



TRINITY COMMONS @ MELISSA TX
Lindenwood Ave & US Highway 75, Melissa, Texas

FOR LEASE/SALE

MELISSA TEXAS

- Melissa, Texas, is a rapidly growing suburban community located just north of McKinney in Collin County. Known for its family-friendly atmosphere, excellent schools, and small-town charm, Melissa offers a balance of rural tranquility and modern conveniences.
- The city has seen significant residential and commercial development in recent years, attracting families and businesses looking for a close-knit community with easy access to the DFW metroplex.
- Melissa ISD is highly rated, making it a popular choice for families prioritizing education. With strategic location along U.S. Highway 75 and State Highway 121, Melissa continues to expand.

AVAILABLE BUILDINGS

BUILDING 1 (Phase 1)

- Suite 100—Under Contract
- Suite 110—120: 1,250 —2,950 SF
- Purchase Price: \$450.00 PSF

BUILDING 2 (Phase1)

- Suite Size: 1,250—4,950 SF
- Purchase Price: \$450.00

BUILDING 3 (Phase 2)

- Suite Size: 10,200 SF
- Purchase Price: \$450.00

**Building 3 cannot be subdivided.*

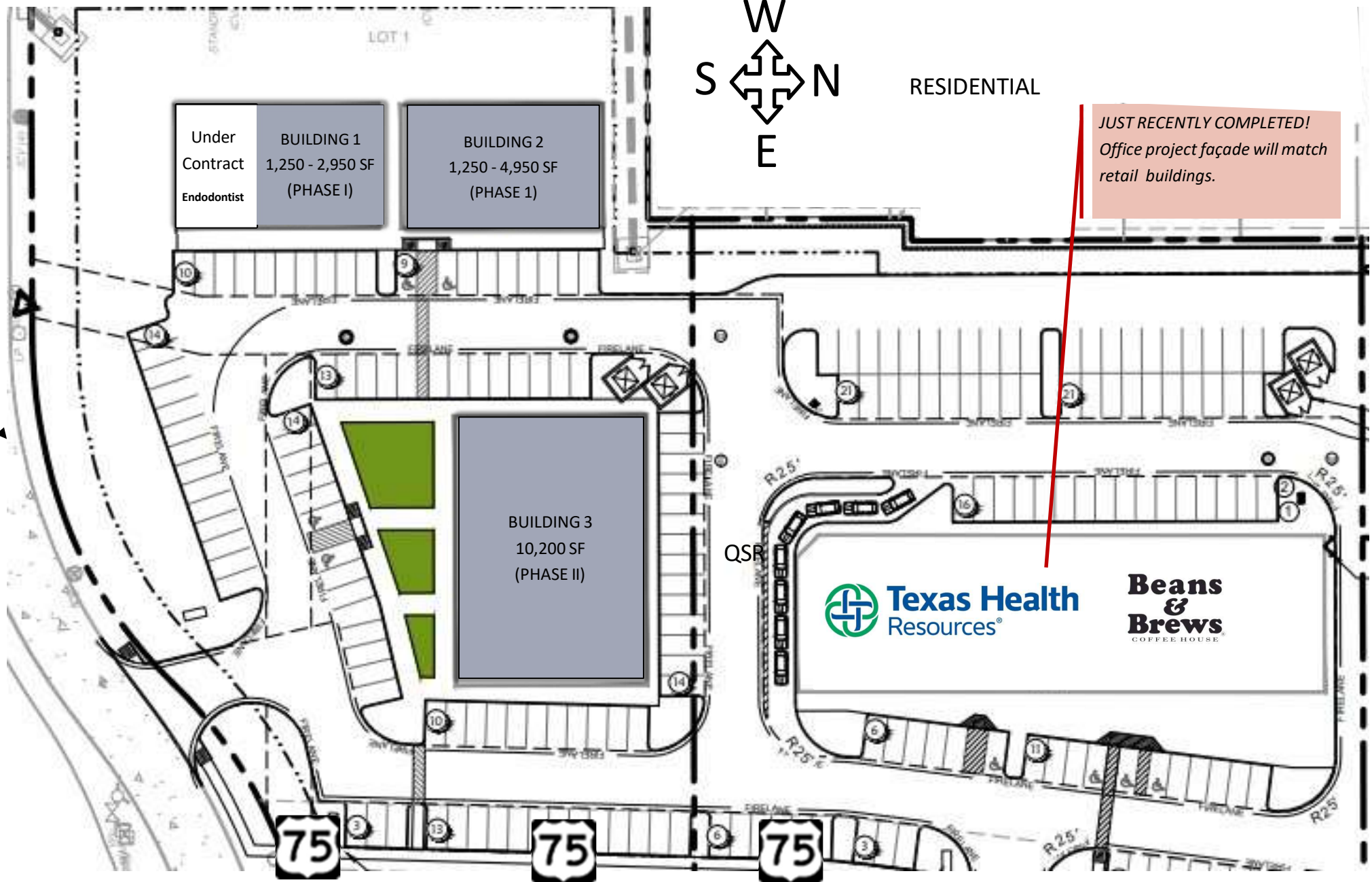
**Demising walls and square footages are approximate and can be modified to accommodate specific square footage requirements*

