



HEB ANCHORED RETAIL

For lease:
NEC US 75 &
SH 121
Melissa, TX

VENTURE

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Metrics

NEC US 75 & SH 121
Melissa, TX 75454

Location

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Melissa, TX 75454

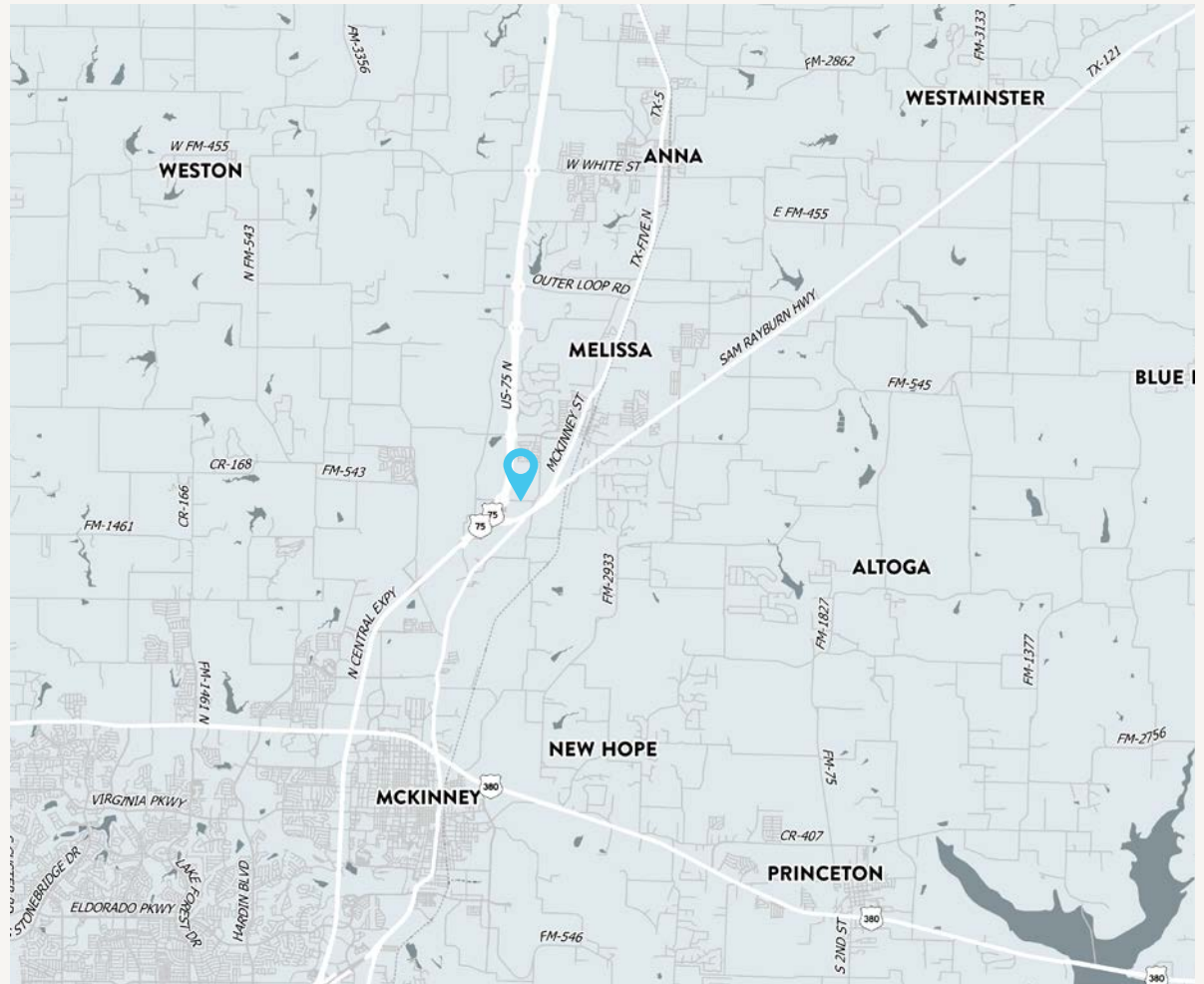
Available Spaces

Building 1
2,700 SF (Divisible)

