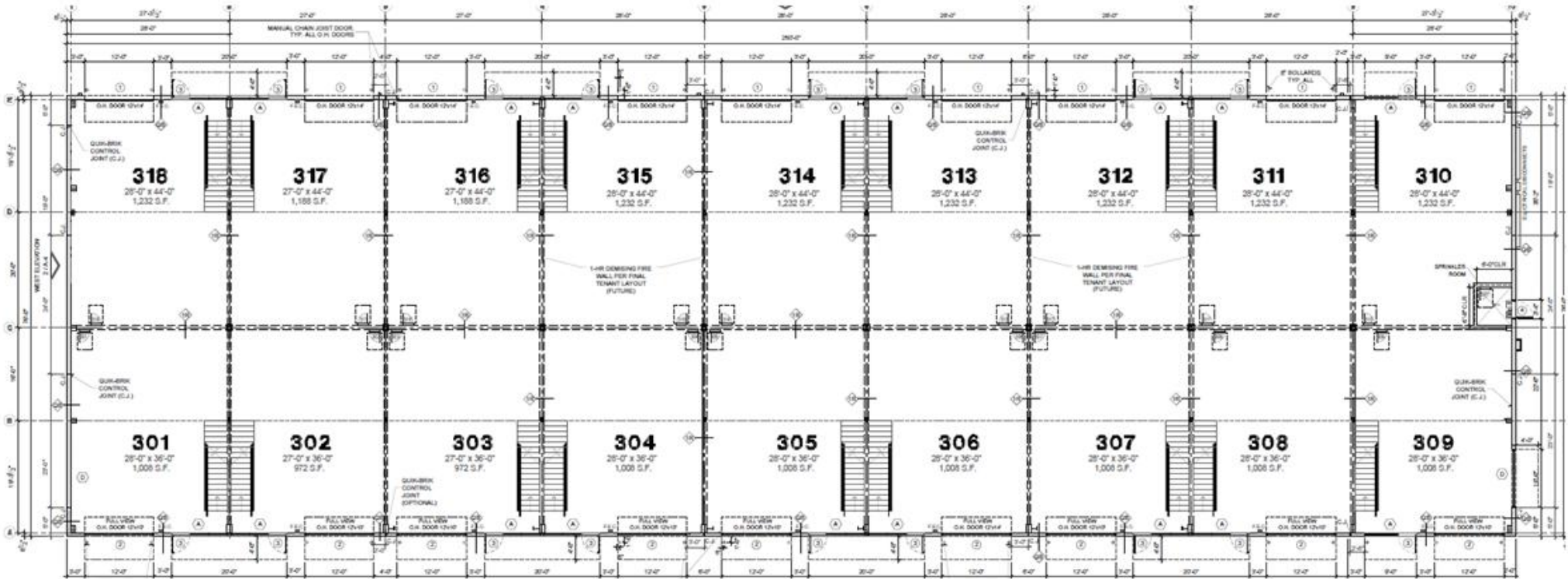
TYPE B—2ND FLOOR



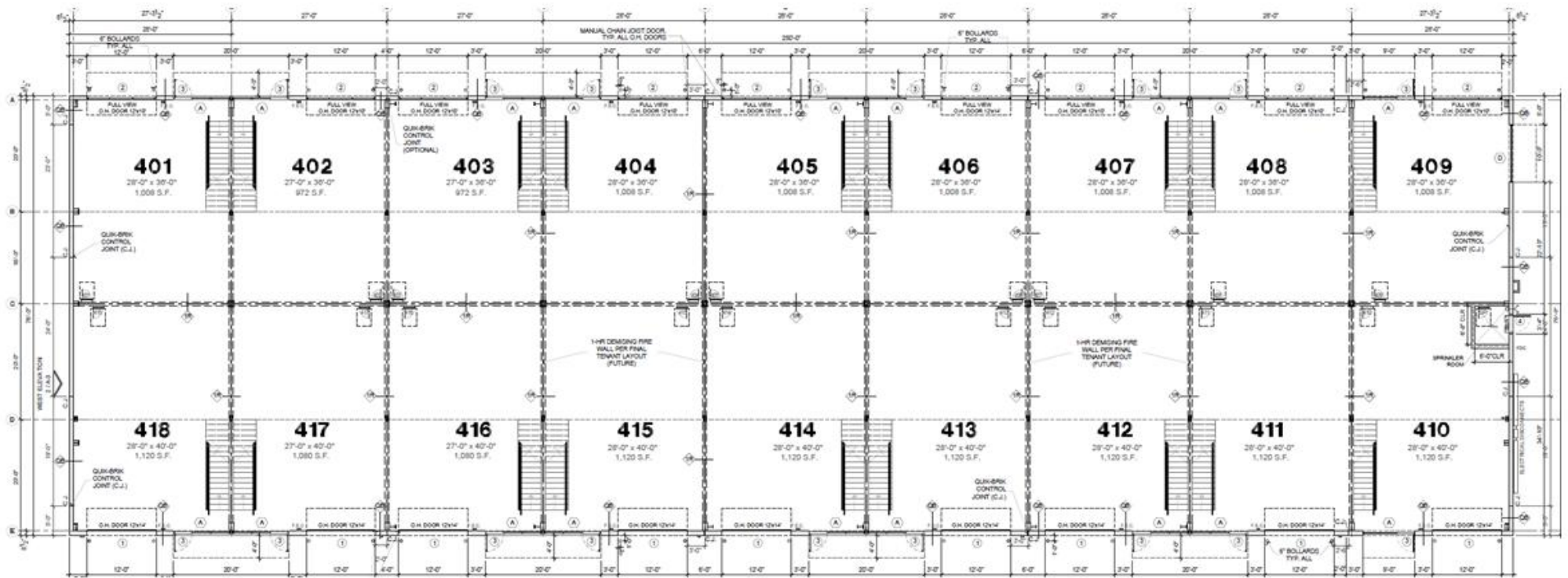
TYPE C - 2ND FLOOR



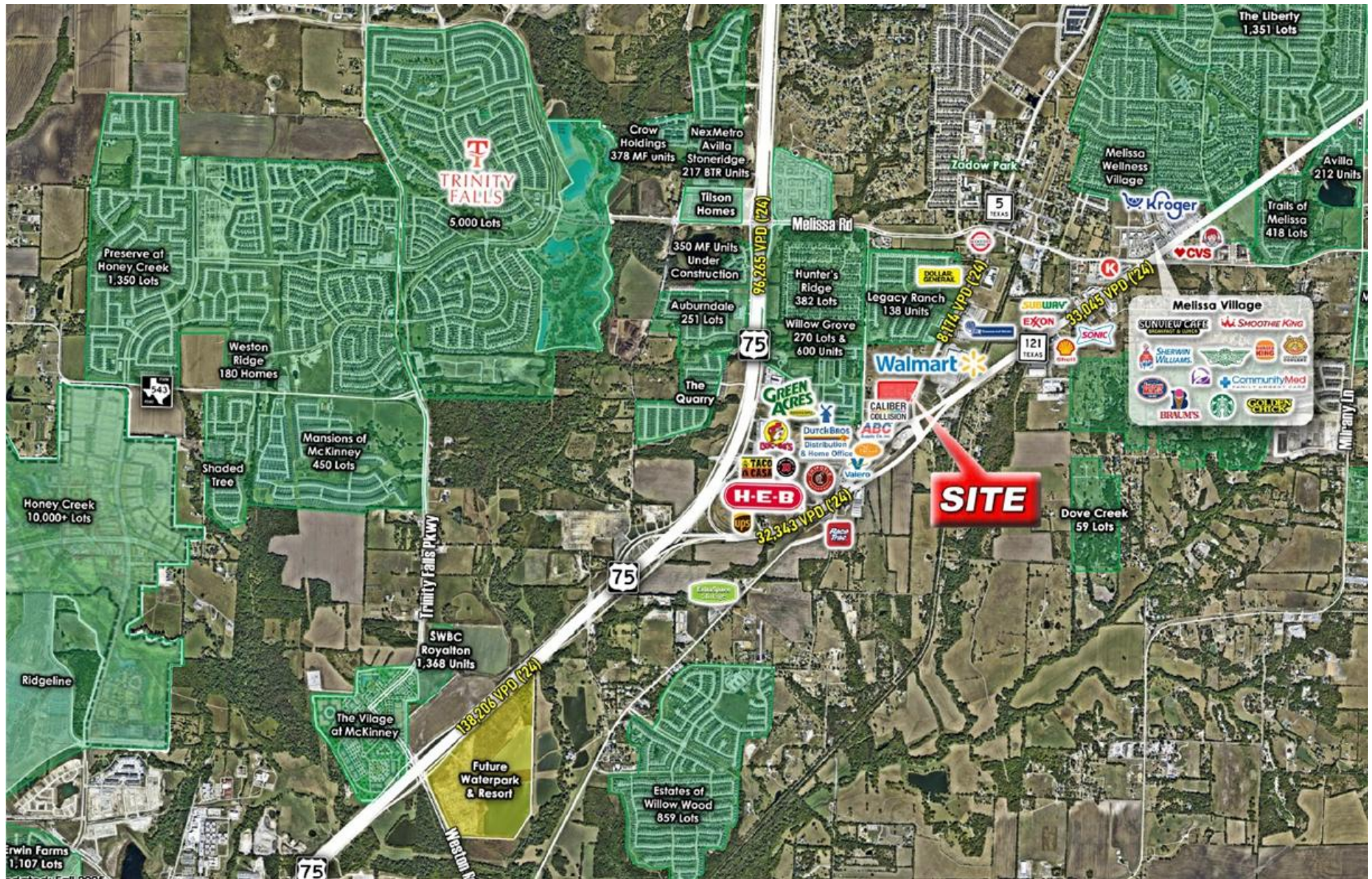
FUTURE OFFICE 3 – FLOOR PLAN



FUTURE OFFICE 4 – FLOOR PLAN



PROJECT LOCATION AND MAP



EXTERIOR RENDERINGS



FLEX BUILDING FRONT VIEW



FLEX BUILDING SIDE VIEW



FLEX BUILDING SIDE VIEW

RENDERINGS AND PHOTOS FROM URBAN GARAGES @ MCKINNEY



INTERIOR RENDERINGS FOR MOVE-IN READY SPACES