**Monument Signage will be available for the site see site plan for location.*

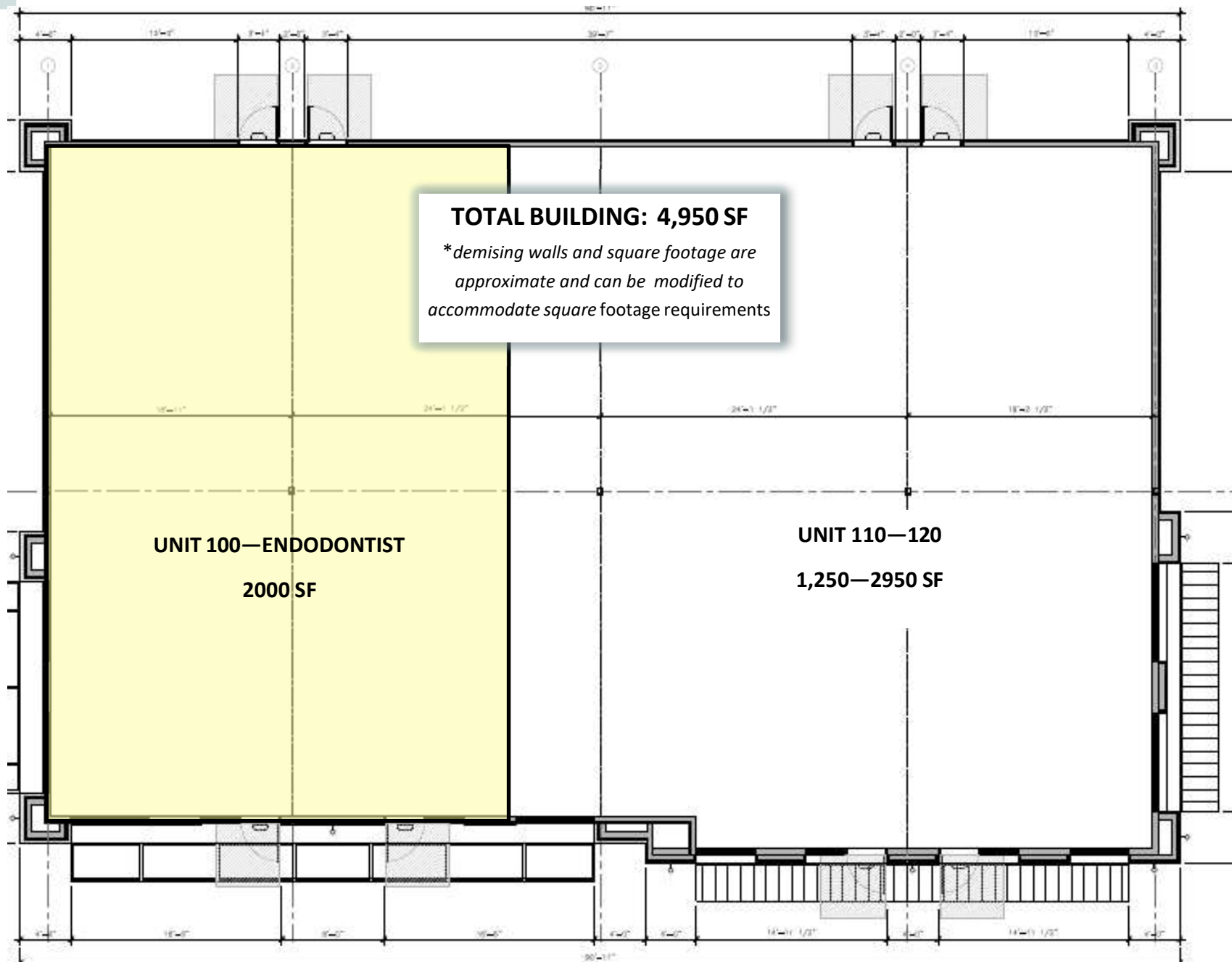
PROJECT DETAILS

- **Purchase Price:** \$450.00 PSF
- **Lease Rate:** \$34.00 + NNN
- **NNN:** \$10.00 PSF (estimate)
- **Allowed Uses:** Medical & Office
- **Parking Ratio:** 4.0/1000
- **Construction Start:** March 2026 (Phase 1)
- **Delivery Date:** March 2027 (Phase 1)
- **Condo Fee/CAM:** \$3.50 PSF
- **Zoning:** S-P-2 Professional Office
- **Condition:** Cold Dark Shell
- **Retail:** Adjacent retail buildings were just recently completed. Office buildings will match the retail exterior. Current users for the retail are: Beans and Brews Coffee, Aero Fitness Center and Texas Health Resources (THR)

