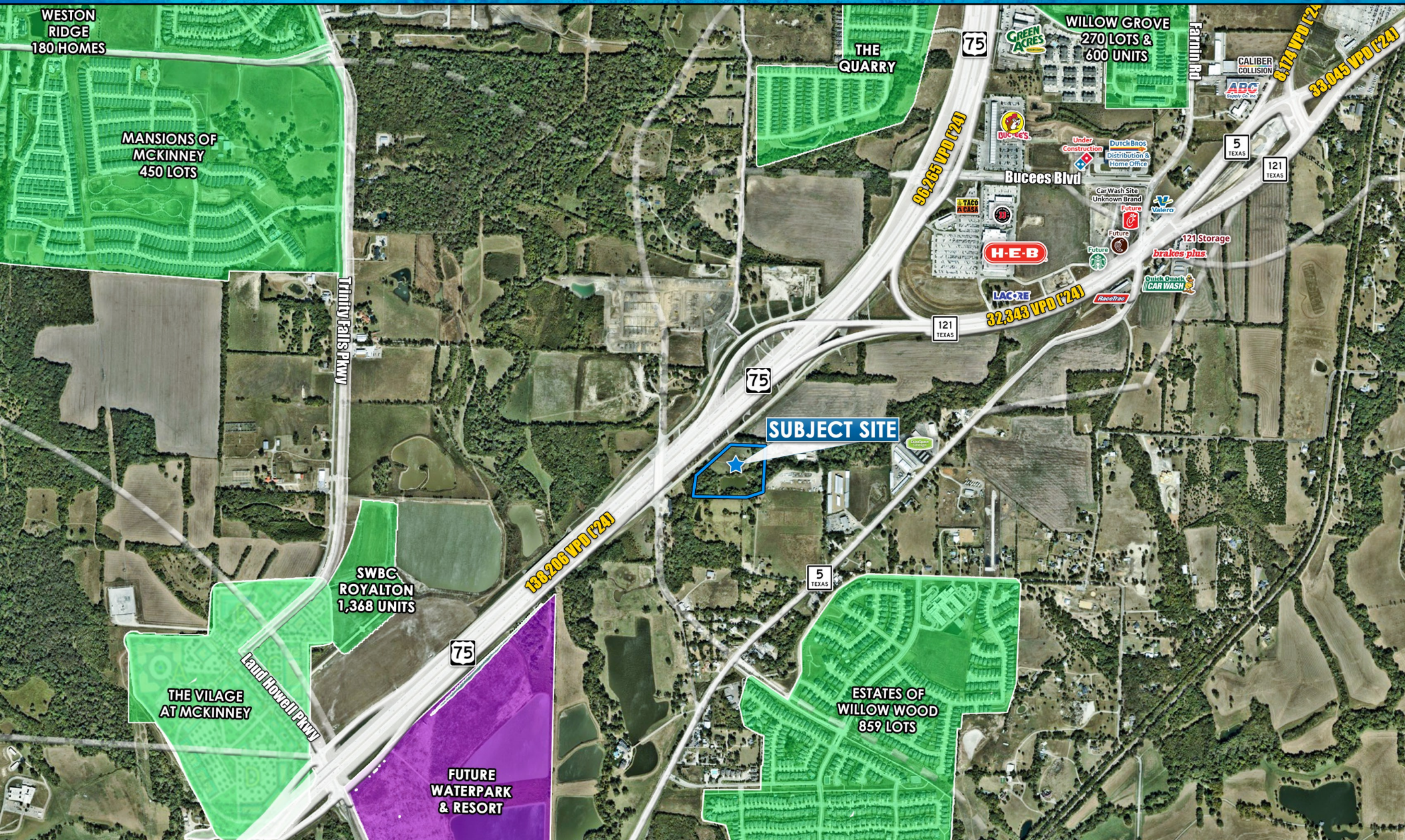


# DEVELOPMENT TRACT AVAILABLE

10.40 AC | 630 CENTRAL EXPY | MELISSA, TX



**BRIAN TORMOEHLN**  
469.438.4990  
brian@falconcompanies.com

**falcon**  
FALCONCOMPANIES.COM



LOCATION

630 Central Expressway  
Melissa, TX 75454

PROPERTY DETAILS

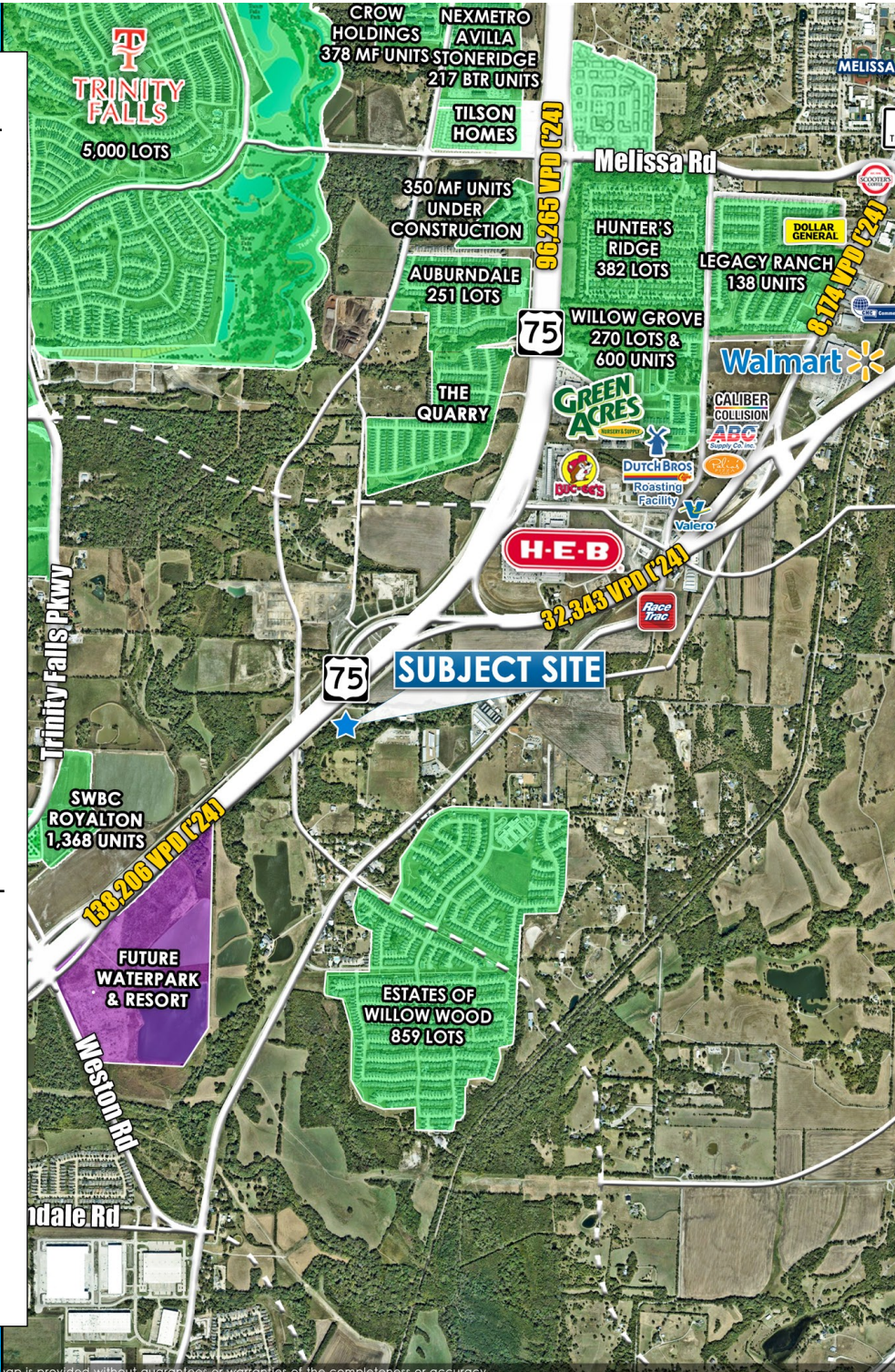
- **Lot Size:** 10.40 Acres
- **For Sale**
- **Proposed Use:** Commercial
- **Zoning:** McKinney ETJ
- Prime opportunity with frontage along the fast-growing US-75 corridor between McKinney and Melissa, an area of rapid population growth that continues to attract new commercial development.
- Just south of Melissa HEB, Buc-ee's, and future Walmart
- Contact broker for pricing

DEMOGRAPHICS (ESRI 2025)

