

FOR SALE

1700 & 1736 Milrany Lane

Mixed Use Development Site | 24.66 Acres | Melissa, TX



1700 & 1736 Milrany Lane, Melissa, TX 75454

EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for sale by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



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PROPERTY OVERVIEW



SALE PRICE Contact Broker



YEAR BUILT Proposed



TRACTS Multifamily, Retail,
Self-storage



LOT SIZE 24.66 ACRES



ZONING C2 and Multifamily

24.66 ACRE DEVELOPMENT

This 24.66 acre mixed-use development opportunity is strategically positioned within one of the fastest growing corridors in North Texas, offering a well-balanced combination of multifamily, retail, daycare, and commercial development potential in Melissa, Texas.

The development includes approximately 17.24 acres of multifamily zoning across two tracts, allowing for up to 458 residential units. The remaining commercial tracts are planned for retail, daycare, and self-storage uses, creating a diversified mixed-use environment positioned to support long-term growth and daily consumer demand.

Located approximately one mile from Melissa High School, the property benefits from strong surrounding demographics, continued residential expansion, and significant retail momentum throughout the area. Major national retailers including Kroger, Walmart, Bucee's, and H-E-B are located within close proximity, alongside expanding retail corridors.

Tract 1: 2.41 acres (proposed retail)

Zoning: C-2 / General commercial

Tract 2: 2.4 acres (proposed daycare)

Zoning: C-2 / General commercial

Tract 3: 2.57 acres (proposed self-storage)

Zoning: C-2 / General commercial

Tract 4: 3.26 acres (age restricted 55+)

Zoning: Multifamily, up to 140 units

Tract 5: 13.98 acres (multifamily)

