



FOR SALE

16.36 AC HEAVY INDUSTRIAL
1707 E MELISSA RD // MELISSA, TX 75454

Contact:

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CAREY COX
A REAL ESTATE COMPANY

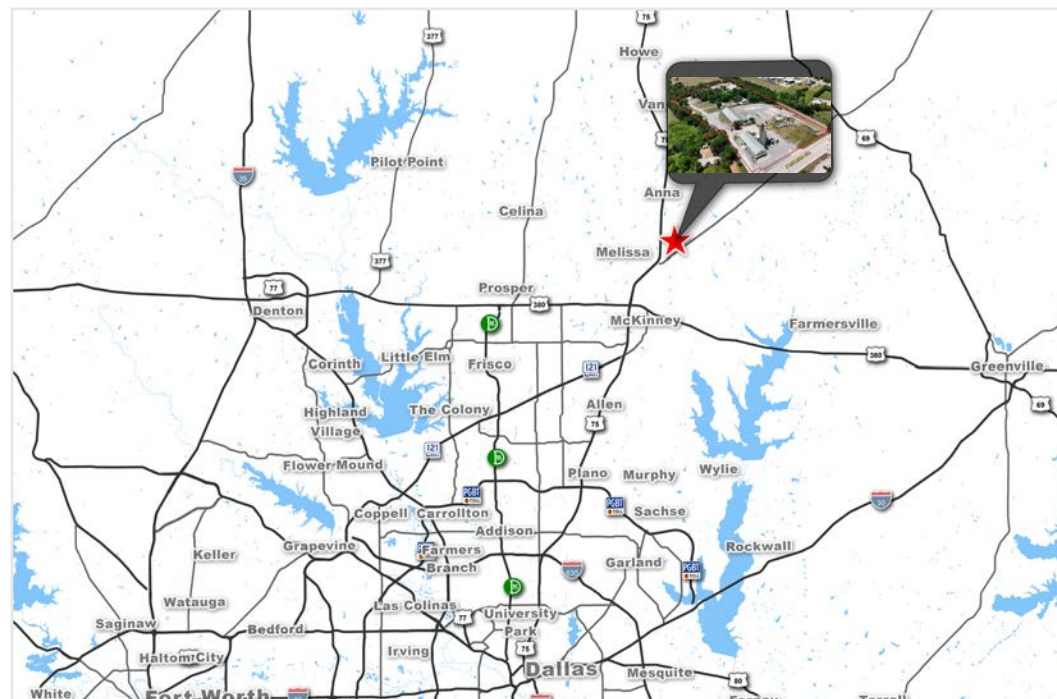
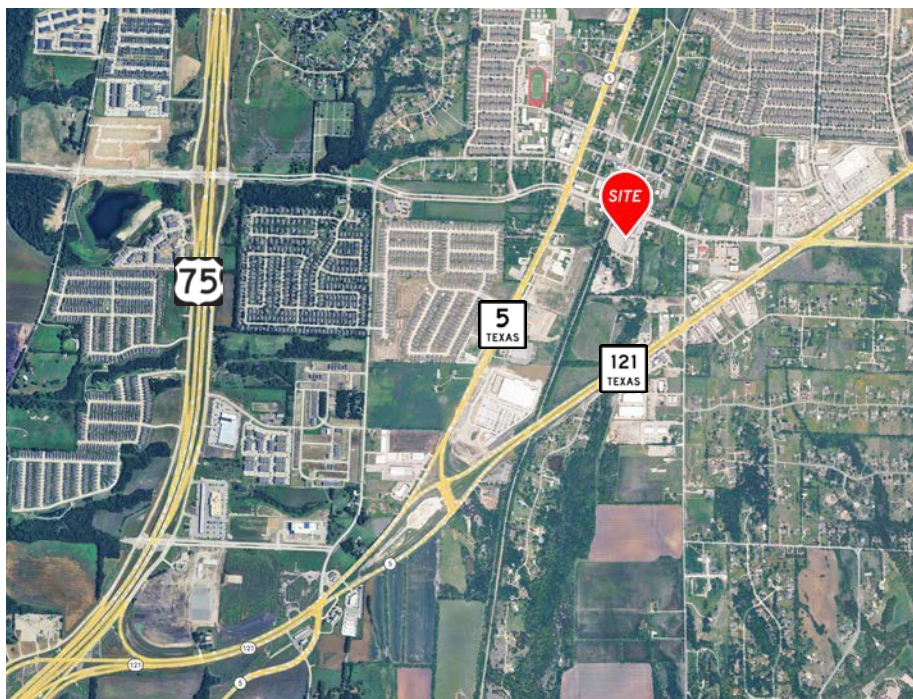
PROPERTY SUMMARY