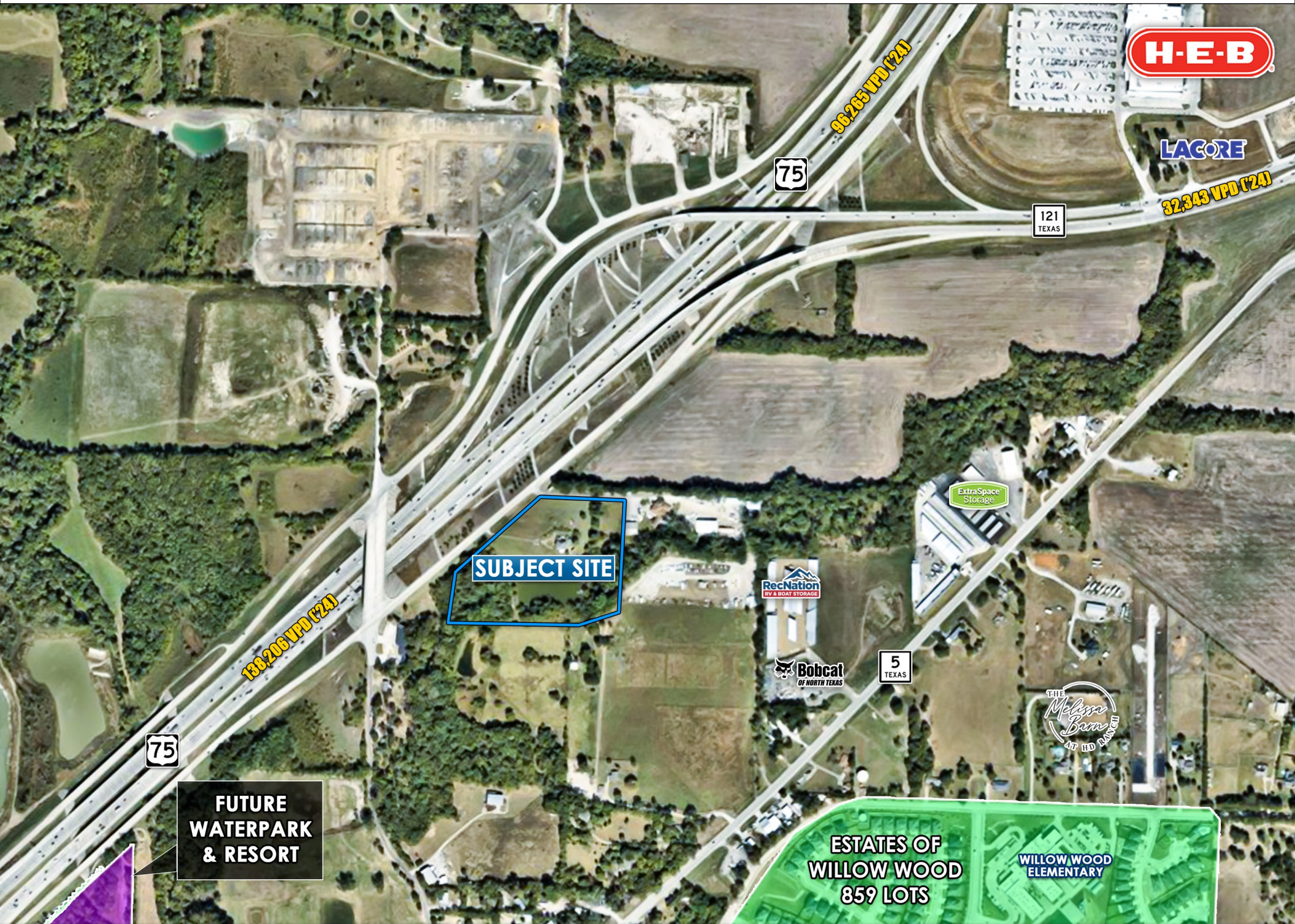
	3 Miles	5 Miles	10 Miles
TOTAL POPULATION:	31,232	92,279	374,286
DAYTIME POPULATION:	26,478	84,401	309,989
AVERAGE HOUSEHOLD INCOME:	\$181,910	\$156,905	\$164,986
MEDIAN HOME VALUE	\$570,928	\$535,625	\$527,464
MEDIAN AGE	35.9	35.9	36.6
5-YR COMPOUND ANNUAL GROWTH RATE	7.79%	5.25%	3.89%