Traffic Counts

US 75
142,887 VPD

SH 121
32,023 VPD



Area Attractions



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Property Highlights

NEC US 75 & SH 121
Melissa, TX 75454

1. Retail currently delivered
2. HEB now open with over 2.3M visitors per year
3. Over 106% population growth from 2020 to 2025 within in a 3 mile radius
4. Across from Bucees which brings in over 5M visitors per year
5. Prime location offering easy access to Hwy 75 & SH 121
6. Monument signage available

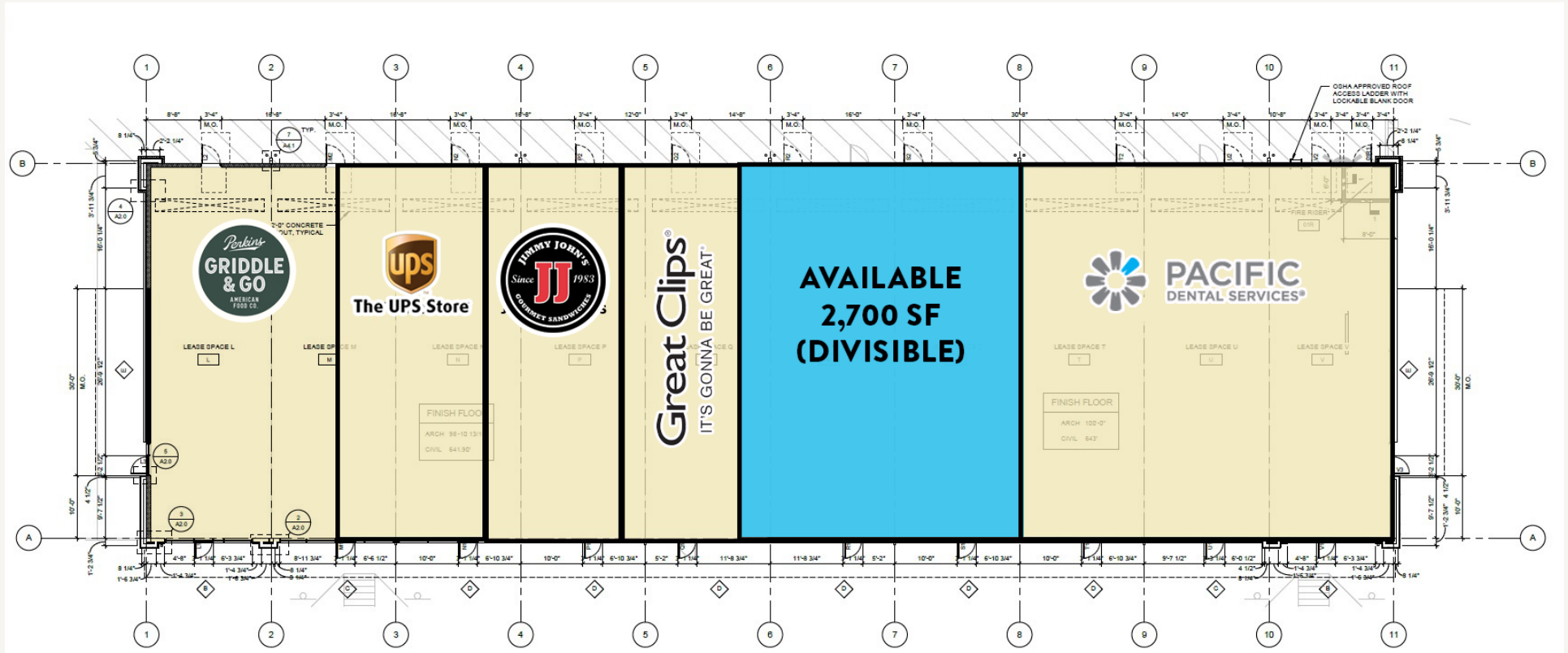


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,180	44,718	104,508
% POP. GROWTH FROM 2020	260.83%	161.15%	122.97%
EST. AVG. HH INCOME	\$207,621	\$182,415	\$162,169