Zoning: Multifamily, up to 318 units

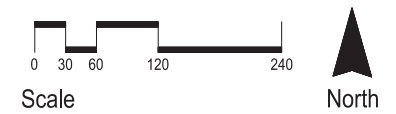


1700 MIRANYLANE
MELISSA, TEXAS
4/30/25

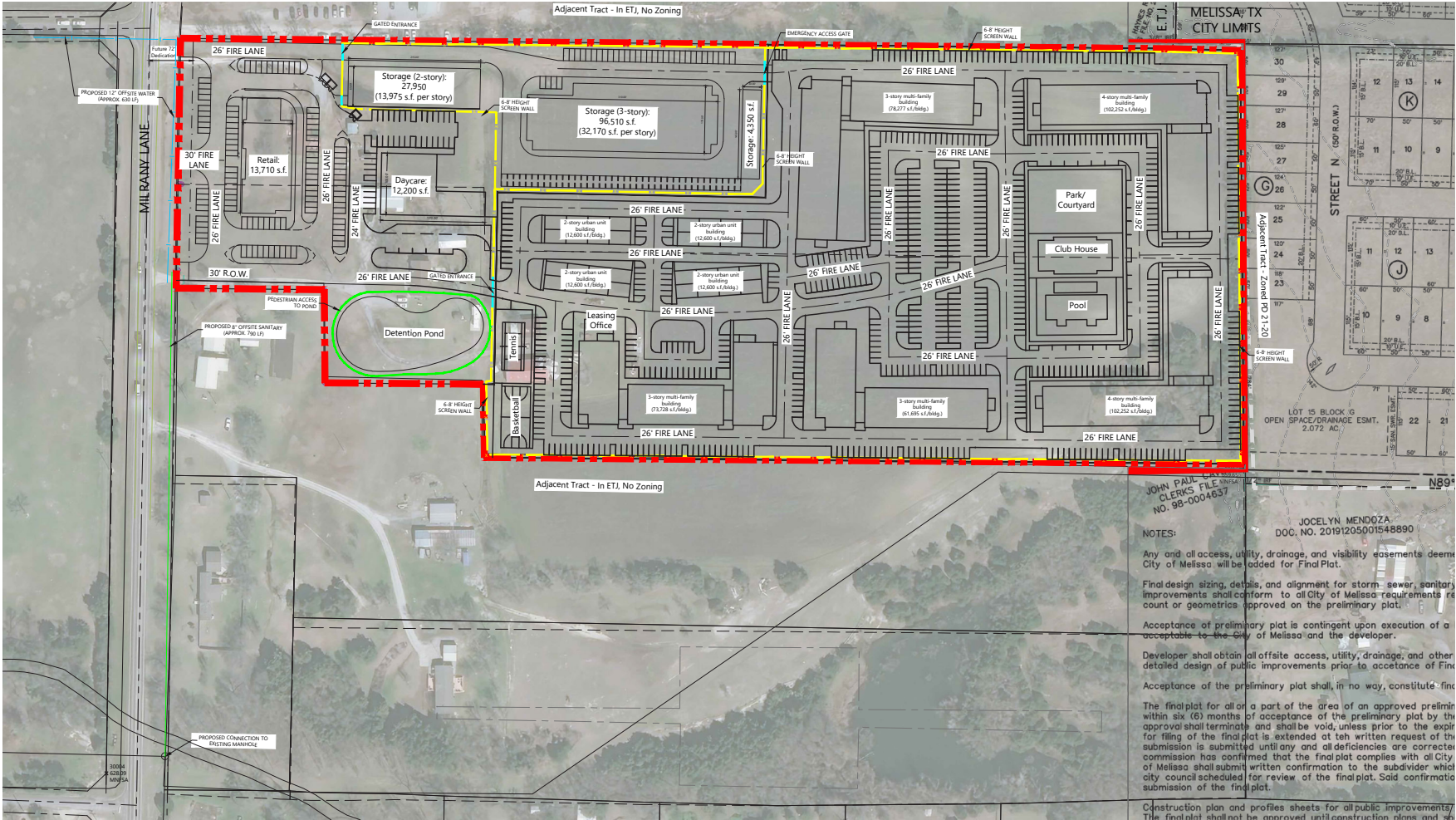
Site Data

Garden - 3 Stories Unit Mix		
	No.	%
1 Bedroom	111	34.9
2 Bedroom	150	47.2
3 Bedroom	57	17.9
Totals	318	

Parking Required by Zoning			Parking Provided	
2 Bedroom	2.0/unit	222	2.0/unit	636
2 Bedroom	2.0/unit	300		
3 Bedroom	2.0/unit	114		
Totals		636		



24.662 ACRE TRACT CITY OF MELISSA ETJ, TEXAS



JOHN PAUL ANSLEY
CLERKS FILE
NO. 98-0004637

NOTES:

JOCELYN MENDOZA
DOC. NO. 20191205001548890

Any and all access, utility, drainage, and visibility easements deemed necessary for the development shall be shown on the final plat.

Final design sizing, details, and alignment for storm, sewer, sanitary, and utility improvements shall conform to all City of Melissa requirements re: count or geometrics approved on the preliminary plat.

Acceptance of preliminary plat is contingent upon execution of a final plat acceptable to the City of Melissa and the developer.

Developer shall obtain all offsite access, utility, drainage, and other detailed design of public improvements prior to acceptance of final plat.

Acceptance of the preliminary plat shall, in no way, constitute final approval of the final plat.

The final plat for all or a part of the area of an approved preliminary plat within six (6) months of acceptance of the preliminary plat by the City of Melissa shall terminate and shall be void, unless prior to the expiration of filing of the final plat is extended at the written request of the submitter. The submission is submitted until any and all deficiencies are corrected. The City of Melissa shall submit written confirmation to the submitter which shall be confirmed by the City Council for review of the final plat. Said confirmation shall be submitted to the City Council.

Construction plan and profiles sheets for all public improvements shall be submitted with the final plat. The final plat shall not be approved until construction plans and profiles are submitted and approved.

