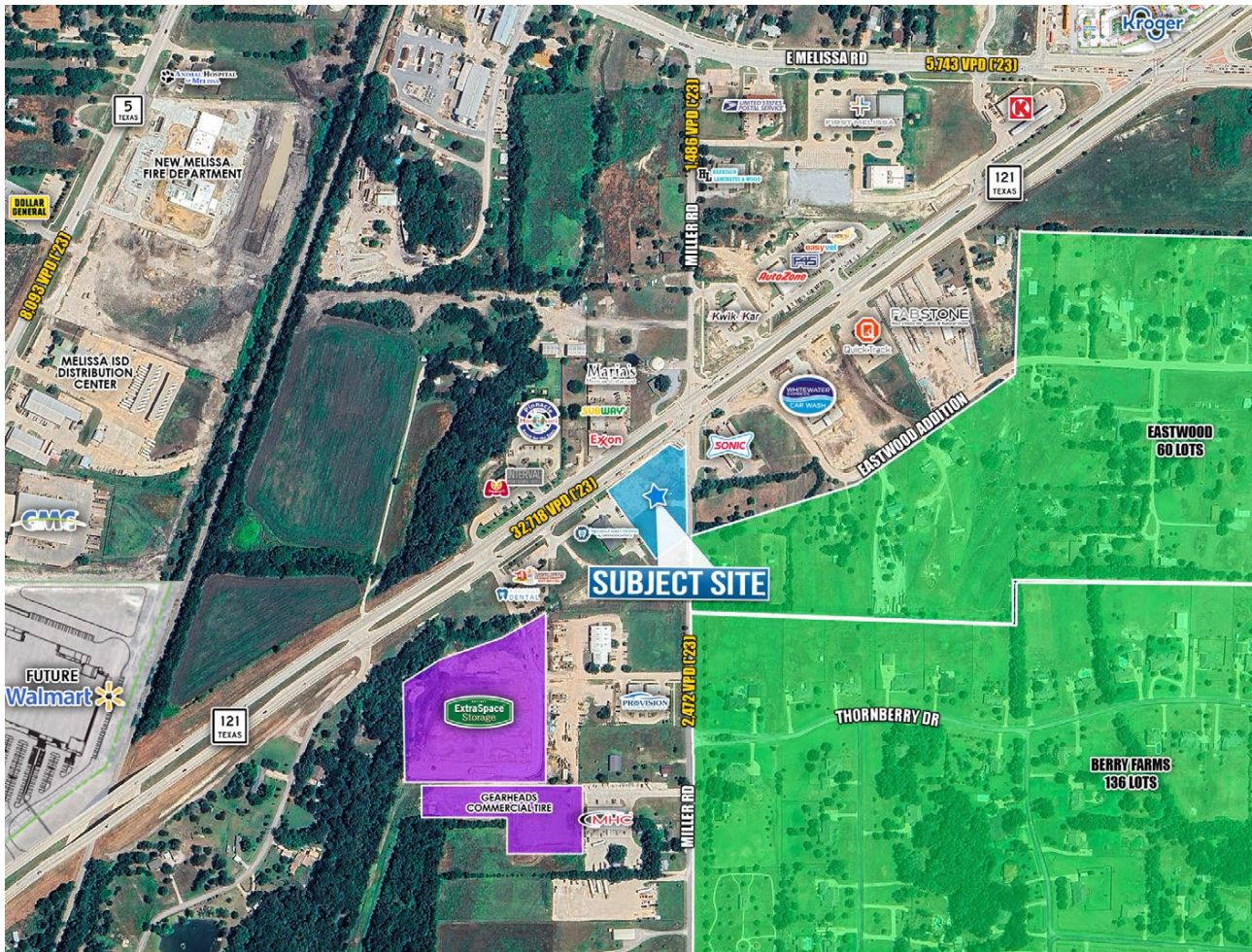


HARD CORNER LAND AVAILABLE

Melissa, TX



LOCATION

- 2148 State Highway 121
Melissa, TX 75454

PROPERTY HIGHLIGHTS:

- **Total Available:** +/- 1.49 Acres
- Located on the southwest corner of Highway 121 & Miller Rd, surrounded by several retailers including Subway, Exxon, Autozone, and Marco's Pizza
- Near future HEB development (opening 2025), Buc-ee's, and Kroger
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	5,410	35,002	66,118
Daytime Population	4,872	24,826	51,050
Average HH Income	\$157,884	\$173,969	\$158,042

TRAFFIC COUNTS:

State Highway 121:	32,718 VPD (2023)
Melissa Rd:	15,393 VPD (2023)

CONTACT:

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

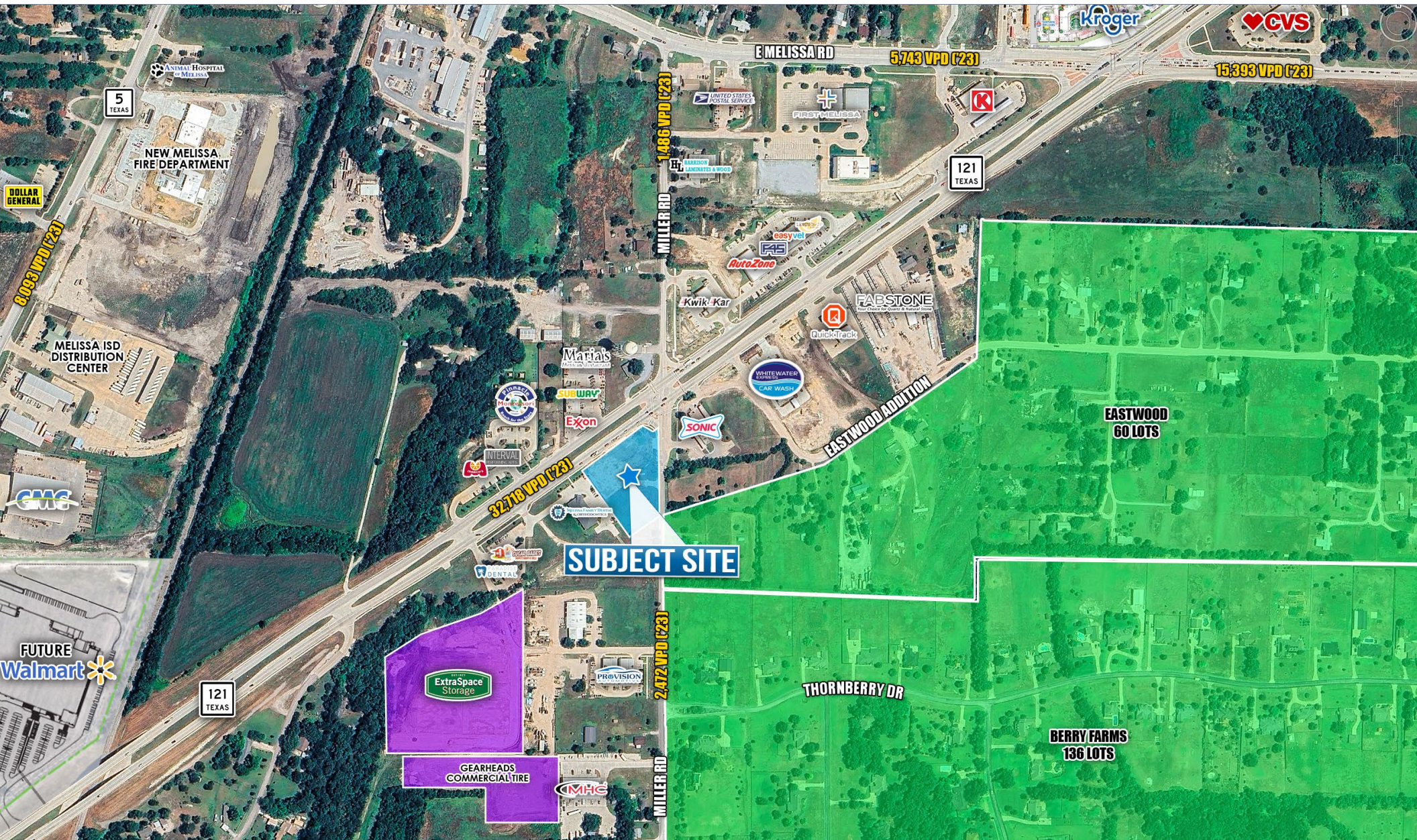
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