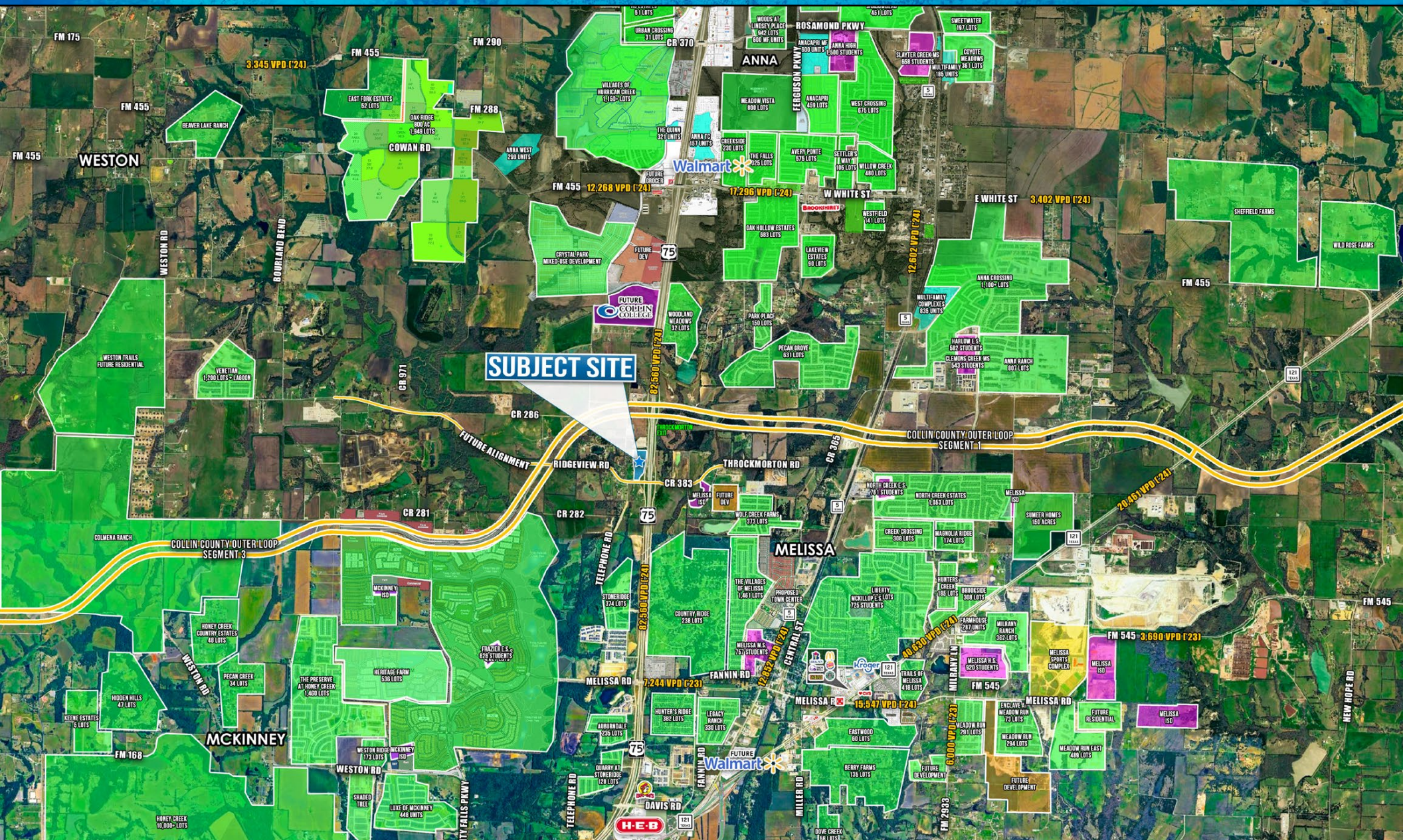


DEVELOPMENT TRACT AVAILABLE

13.82 AC | 75 & THROCKMORTON | MELISSA, TX



BRIAN TORMOEHLN
469.438.4990
brian@falconcompanies.com

TIM HUGHES
214.384.4057
thughes@falconcompanies.com

falcon
FALCONCOMPANIES.COM

NWQ US-75 & Throckmorton Dr
Melissa, TX

PROPERTY DETAILS

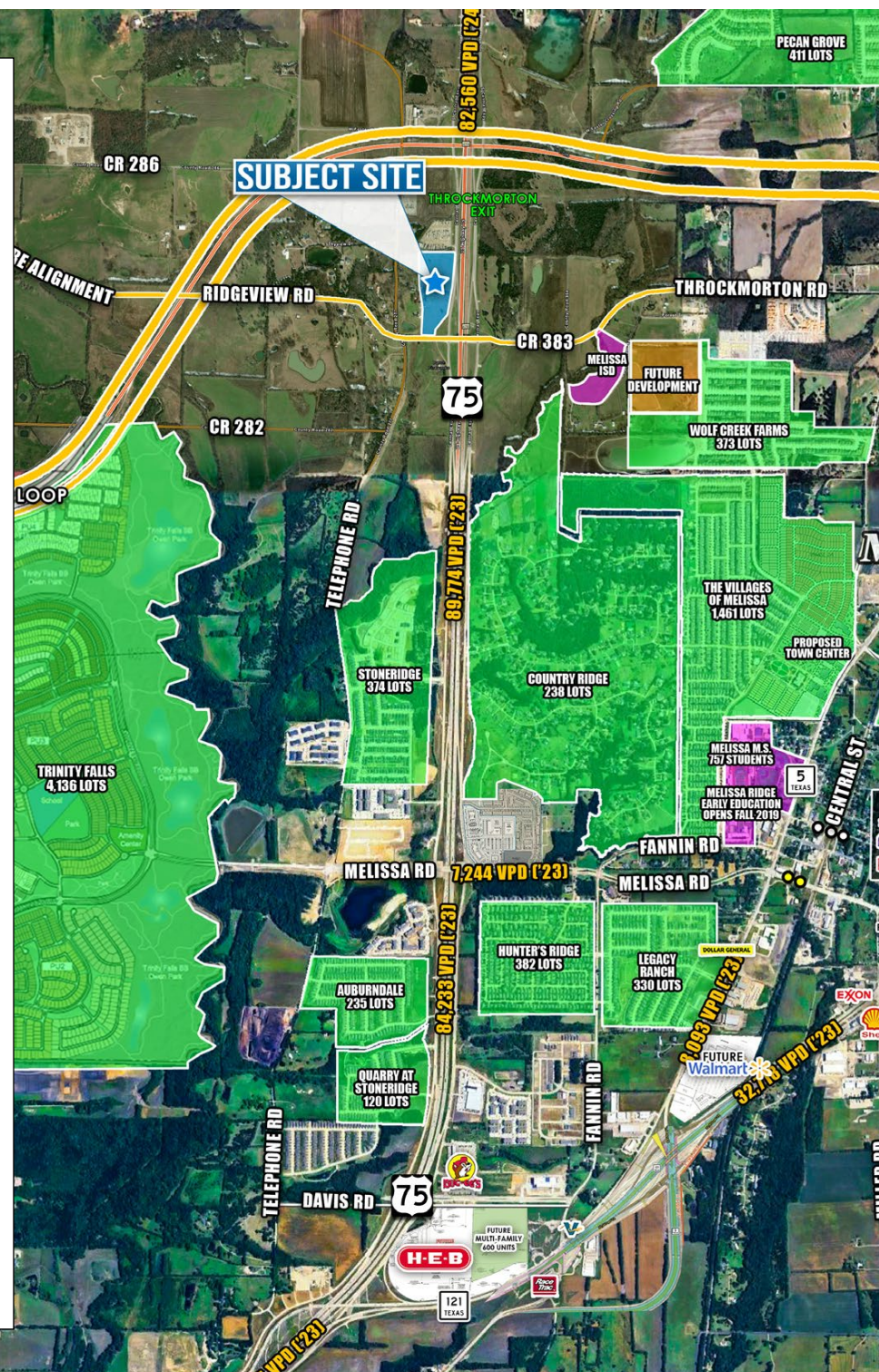
- Lot Size: 13.82 Acres
- Located in the Melissa ETJ along the fast-growing US-75 corridor between McKinney and Anna, an area of rapid population growth that continues to attract new commercial development.
- Located just off of the Collin County Outer Loop
 - Segment 3 to be completed in 2025
 - Segment 1 to be completed in April 2026
- 2 exits north of Melissa Buc-ee's and new HEB
- 2.5 miles from the Anna retail corridor at 75 & White St
- Parcel has its own Throckmorton exit
- Less than 2 miles from Trinity Falls (5,000 lot master planned community)