Multi-Family:		
458 Total Units		
243	Urban Unit/1-bedroom	(53%) 650 s.f. - 780 s.f.
202	2-bedroom	(44%) 1056 s.f. - 1021 s.f.
14	3-bedroom	(3%) 1153 s.f.

Westwood Phone (214) 473-4640 2801 Dallas Parkway, Suite 400
 Fax/Firm (832) 937-5150 Plano, TX 75093
 Firm No. F-11756 www.westwoodpro.com
 Westwood Professional Services, Inc.

EXHIBIT FOR CONCEPTUAL REFERENCE ONLY; BOUNDARY LOCATION IS APPROXIMATE; ACCESS ALONG MILRANY LANE MAY REQUIRE VARIANCE DUE TO INTERSECTION SPACING; NOTE TWO FUTURE ACCESS POINTS ALONG FUTURE R.O.W. (WEST PROPERTY LINE) PROPOSED AND ULTIMATE R.O.W. PER MELISSA COMP. PLAN; PARCEL INFORMATION PER COUNTY; ASSUME "MONEY IN LIEU OF LAND" FOR PARK DEDICATION; DRAINAGE AND GRADING WILL REQUIRE FURTHER EVALUATION AND MAY CHANGE LAYOUT AND/OR LOT COUNT

80' _____
 160' _____ FEBRUARY 20, 2023
 240' _____ #0035258.00



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Melissa 24 west-CP-6-OFFSITE UTILITIES.dwg

GROWTH IN NORTH DFW

North Dallas continues to experience strong population and commercial growth, with expansion moving north from Frisco and Prosper into emerging markets such as Melissa, Celina, and Anna. Supported by residential development, infrastructure investment, and continued in-migration, the corridor has become a major focus for retail, multifamily, and mixed-use development.

Melissa is benefiting directly from this momentum, with major retailers including Bucee's, H-E-B, Walmart, and Kroger expanding into the area alongside new retail and commercial projects. As rooftops continue to grow throughout Collin County, demand for retail, childcare, and residential services is increasing, positioning Melissa as one of the region's key long-term growth markets.







HEB AREA: (4.6 miles)

Starbucks Chick-fil-a
Bucee's Chipotle

WALMART: (3.5 miles)

Dunkin Sonic
Subway

KROGER: (2.0 miles)

Starbucks Mcdonald's
Braum's Golden Chick
Taco Bell Jersey Mike's



MELISSA, TX

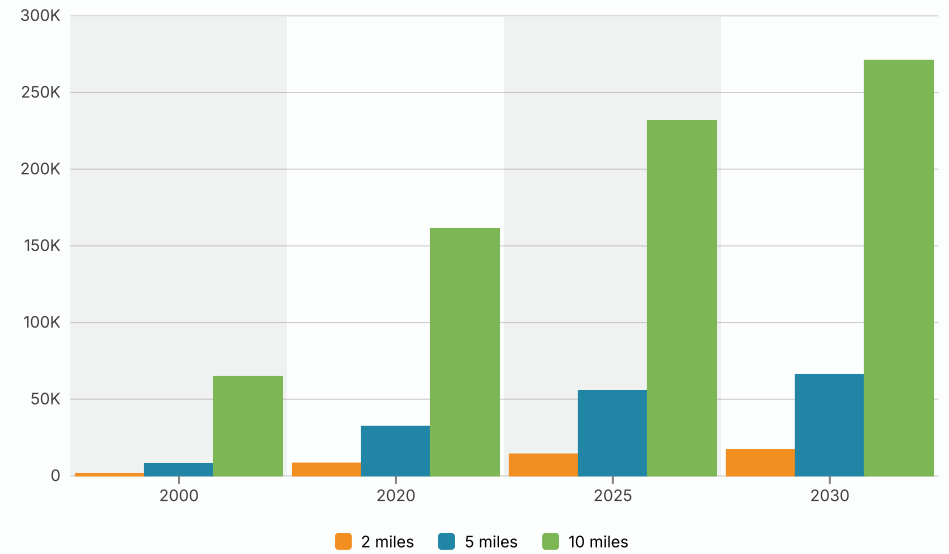
Melissa, Texas is one of the fastest growing communities in North Texas, strategically positioned along the U.S. Highway 75 corridor just north of McKinney. Driven by strong population growth, expanding residential development, and continued infrastructure investment, Melissa has become an attractive destination for families, businesses, and developers seeking long-term growth opportunities within the Dallas Fort Worth metroplex.