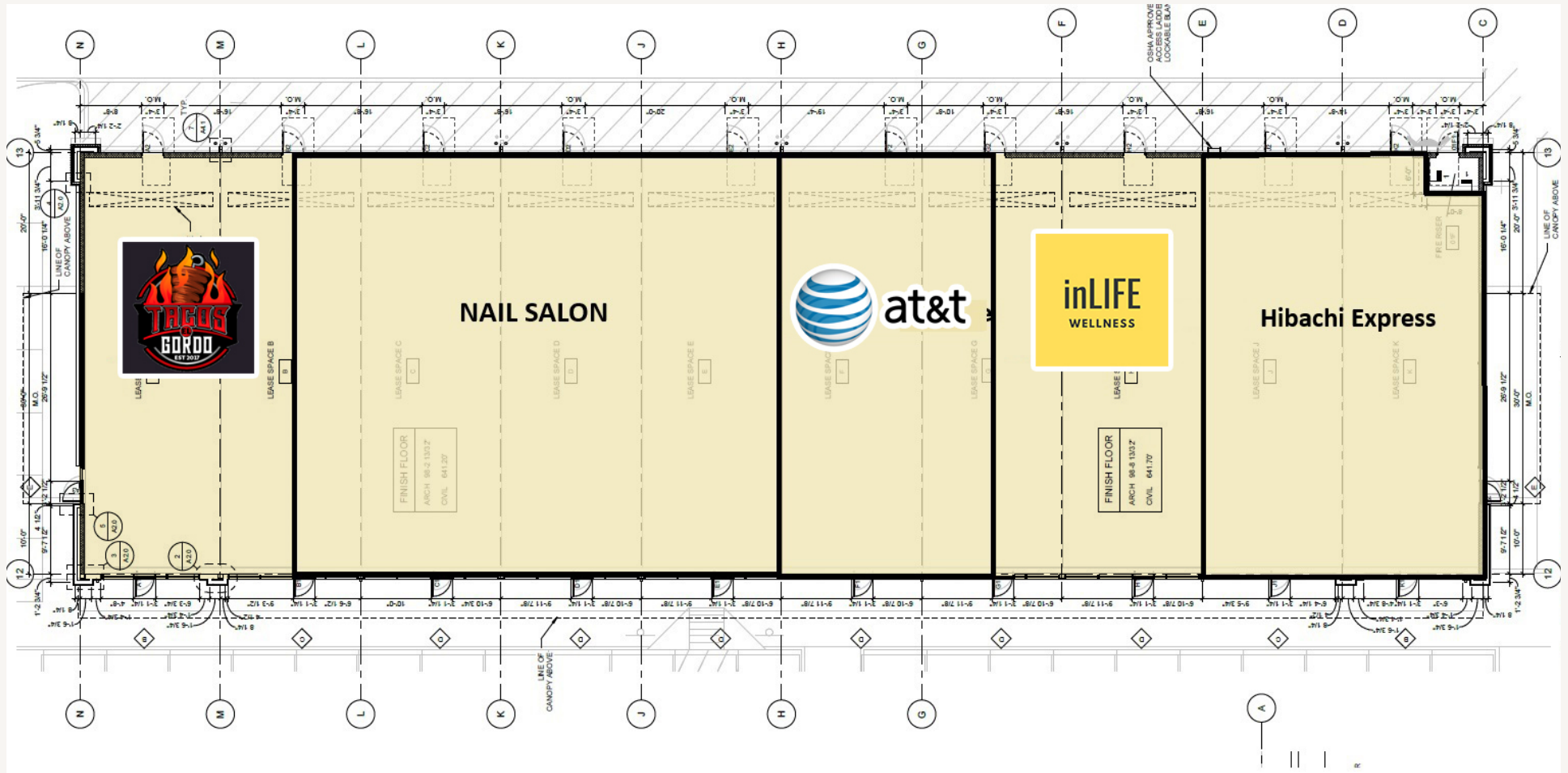
Building 1 Floor Plan

NEC US 75 & SH 121
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Building 2 Floor Plan