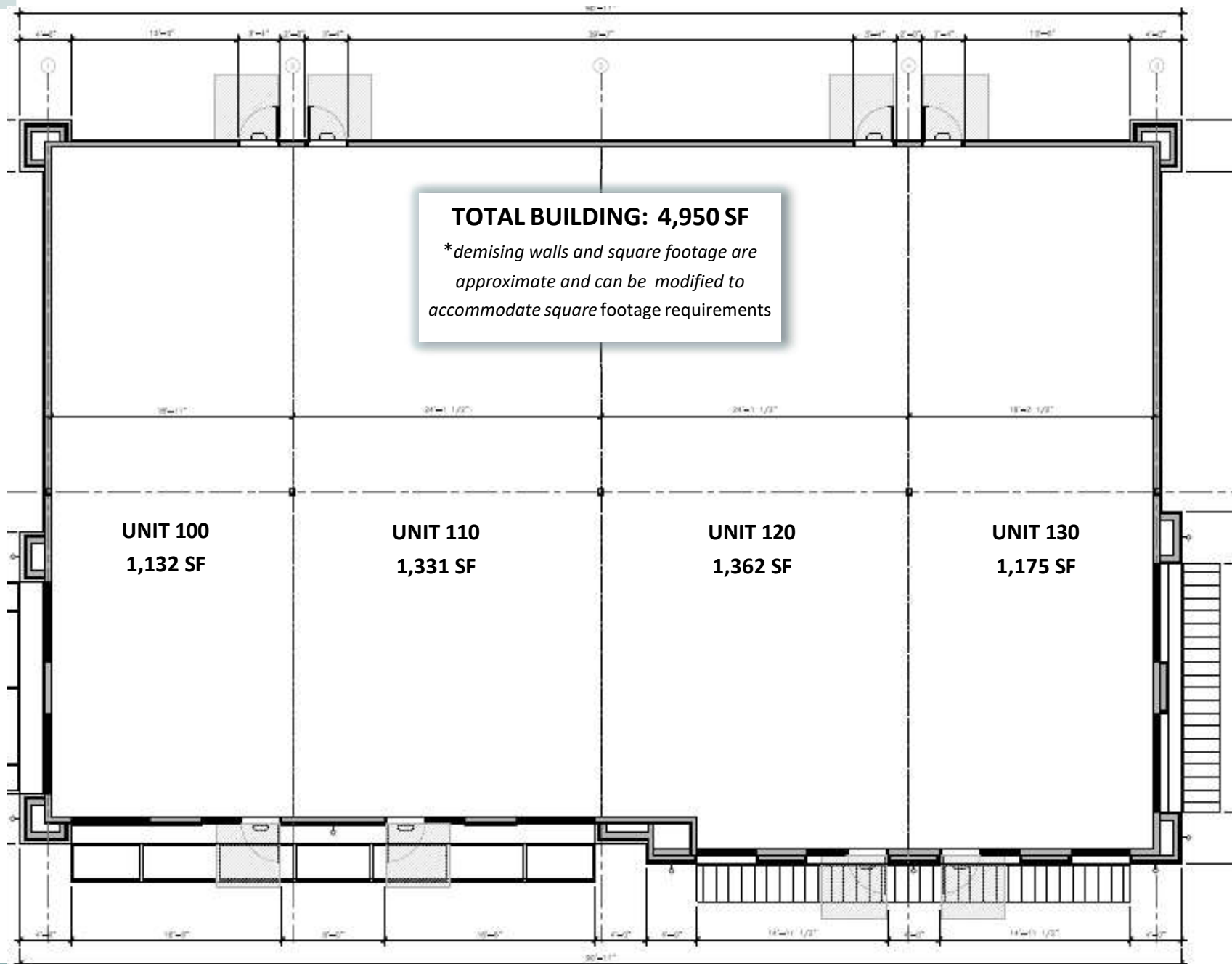
SITE PLAN



BUILDING 1 FLOORPLAN



BUILDING 2 FLOORPLAN



OFFICE/MEDICAL BUILDING RENDERINGS



EXISTING RETAIL BUILDINGS



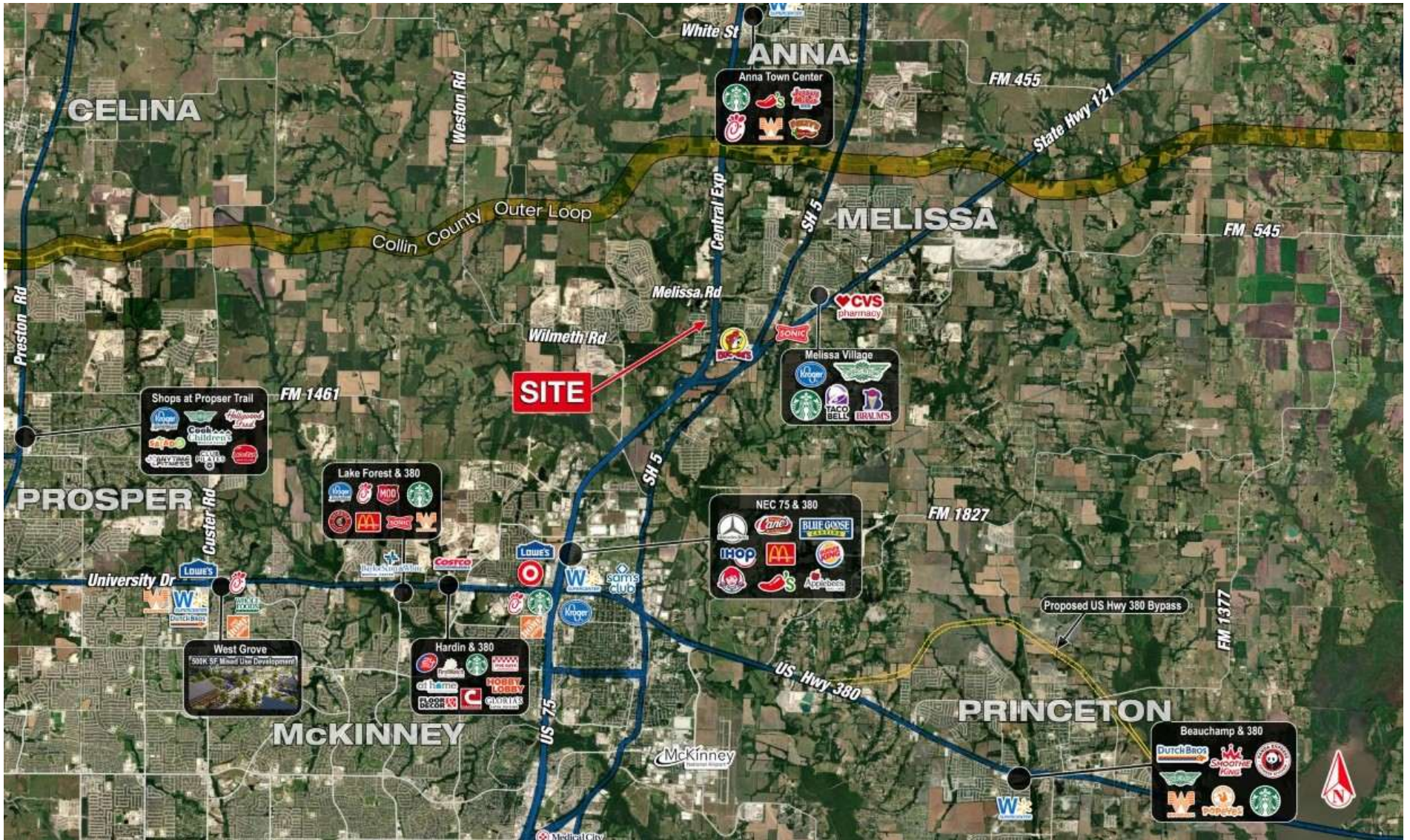
MEDICAL AND RETAIL LOCATION



LOCATION



LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	4,716	37,885	317,142
2024 Estimate	3,755	30,016	257,935
2020 Census	2,558	19,302	211,176
Growth 2024 - 2029	25.59%	26.22%	22.95%
Growth 2020 - 2024	46.79%	55.51%	22.14%

Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income			
	1,202	9,602	86,919
<\$25,000	51 4.24%	623 6.49%	8,417 9.68%
\$25,000 - \$50,000	5 0.42%	853 8.88%	11,618 13.37%
\$50,000 - \$75,000	33 2.75%	1,188 12.37%	12,426 14.30%
\$75,000 - \$100,000	344 28.62%	1,393 14.51%	11,002 12.66%
\$100,000 - \$125,000	117 9.73%	693 7.22%	9,750 11.22%
\$125,000 - \$150,000	87 7.24%	953 9.93%	7,539 8.67%
\$150,000 - \$200,000	348 28.95%	1,966 20.47%	11,381 13.09%
\$200,000+	217 18.05%	1,933 20.13%	14,786 17.01%
2024 Avg Household Income	\$154,837	\$144,789	\$126,671
2024 Med Household Income	\$139,655	\$126,338	\$99,991