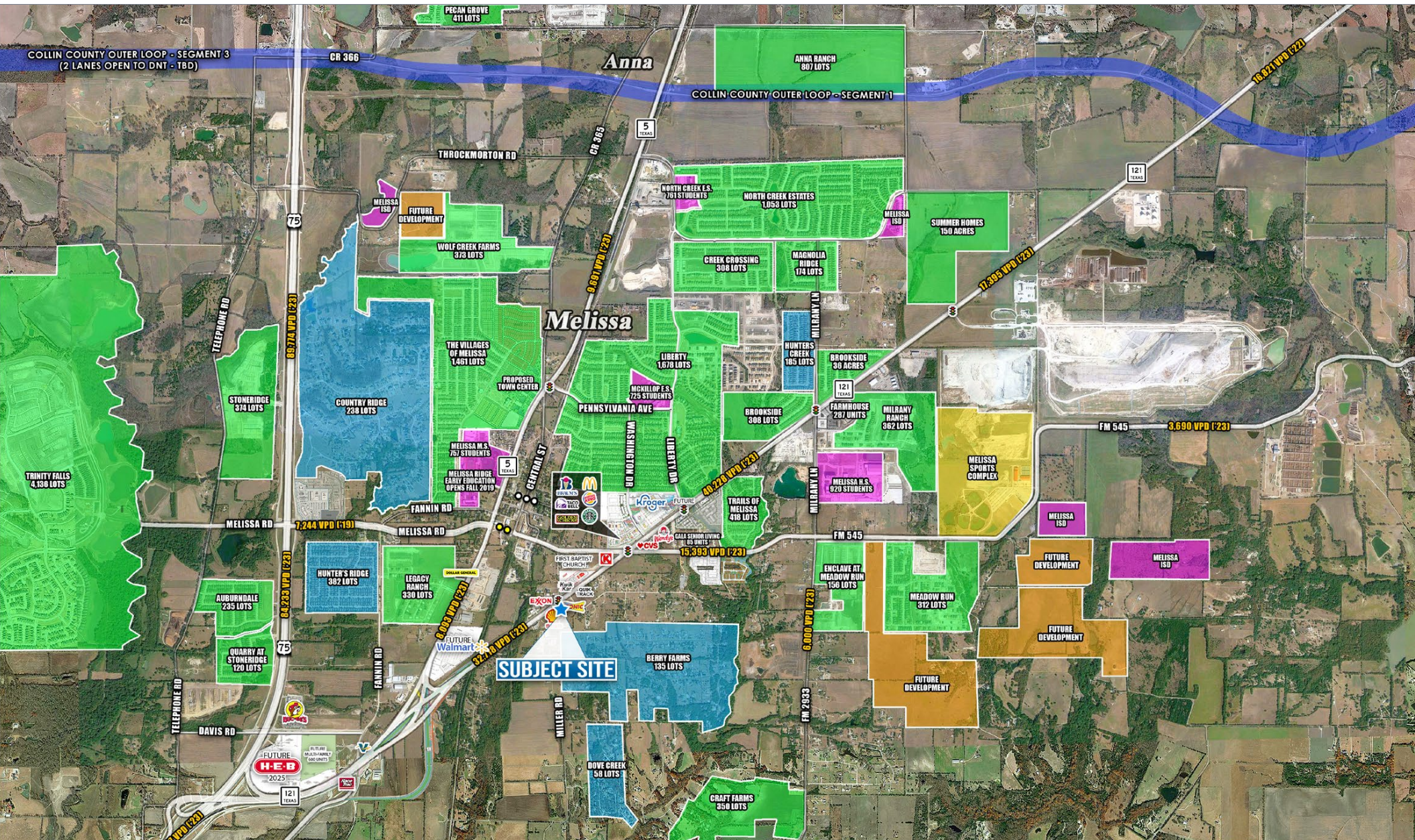
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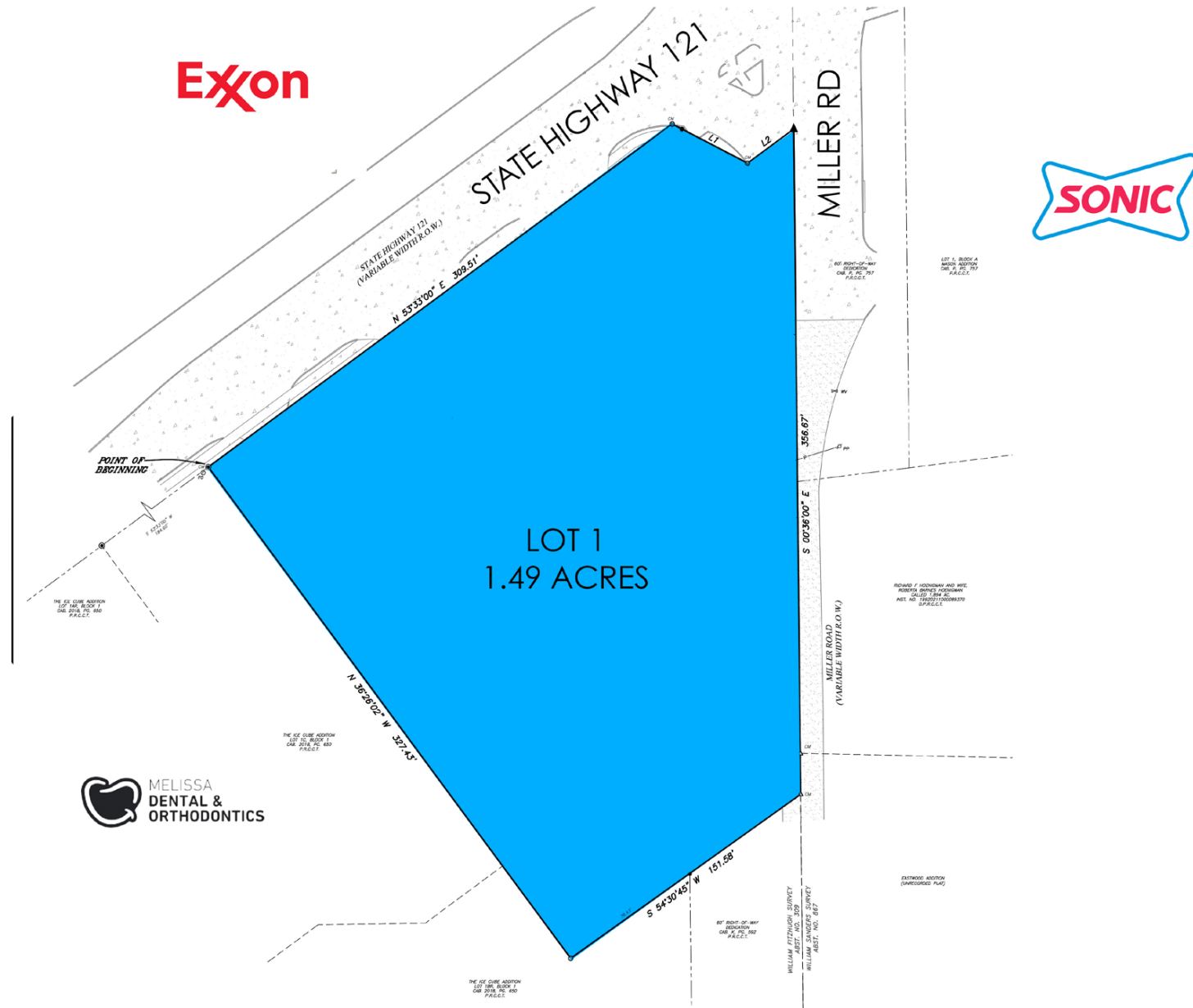
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DEMOGRAPHIC SUMMARY

