



MELISSA VILLAGE

Pad for ground lease:
NWC SH 121 & FM 545
(E Melissa Rd)
Melissa, TX 75454

VENTURE

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Property Highlights

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1. Anchored by Kroger - 0.6 AC pad available in Phase II
2. High growth suburban market. Growth rate in Melissa has been over 34% from 2020 to 2022.
3. Easily accessible by way of 3 intersecting highways: SH 121, US 75, and SH 5
4. Strong average household incomes in excess of \$172,000 in a 3 mile radius
5. Underserved retail market

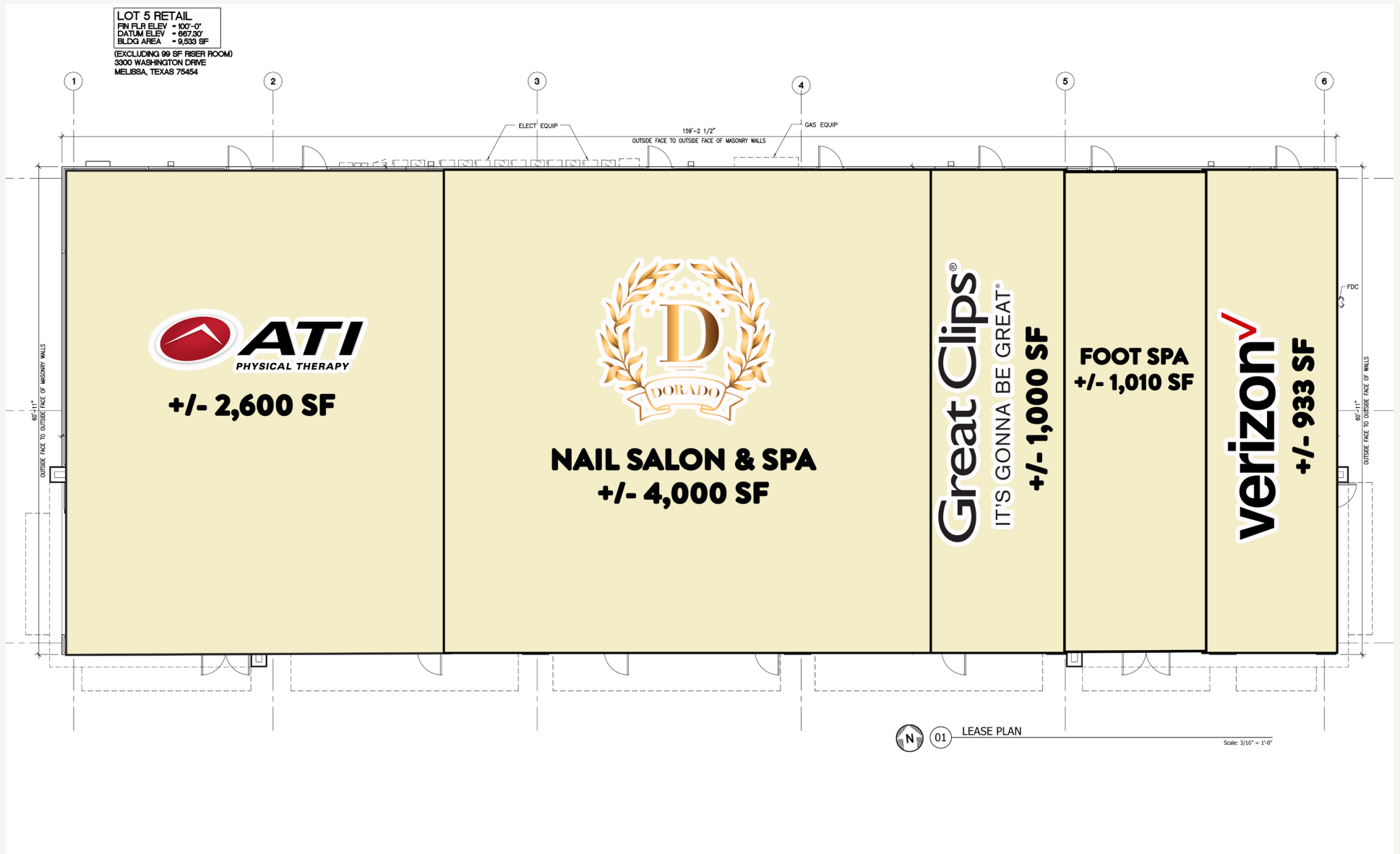


2025 Demographic Summary

	2 MILE	3 MILES	5 MILES	7 MILES
EST. POPULATION	5,990	30,176	63,945	113,217
EST. AVG. HH SIZE	3.2	3.1	3.0	3.0
EST. AVG. HH INCOME	\$165,778	\$172,378	\$159,751	\$148,865