PROPERTY DETAILS

ADDRESS	1707 E MELISSA RD, MELISSA, TX 75454	
BUILDING SIZES	BUILDING 1: ±7,500 SF BUILDING 3: ±2,000 SF	BUILDING 2: ±16,500 SF CARPORT: ±2,600 SF
CLEAR HEIGHT	BUILDING 1 EAVES: 15' CENTER: 23'	BUILDING 2 EAVES: 20' CENTER: 30'
DOORS	BUILDING 1 1 - 26' X 15' 1 - 16' X 13'	BUILDING 2 1 - 15' X 13' 6" 1 - 14 X 10' (SLIDING) 2 - 19' X 12' (SLIDING)
LAND	16.32 AC	
SALE PRICE	CALL FOR PRICING	
ZONING	I2 - HEAVY INDUSTRIAL	
ALLOWED USES	MANUFACTURING, DISTRIBUTION, OUTSIDE STORAGE	
PARKING	GRAVEL LOT	
POWER	BUILDING 1: SINGLE PHASE BUILDING 2: 3-PHASE	



LOCATION & ACCESS



DRIVE TIMES

TX-5	1 Minute
TX-121	2 Minutes
US-75	4 Minutes
US-380	10 Minutes
George Bush Turnpike	25 Minutes
Dallas North Tollway	27 Minutes
Interstate 35	33 Minutes
Interstate 635	33 Minutes
TKI - McKinney National Airport	20 Minutes
Dallas-Fort Worth International Airport	40 Minutes
Dallas Love Field Airport	50 Minutes

DEMOGRAPHICS

2025 - CoStar	1-Mile	3-Mile	5-Mile
Total Population	9,076	33,891	66,015
Average Household Income	\$141,867	\$143,205	\$127,845

TRAFFIC COUNTS

HIGHWAY 5	12,852 VPD
HIGHWAY 121	40,630 VPD



SITE PHOTOS

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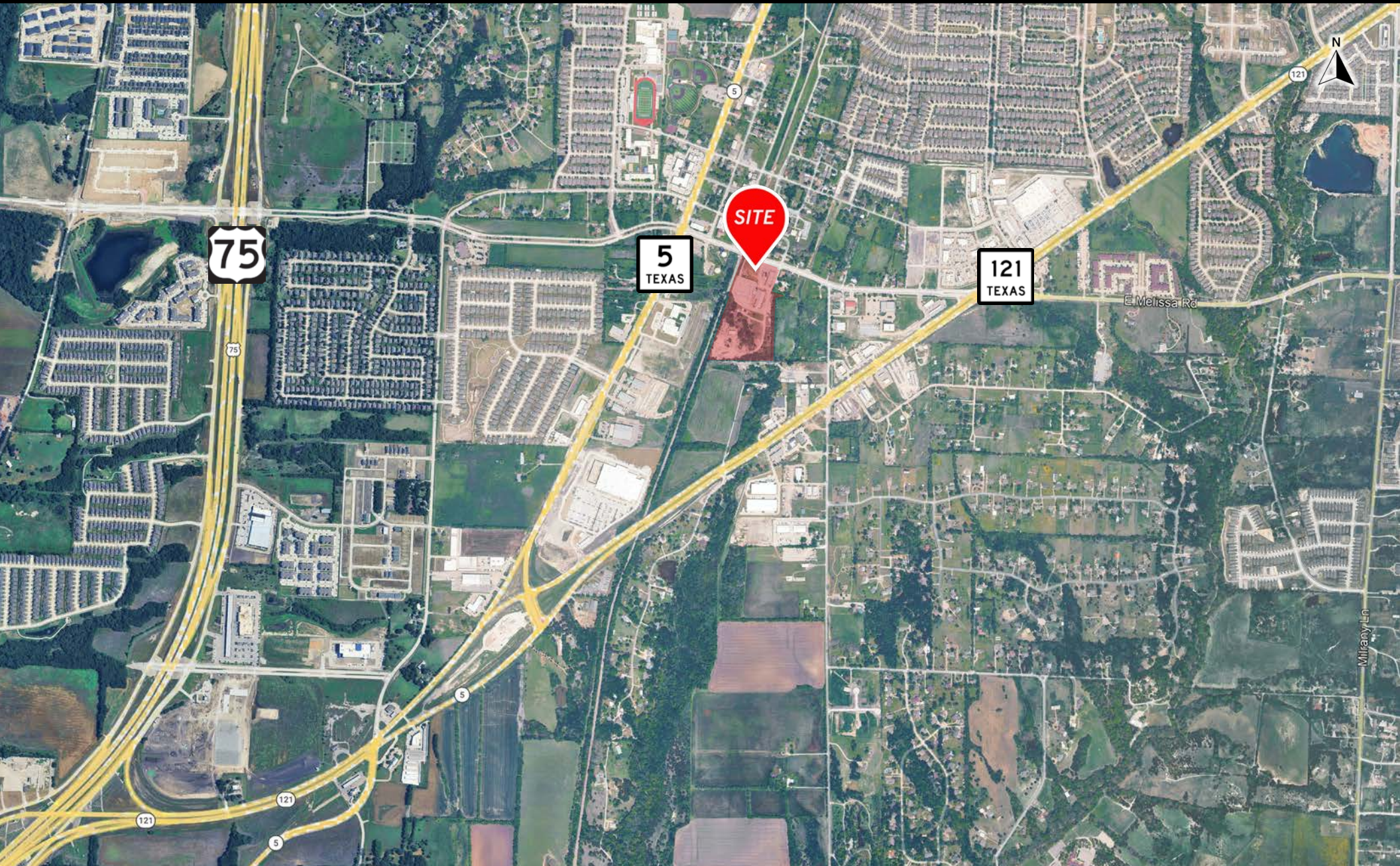
SITE PHOTOS