TRAFFIC COUNTS (2024 AADT)

HIGHWAY 75:	138,206 vpd
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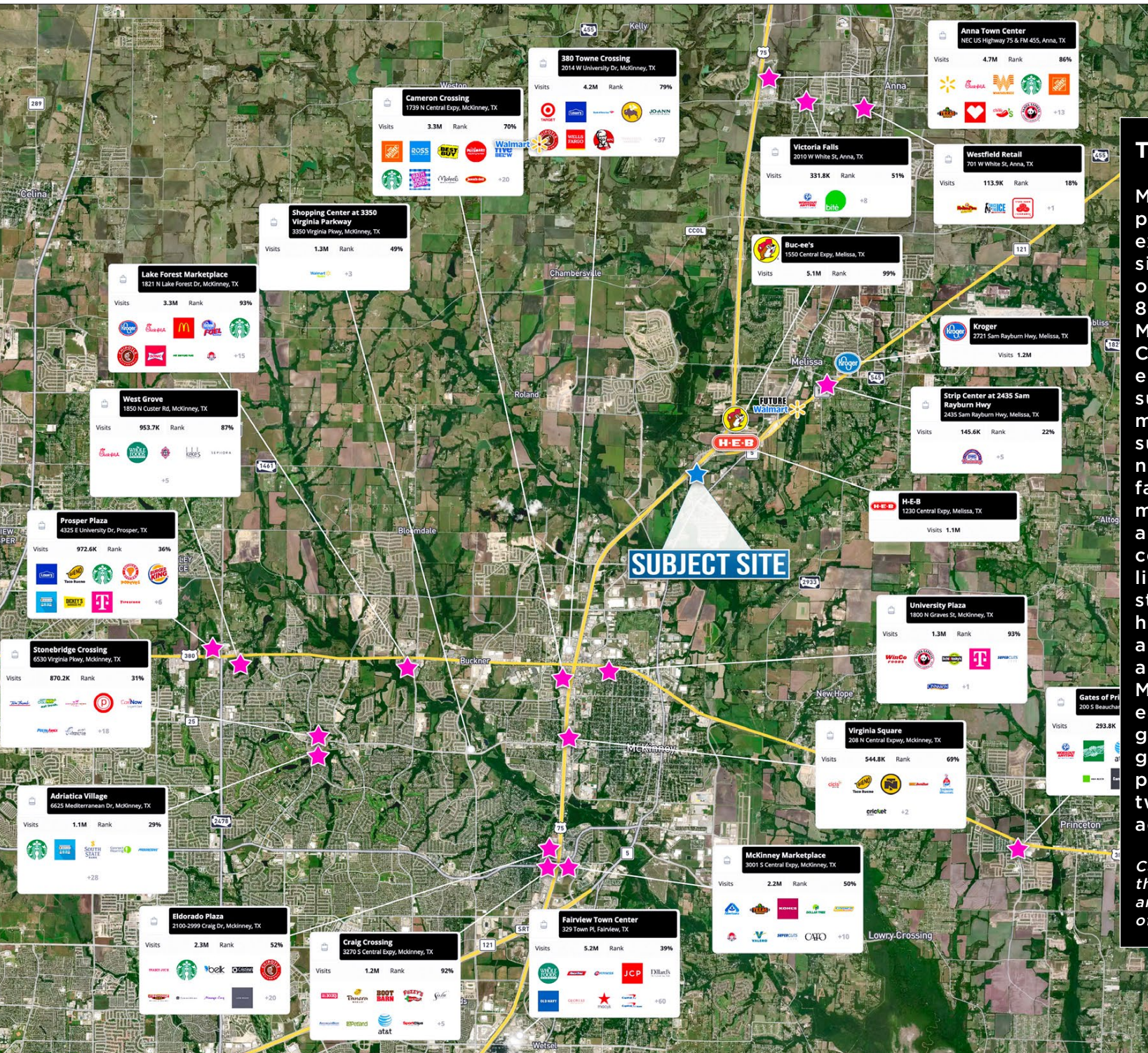












TRADE AREA SUMMARY

Melissa occupies a strategic position along the rapidly expanding US-75 corridor, situated just 4 miles north of Anna and approximately 8 miles northeast of McKinney, one of Collin County's dominant retail and employment hubs. As rooftops surge across both adjoining markets, Melissa captures a substantial share of daily-needs traffic from commuters, families, and regional travelers moving between McKinney and the emerging growth centers to the north. With limited legacy retail but strong household growth, high-income demographics, and increasing visibility along a major north-south artery, Melissa represents a prime early-stage opportunity for grocery, service, and soft goods retailers seeking to position themselves between two of North Texas' most active trade areas.