SUITES 209 & 210 MEZZANINE



SUITES 209 & 210 MEZZANINE

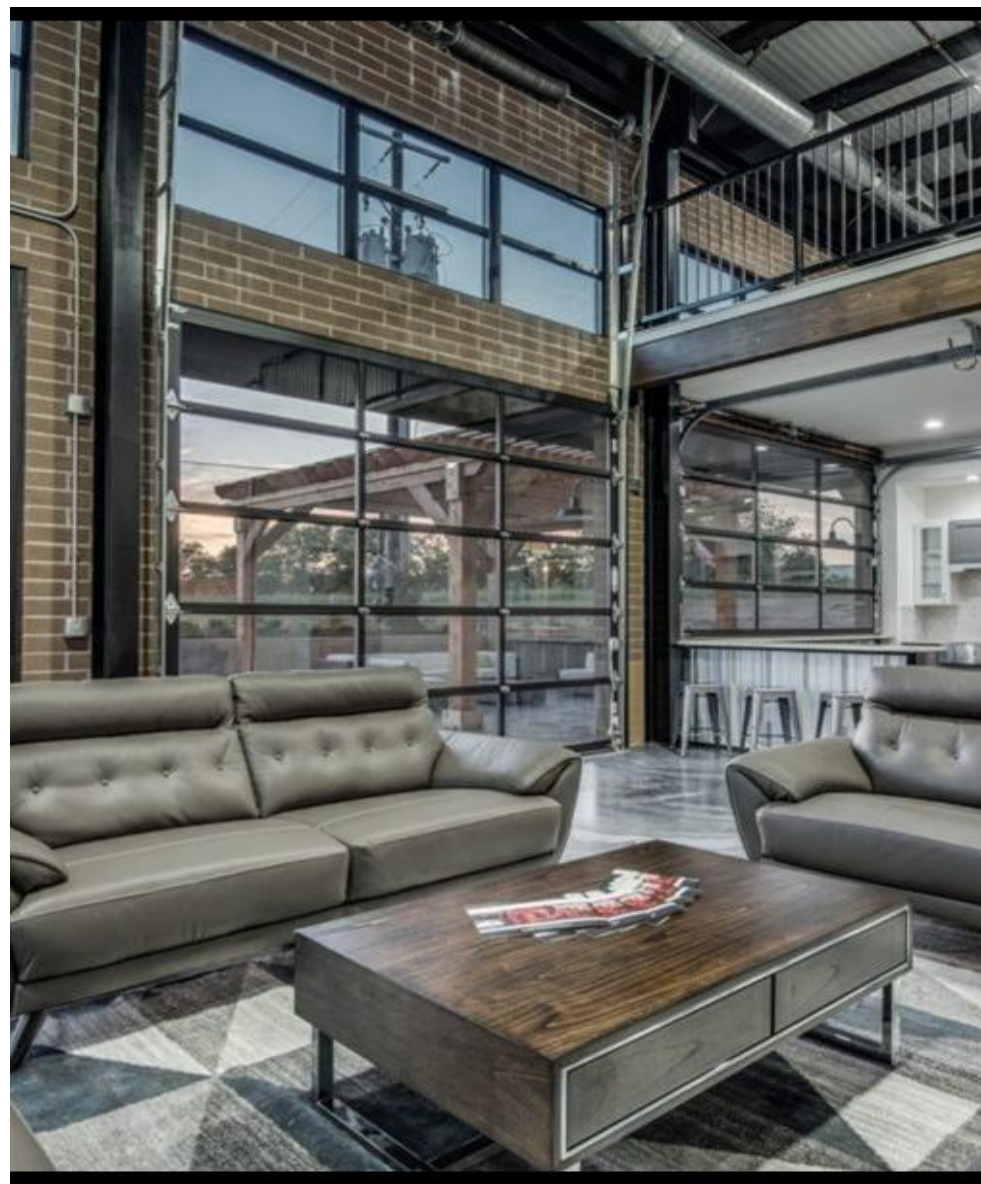


SUITE 210 SHOWROOM



SUITE 209 SHOWROOM

INTERIOR AND AMENITY PHOTOS FROM URBAN GARAGES @ NORTHLAKE



DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	1,650		10,551		19,962	
<\$25,000	36	2.18%	440	4.17%	1,186	5.94%
\$25,000 - \$50,000	108	6.55%	816	7.73%	2,112	10.58%
\$50,000 - \$75,000	102	6.18%	1,036	9.82%	2,364	11.84%
\$75,000 - \$100,000	184	11.15%	1,068	10.12%	2,287	11.46%
\$100,000 - \$125,000	147	8.91%	882	8.36%	1,844	9.24%
\$125,000 - \$150,000	249	15.09%	1,045	9.90%	2,111	10.58%
\$150,000 - \$200,000	220	13.33%	2,054	19.47%	3,219	16.13%
\$200,000+	604	36.61%	3,210	30.42%	4,839	24.24%

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	6,202		39,219		74,499	
2024 Estimate	5,234		33,041		63,310	
2020 Census	3,308		20,545		41,599	
Growth 2024 - 2029	18.49%		18.70%		17.67%	
Growth 2020 - 2024	58.22%		60.82%		52.19%	

FUTURE OFFICE 4 – FLOOR PLAN



Wynmark Commercial

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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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Designated Broker of Firm	License No.	Email	Phone
Mark Pittman	0526290	Markp@wynmarkcommercial.com	(972) 897-0562
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			

Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0

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