DEMOGRAPHICS *(ESRI 2025)*

DEMOGRAPHICS (ESRI 2025)	3 Mile Radius	5 Mile Radius
TOTAL POPULATION:	37,761	72,754
DAYTIME POPULATION:	27,884	52,135
AVERAGE HOUSEHOLD INCOME:	\$166,980	\$135,180
MEDIAN HOME VALUE	\$531,921	\$516,841
MEDIAN AGE	35.1	35.6
5-YR COMPOUND ANNUAL GROWTH RATE	8.05%	7.25%

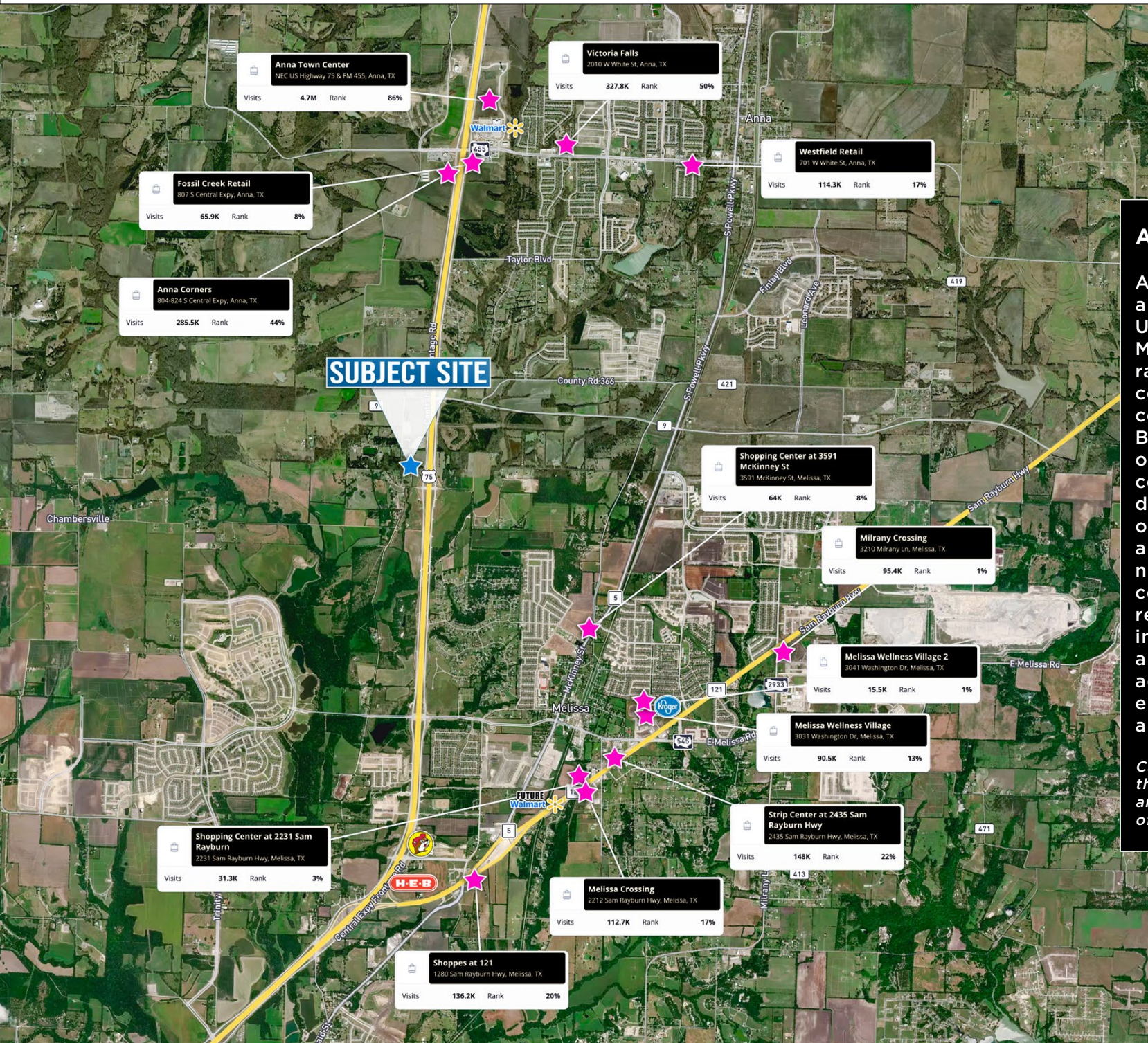
TRAFFIC COUNTS (2024 AADT)

HIGHWAY 75: 82,560 vpd









AREA RETAIL VISITATION

Anna and Melissa, located along the fast-growing US-75 corridor north of McKinney, are experiencing rapid population growth that continues to attract new commercial development. Both cities feature a mix of neighborhood shopping centers, grocery-anchored developments, and service-oriented retail, with national and local tenants meeting the needs of expanding residential communities. Ongoing residential growth and infrastructure improvements are driving strong demand for additional retail, dining, and entertainment options in the area.