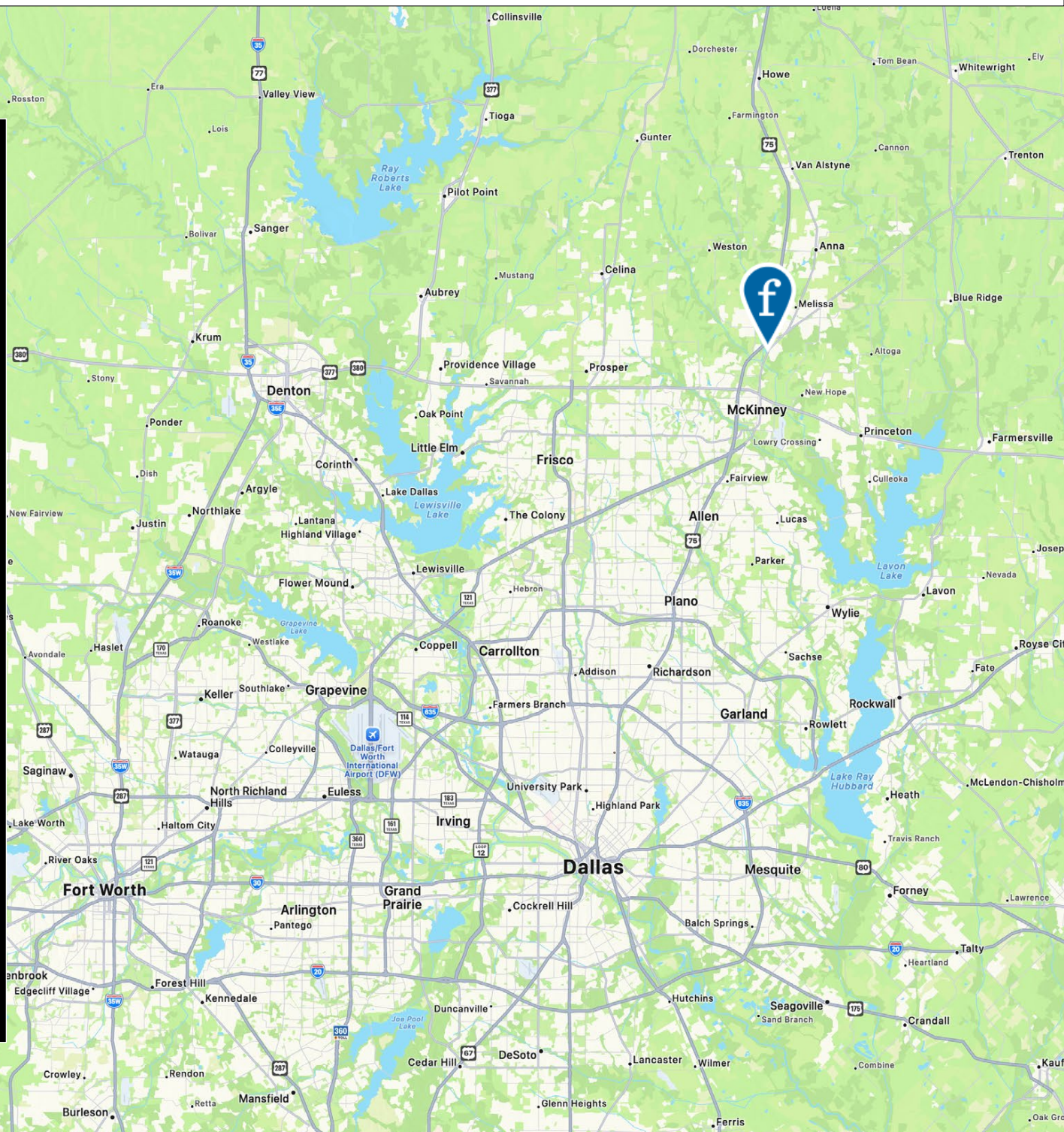
*Callouts identify past 12mo visits to the top 20 neighborhood, community, and strip retail centers within 5 miles of the subject site per Placer.ai.*