NEC US 75 & SH 121
Melissa, TX 75454



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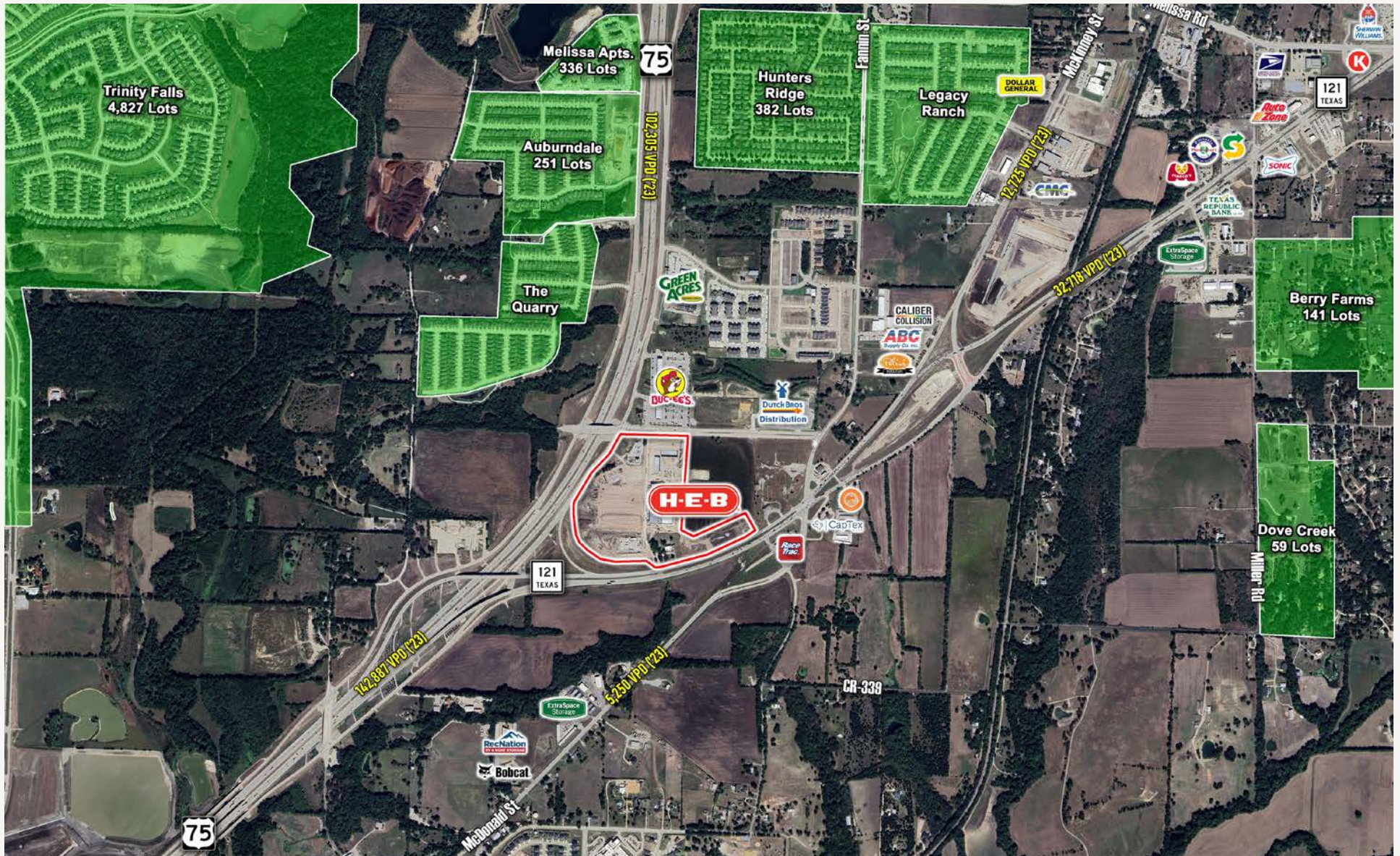