Callouts identify past 12mo visits to the top 20 neighborhood, community, and strip retail centers within 5 miles of the subject site per Placer.ai.

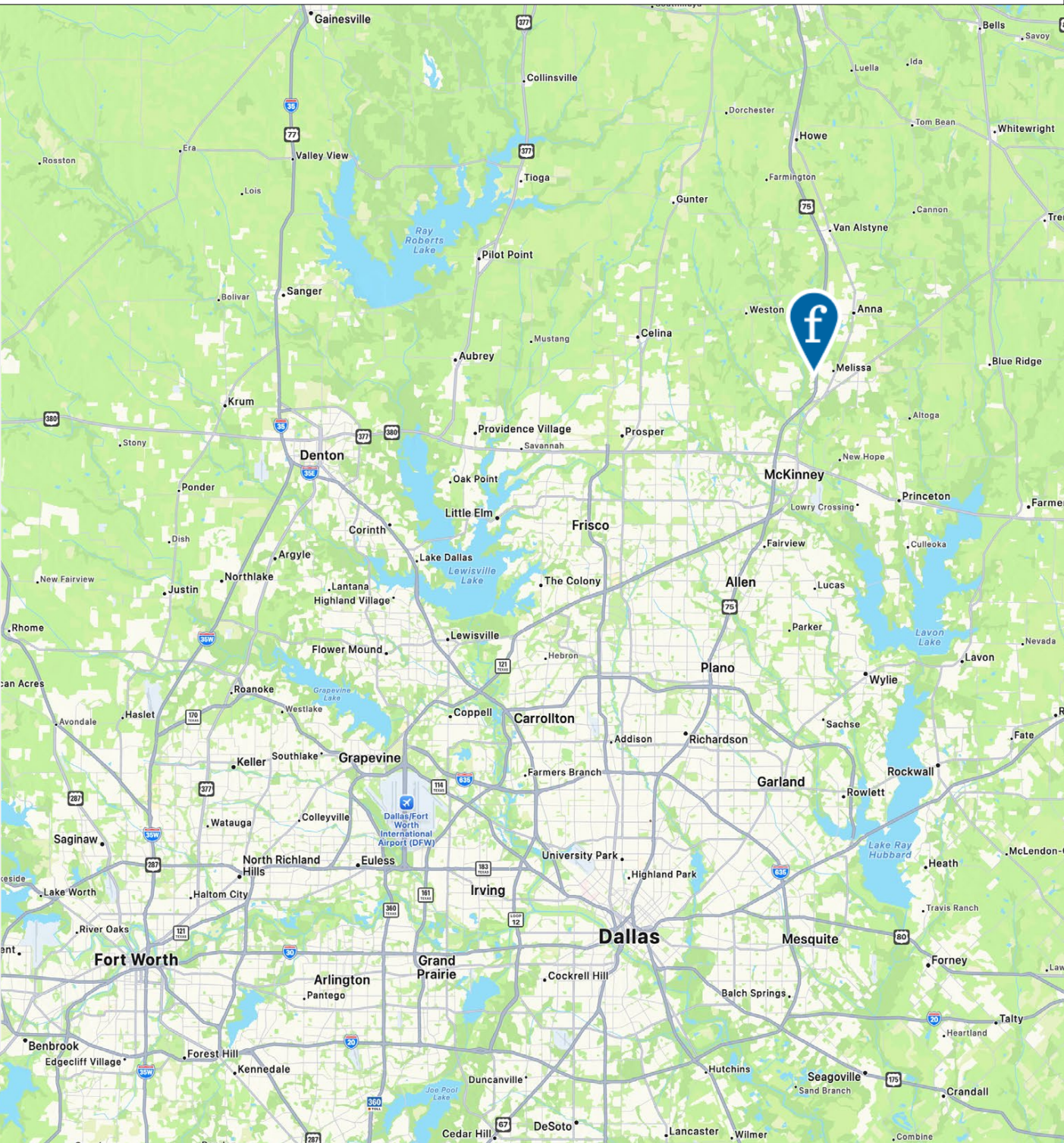
DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metroplex is one of the fastest-growing and most economically diverse regions in the U.S., offering a high quality of life, a robust job market, and a business-friendly environment.