**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.**

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.**

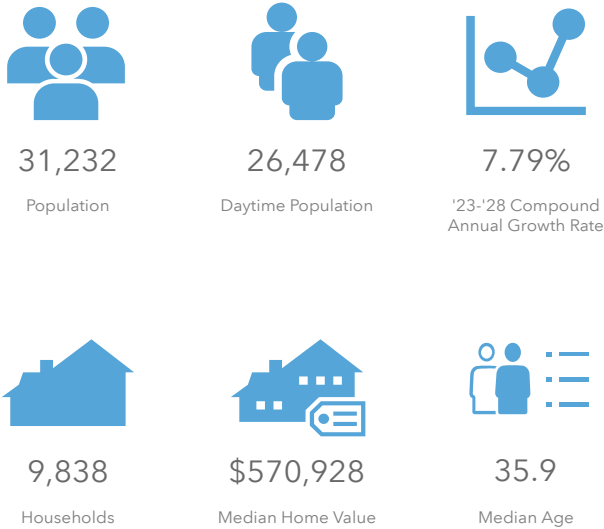




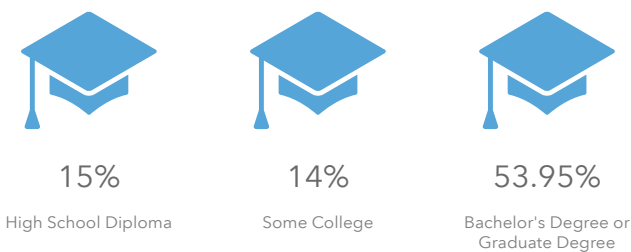
DEMOGRAPHIC SUMMARY

Melissa - 630 Central Expy  
Ring of 3 miles

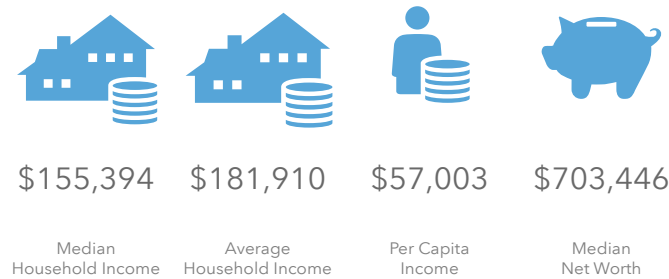
KEY FACTS



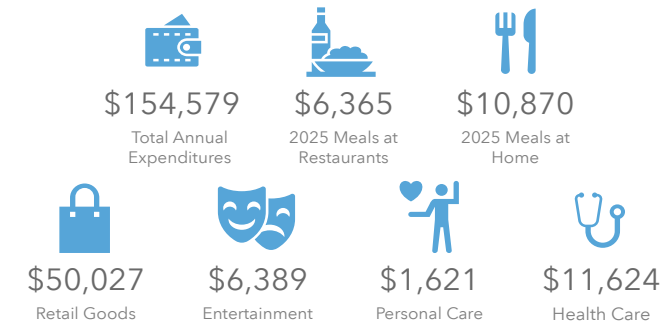
EDUCATION



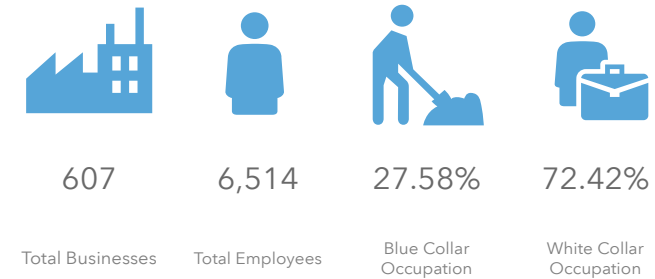
INCOME



AVERAGE ANNUAL HOUSEHOLD SPENDING

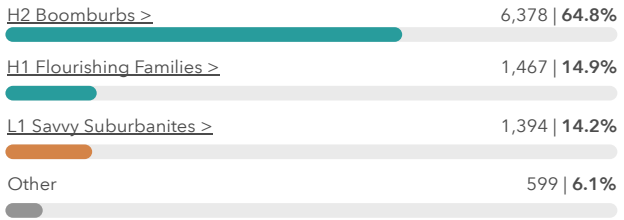


BUSINESS

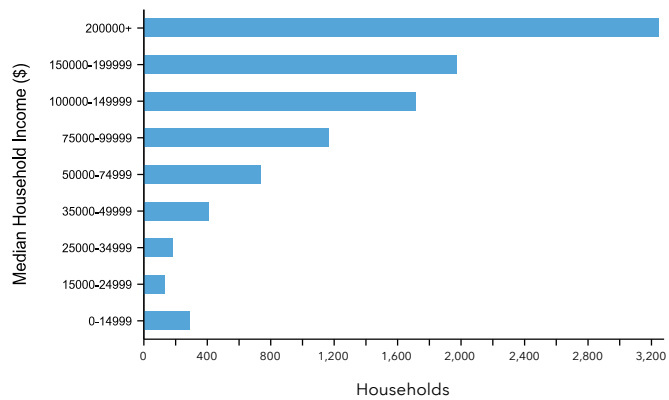


Tapestry

Top 3 segments by household count