The city benefits from highly rated schools, a pro-growth economic environment, and increasing demand for retail, service, and residential amenities as rooftops continue to expand throughout the area. Melissa's accessibility to major employment hubs in McKinney, Plano, and North Dallas further supports sustained residential and commercial growth.

With ongoing development activity and limited supply of integrated mixed use projects, Melissa is well positioned for multifamily, retail, and childcare-oriented developments that can serve the city's rapidly growing population base.

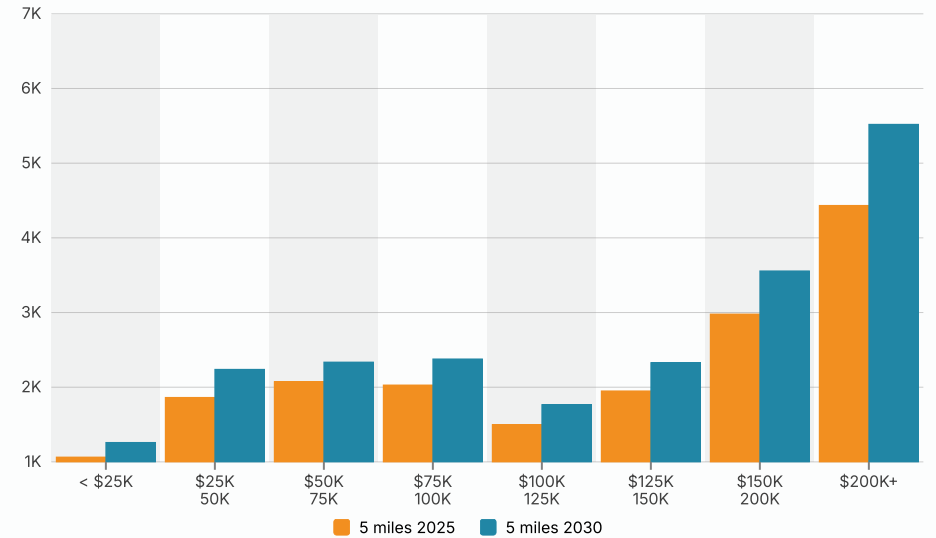
DEMOGRAPHICS

Population



Households By Income

Currency: USD (\$)



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Grove View Rd	Greenway Ln S	32	2025	0.35 mi
FM 2933	FM 545 N	3,591	2024	0.66 mi
Milrany Lane	FM 545 N	2,966	2025	0.66 mi
Co Rd 412	Co Rd 1116 W	347	2025	0.78 mi
FM 545	Lillian Dr W	3,137	2025	1.02 mi
Co Rd 410	Pvt Rd 5334	114	2025	1.13 mi
Co Rd 340	Mitas Hill S	460	2025	1.15 mi
East Melissa Road	Lillian Dr E	5,575	2025	1.22 mi
FM 545	Lillian Dr E	8,162	2024	1.22 mi
State Hwy 121	Liberty Way NE	19,982	2024	1.26 mi



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WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



WORLDWIDE
COMMERCIAL

1700 & 1736 Milrany Lane, Melissa, TX 75454



Jerad Rector

President/Broker

214-618-0550

jrector@wwcpartners.com



Bryce Gehlbach

Business Development Manager

214-281-8633

bgehlbach@wwcpartners.com



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.

11-2-2015



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 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.

Worldwide Commercial, PLLC	9001217	info@wwcpartners.com	214-281-8633
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerad Rector	572749	jrector@wwcpartners.com	214-281-8633
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date