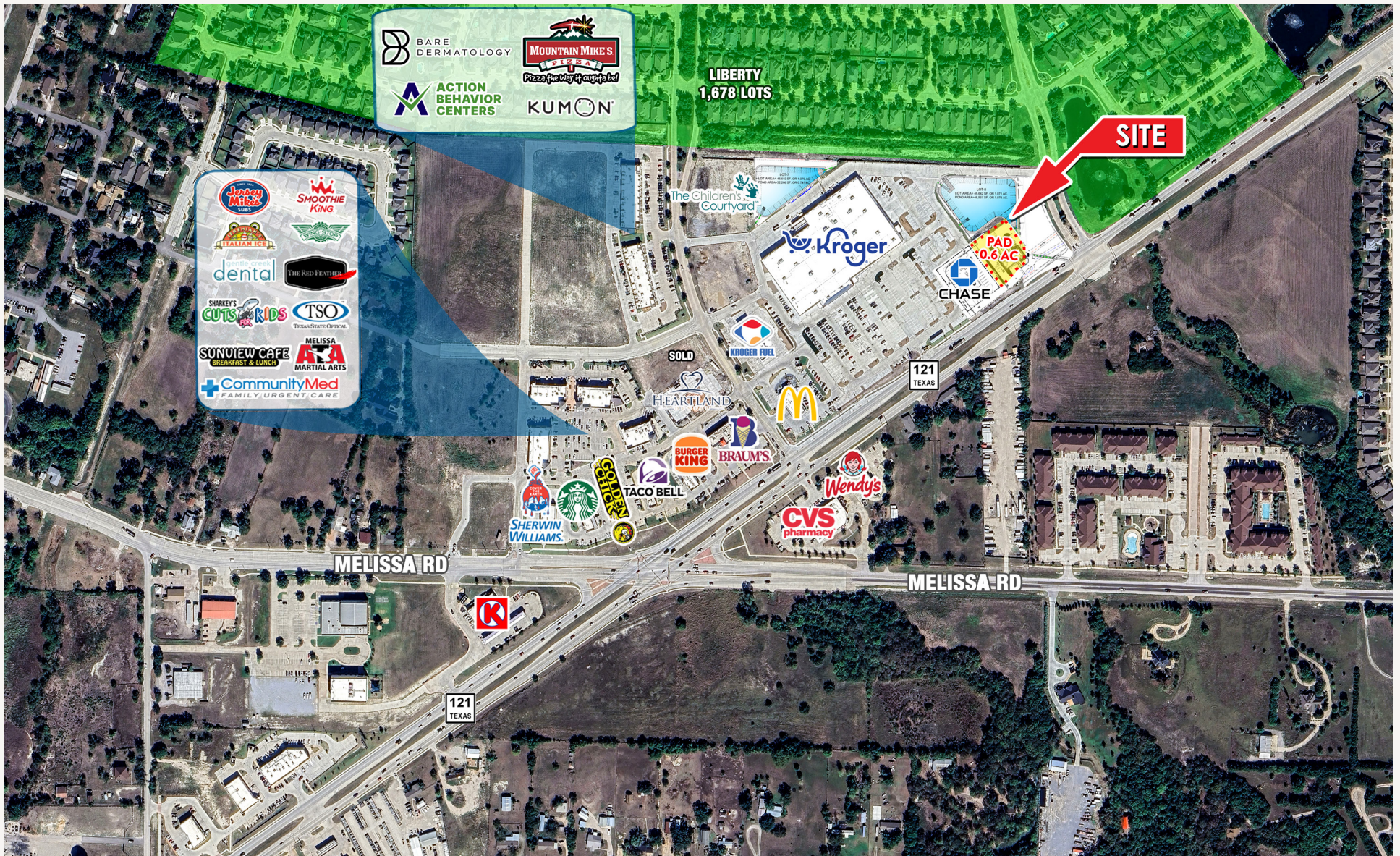
Retail LOD

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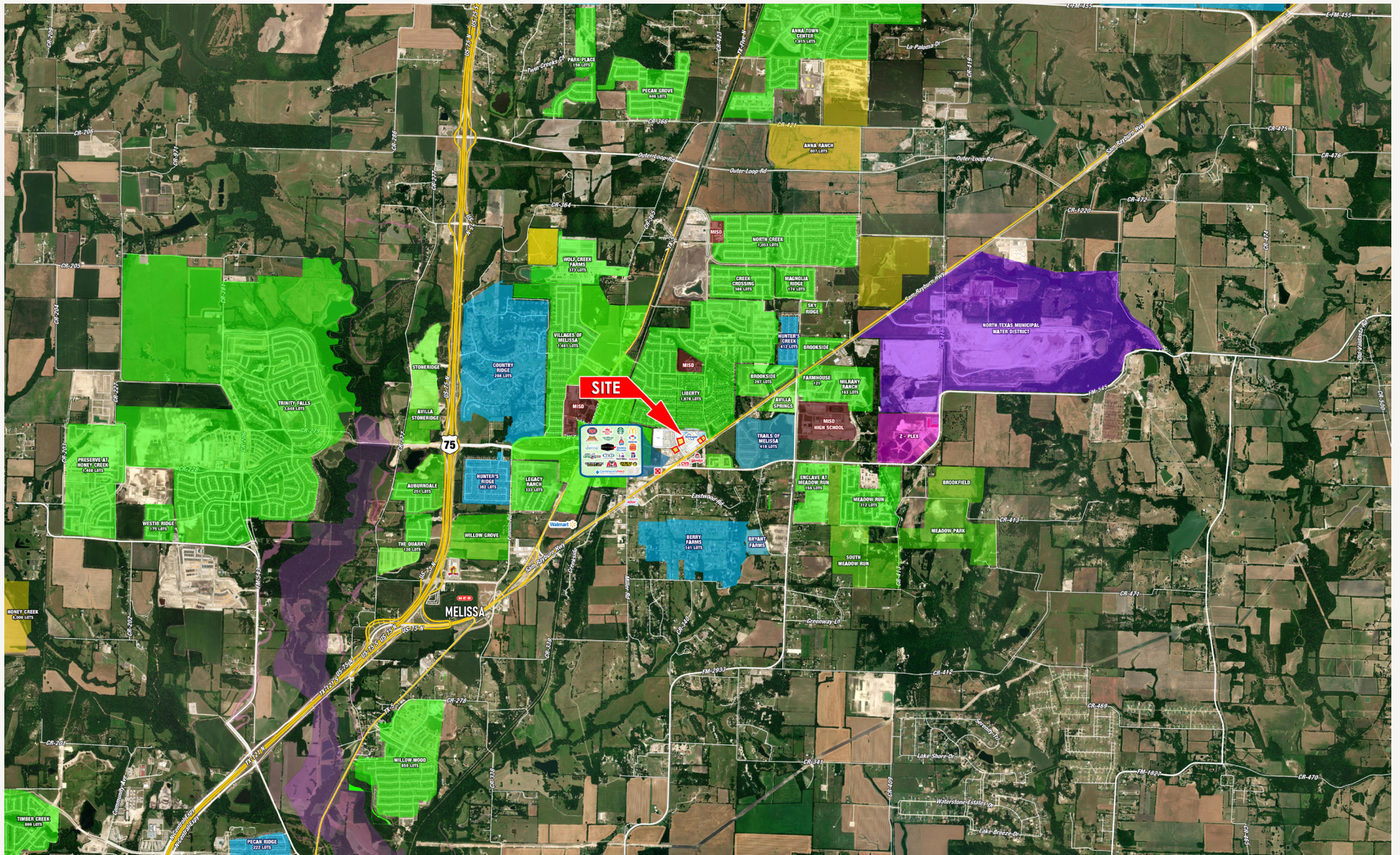
Close Aerial

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Far Aerial

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Site

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