Home to over 75 million annual passengers via DFW International and Love Field airports, the region is a global transportation hub with unmatched connectivity. The economy is anchored by major industries including technology, finance, aerospace, manufacturing, and logistics. Corporate giants such as AT&T, American Airlines, ExxonMobil, and Texas Instruments have a major presence here.

DFW's population continues to expand, with growth projected at 1.8% annually through 2028. This is fueled by strong job creation, affordable living, and a skilled labor force. The area offers world-class amenities—professional sports teams, a vibrant culinary scene, and leading cultural institutions like the Kimbell Art Museum and AT&T Performing Arts Center. Outdoor enthusiasts benefit from a temperate climate and access to parks, lakes, and golf courses.

With its central U.S. location, economic diversity, and quality of life, DFW remains a top-tier destination for both residents and investors.



DEMOGRAPHIC SUMMARY

7520 County Road 277

Ring of 3 miles

KEY FACTS



37,761

Population



27,884

Daytime Population



8.05%

'23-'28 Compound Annual Growth Rate



12,168

Households



\$531,921

Median Home Value



35.1

Median Age

EDUCATION



16%

High School Diploma



17%

Some College



53.18%

Bachelor's Degree or Graduate Degree

INCOME



\$139,058

Median Household Income



\$166,980

Average Household Income



\$53,114

Per Capita Income



\$622,831

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$142,050

Total Annual Expenditures



\$5,862

2025 Meals at Restaurants



\$9,984

2025 Meals at Home



\$45,961

Retail Goods



\$5,862

Entertainment



\$1,491

Personal Care



\$10,658

Health Care

BUSINESS



454

Total Businesses



4,075

Total Employees



23.84%

Blue Collar Occupation



76.16%

White Collar Occupation

Tapestry

Top 3 segments by household count



H2 Boomburbs > 8,055 | 66.2%

H1 Flourishing Families > 1,996 | 16.4%

L1 Savvy Suburbanites > 1,186 | 9.7%

Other 931 | 7.7%

2025 Race and ethnicity (Esri)

The largest group: White Alone (63.62)

The smallest group: Pacific Islander Alone (0.09)

Indicator ▲	Value	Diff	
White Alone	63.62	+15.07	
Black Alone	12.48	-3.24	
American Indian/Alaska Native Alone	0.90	-0.07	
Asian Alone	4.64	-3.76	
Pacific Islander Alone	0.09	-0.04	
Other Race	5.28	-6.79	
Two or More Races	12.99	-1.17	
Hispanic Origin (Any Race)	17.00	-12.18	

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

DEMOGRAPHIC SUMMARY

7520 County Road 277

Ring of 5 miles

KEY FACTS



72,754

Population



52,135

Daytime Population



7.25%

'23-'28 Compound Annual Growth Rate



23,647

Households



\$516,841

Median Home Value



35.6

Median Age

EDUCATION



16%

High School Diploma



16%

Some College



52.23%

Bachelor's Degree or Graduate Degree

INCOME



\$135,180

Median Household Income



\$162,889

Average Household Income



\$53,014

Per Capita Income



\$602,137

Median Net Worth

BUSINESS



904

Total Businesses



6,980

Total Employees



27.84%

Blue Collar Occupation



72.16%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$138,518

Total Annual Expenditures



\$5,693

2025 Meals at Restaurants



\$9,763

2025 Meals at Home



\$44,948

Retail Goods



\$5,730

Entertainment



\$1,457

Personal Care



\$10,460

Health Care

Tapestry

Top 3 segments by household count



H2 Boomburbs > 13.8K | 58.3%

H1 Flourishing Families > 6,526 | 27.6%

L1 Savvy Suburbanites > 2,165 | 9.2%

Other 1,168 | 4.9%

2025 Race and ethnicity (Esri)

The largest group: White Alone (63.59)

The smallest group: Pacific Islander Alone (0.11)

Indicator ▲	Value	Diff	
White Alone	63.59	+15.04	
Black Alone	12.10	-3.62	
American Indian/Alaska Native Alone	0.93	-0.04	
Asian Alone	4.57	-3.83	
Pacific Islander Alone	0.11	-0.02	
Other Race	5.60	-6.47	
Two or More Races	13.09	-1.07	
Hispanic Origin (Any Race)	18.02	-11.16	

Bars show deviation from Dallas-Ft. Worth, TX

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.

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
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date