[View comparison table](#)



2025 Race and ethnicity (Esri)

The largest group: White Alone (60.33)

The smallest group: Pacific Islander Alone (0.12)

Indicator ▲	Value	Diff	
White Alone	60.33	+11.78	
Black Alone	14.26	-1.46	
American Indian/Alaska Native Alone	0.87	-0.10	
Asian Alone	6.72	-1.68	
Pacific Islander Alone	0.12	-0.01	
Other Race	5.03	-7.04	
Two or More Races	12.68	-1.48	
Hispanic Origin (Any Race)	17.57	-11.61	

Bars show deviation from Dallas-Ft. Worth, TX

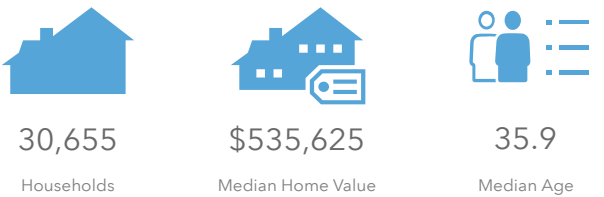
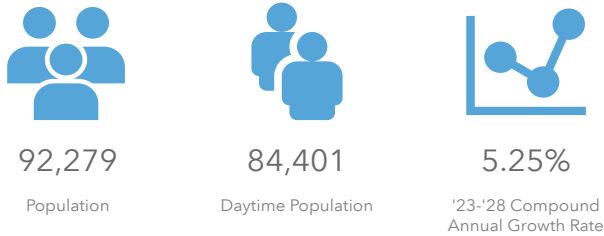
This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2025, 2030.