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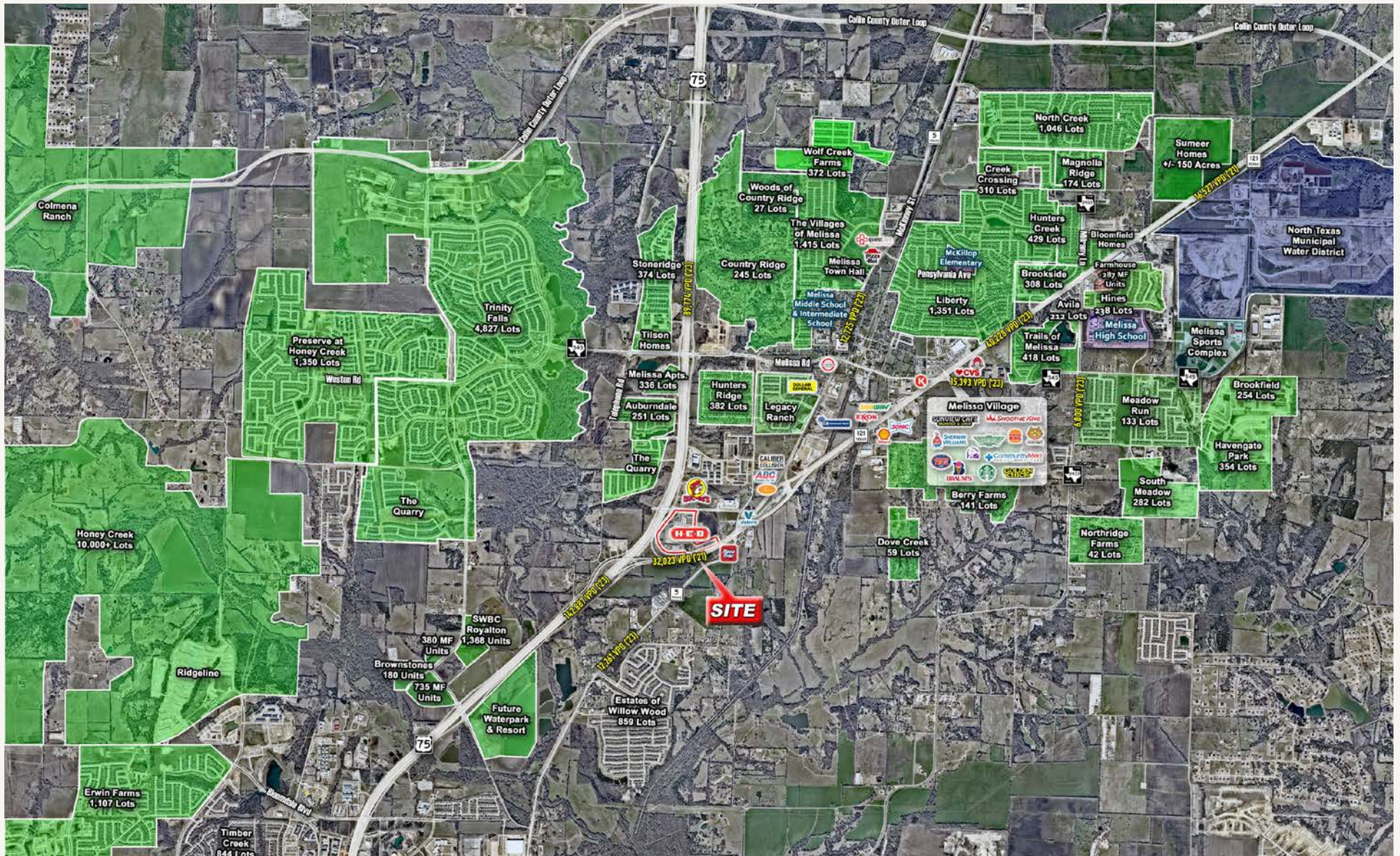
Close Aerial

NEC US 75 & SH 121
Melissa, TX 75454



Far Aerial

NEC US 75 & SH 121
Melissa, TX 75454



Photos

NEC US 75 & SH 121
Melissa, TX 75454



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VENTURE

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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.**

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:

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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.
- 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.

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