2148 State Highway 121, Melissa, Texas, 75454

Ring of 3 miles

KEY FACTS



35,002

Population



24,826

Daytime Population



8.23%

'23-'28 Compound
Annual Growth Rate



11,122

Households



\$542,599

Median Home Value



35.4

Median Age

EDUCATION



13%

High School Diploma



18%

Some College



55.83%

Bachelor's Degree or
Graduate Degree

INCOME



\$152,533

MedianHousehold
Income



\$173,969

AverageHousehold
Income



\$55,376

Per CapitalIncome



\$757,252

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$150,377

Total Annual
Expenditures



\$5,927

2023 Meals at
Restaurants



\$10,521

2023 Meals at
Home



\$49,612

Retail Goods



\$6,421

Entertainment



\$1,474

Personal Care



\$11,400

Health Care

BUSINESS



383

Total Businesses



3,033

Total Employees



25.05%

Blue Collar
Occupation



74.93%

White Collar
Occupation

Tapestry segments



Green Acres

5,507 households

49.5%

of Households



Boomburbs

4,995 households

44.9%

of Households



Up and Coming
Families

620 households

5.6%

of Households



2024 Race and ethnicity (Esri)

The largest group: White Alone (65.03)

The smallest group: Pacific Islander Alone (0.12)

Indicator ▲	Value	Diff		
White Alone	65.03	+15.96		
Black Alone	12.02	-3.48		
American Indian/Alaska Native Alone	0.99	0		
Asian Alone	4.85	-3.23		
Pacific Islander Alone	0.12	-0.01		
Other Race	4.73	-7.38		
Two or More Races	12.27	-1.85		
Hispanic Origin (Any Race)	14.98	-14.28		

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors
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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date