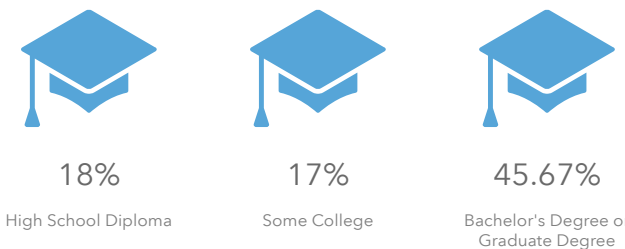
DEMOGRAPHIC SUMMARY

Melissa - 630 Central Expy  
Ring of 5 miles

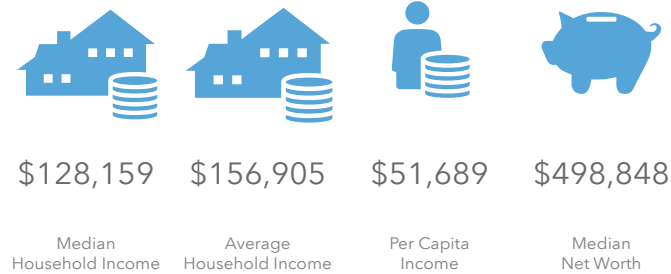
KEY FACTS



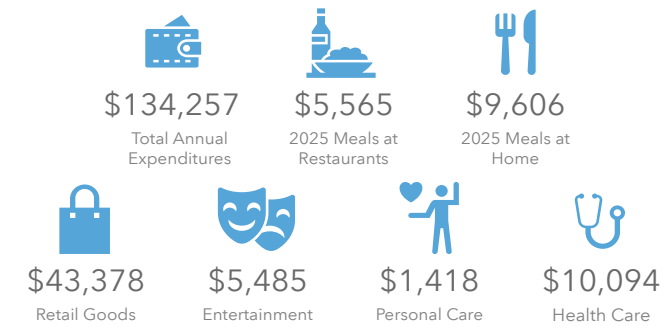
EDUCATION



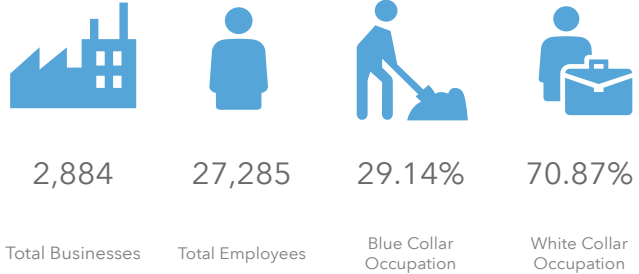
INCOME



AVERAGE ANNUAL HOUSEHOLD SPENDING

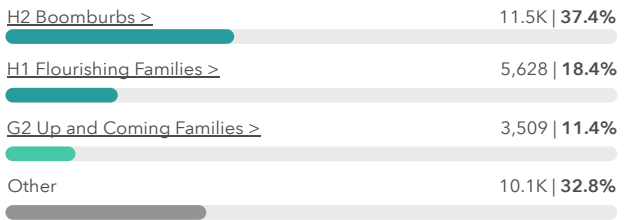


BUSINESS



Tapestry

Top 3 segments by household count



[View comparison table](#)

2025 Race and ethnicity (Esri)

The largest group: White Alone (57.11)

The smallest group: Pacific Islander Alone (0.08)

Indicator ▲	Value	Diff	
White Alone	57.11	+8.56	
Black Alone	14.55	-1.17	
American Indian/Alaska Native Alone	0.96	-0.01	
Asian Alone	5.23	-3.17	
Pacific Islander Alone	0.08	-0.05	
Other Race	7.88	-4.19	
Two or More Races	14.19	+0.03	
Hispanic Origin (Any Race)	22.25	-6.93	

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

Melissa - 630 Central Expy  
Ring of 10 miles

KEY FACTS



374,286

Population



309,989

Daytime Population



3.89%

'23-'28 Compound  
Annual Growth Rate



127,299

Households



\$527,464

Median Home Value



36.6

Median Age

EDUCATION



15%

High School Diploma



16%

Some College



52.53%

Bachelor's Degree or  
Graduate Degree

INCOME



\$130,408

Median  
Household Income



\$164,986

Average  
Household Income



\$56,174

Per Capita  
Income



\$524,150

Median  
Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$140,562

Total Annual  
Expenditures



\$5,843

2025 Meals at  
Restaurants



\$10,032

2025 Meals at  
Home



\$45,246

Retail Goods



\$5,742

Entertainment



\$1,491

Personal Care



\$10,487

Health Care

BUSINESS



9,421

Total Businesses



86,055

Total Employees



24.31%

Blue Collar  
Occupation

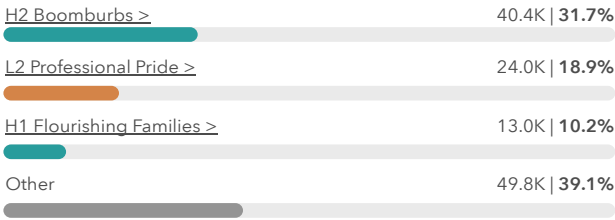


75.69%

White Collar  
Occupation

Tapestry

Top 3 segments by household count



[View comparison table](#)

2025 Race and ethnicity (Esri)

The largest group: White Alone (57.13)

The smallest group: Pacific Islander Alone (0.09)

Indicator ▲	Value	Diff	
White Alone	57.13	+8.58	
Black Alone	12.43	-3.29	
American Indian/Alaska Native Alone	0.74	-0.23	
Asian Alone	10.53	+2.13	
Pacific Islander Alone	0.09	-0.04	
Other Race	6.18	-5.89	
Two or More Races	12.90	-1.26	
Hispanic Origin (Any Race)	18.49	-10.69	

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.

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Business Name

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License No.

thughes@falconcompanies.com  
E-Mail

972-404-8383  
Phone

Timothy Hughes  
Designated Broker of Firm

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E-Mail

972-404-8383  
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date