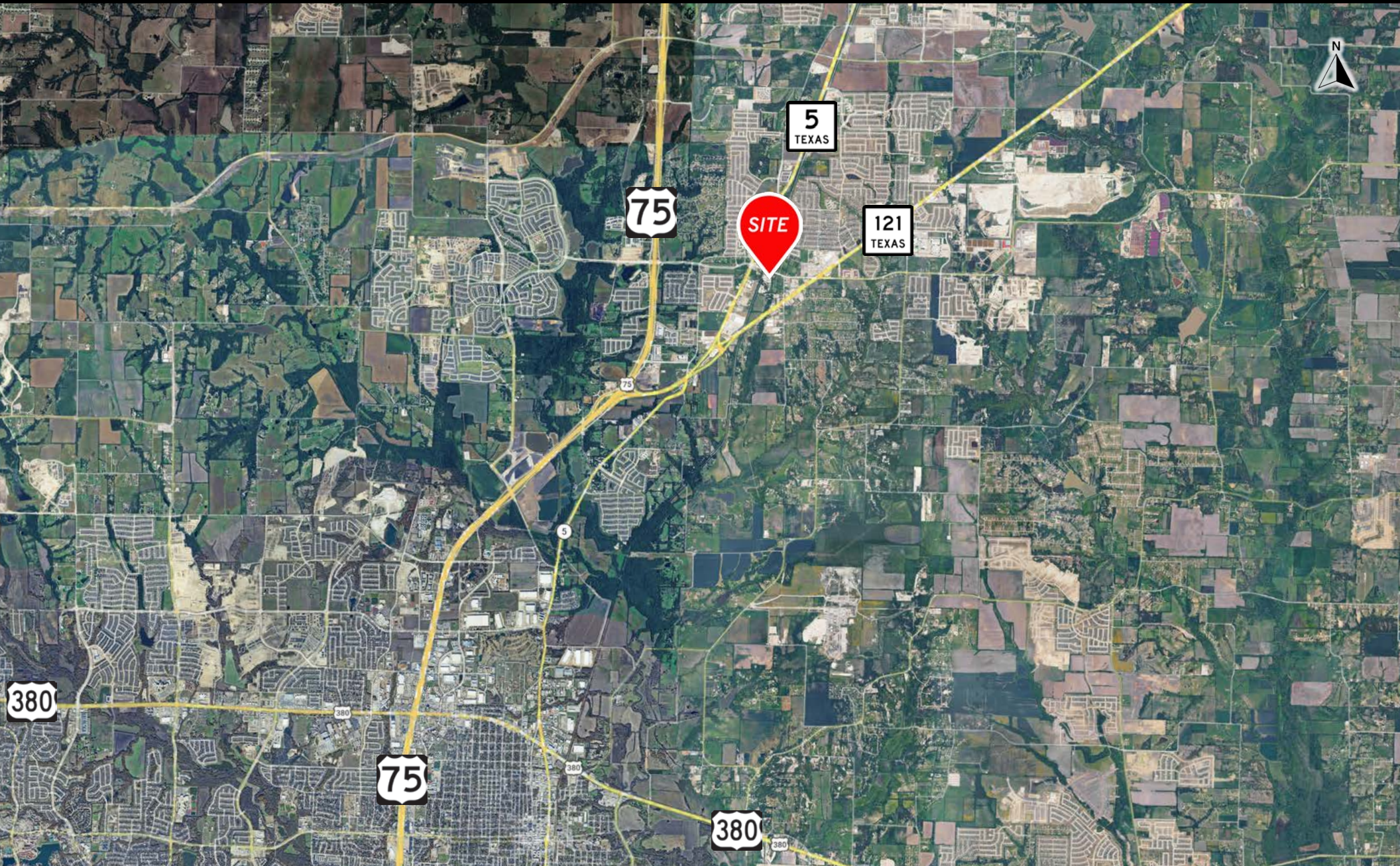
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NEARBY AERIAL

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1707 E MELISSA RD // MELISSA, TX 75454



CAREY COX

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McKinney, TX 75070

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- **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.

- 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.

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.**

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:**

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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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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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