

6.18 ACRES

For sale:
 NEC Milrany Ln &
 E Melissa Rd
 Melissa, TX 75454

Metrics

NEC Milrany Ln & E Melissa Rd
Melissa, TX 75454

Location

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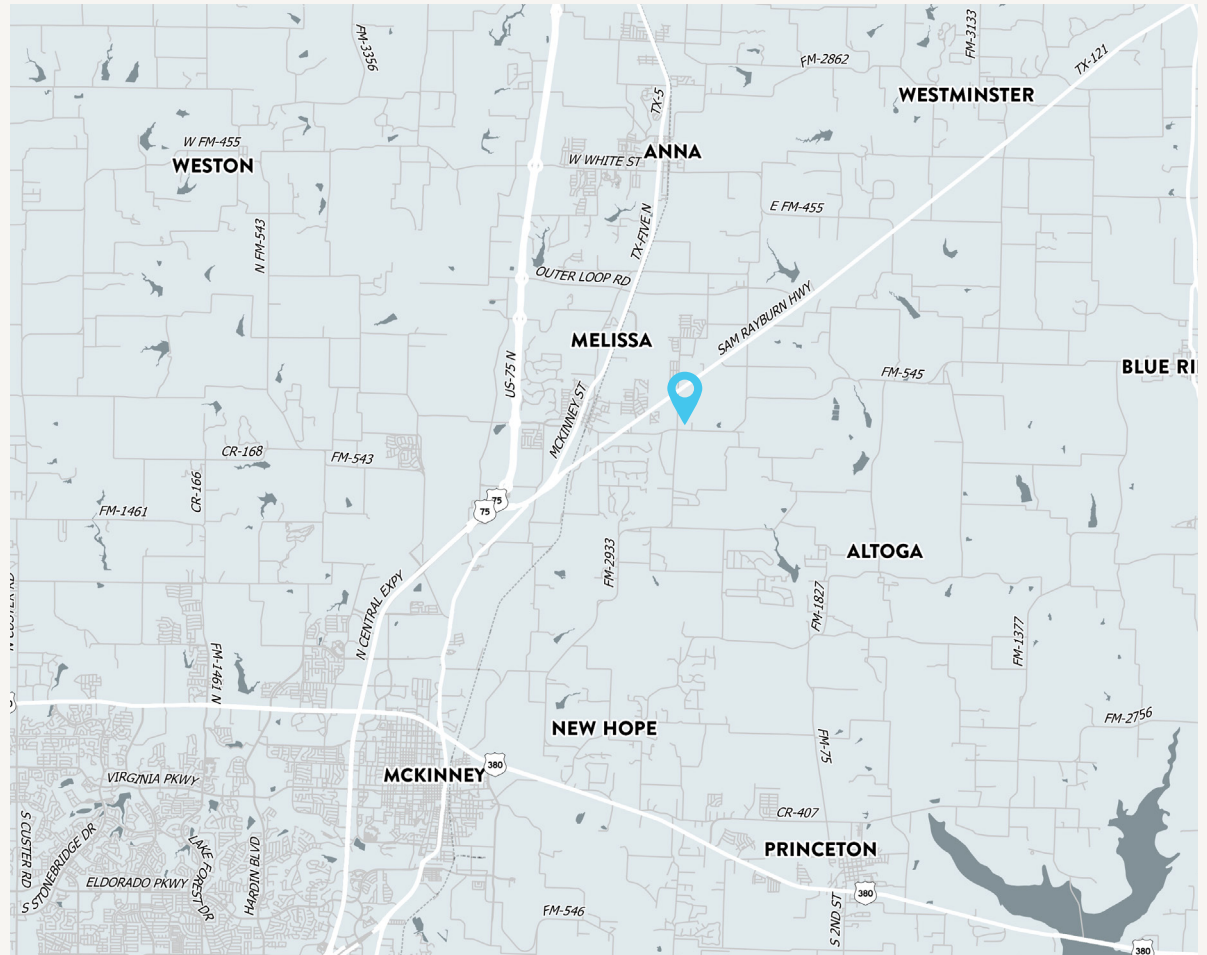
Size

6.18 AC (Divisible)

Traffic Counts

Milrany Ln
4,060 VPD

E Melissa Rd
8,533 VPD



Area Attractions



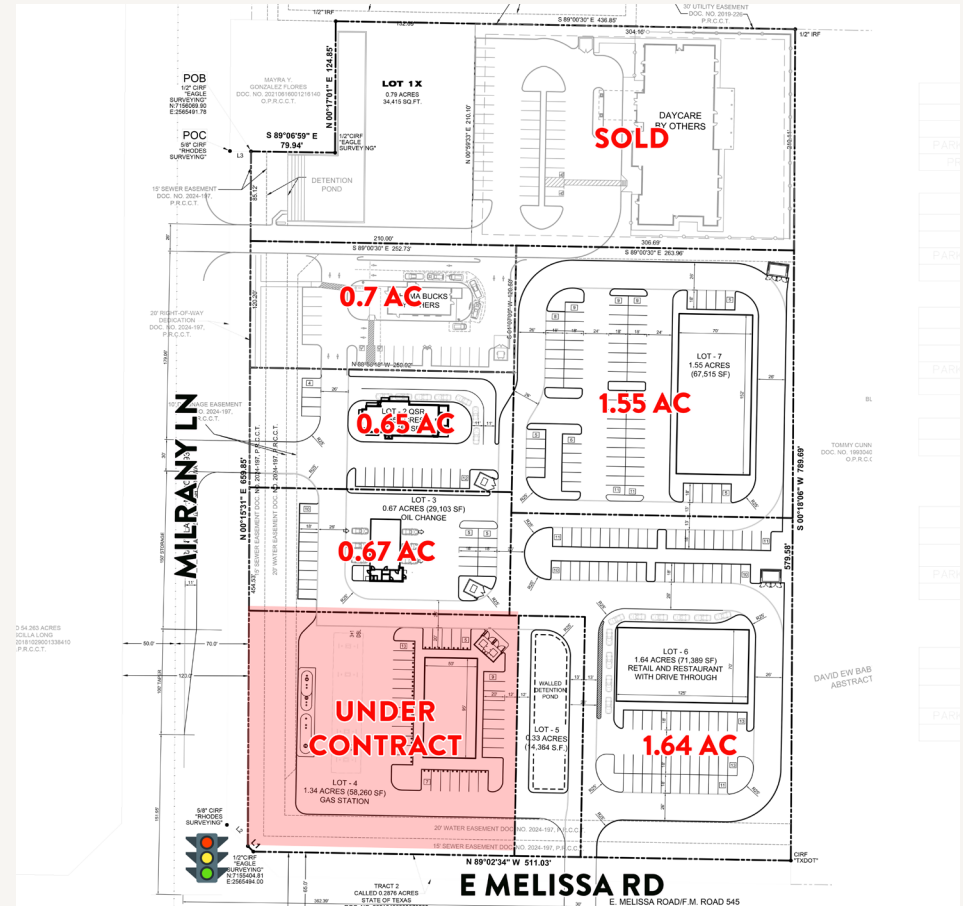
Property Highlights

NEC Milrany Ln & E Melissa Rd
Melissa, TX 75454

1. Pads available at rapidly growing Dallas suburb - Melissa TX
2. Melissa ranked #7th fastest growing city in Texas
3. Site strategically located down the street from new Melissa HS and \$35M football stadium with capacity of 10,000
4. Great opportunity for Restaurants/ Retail/Medical/C-store with gas

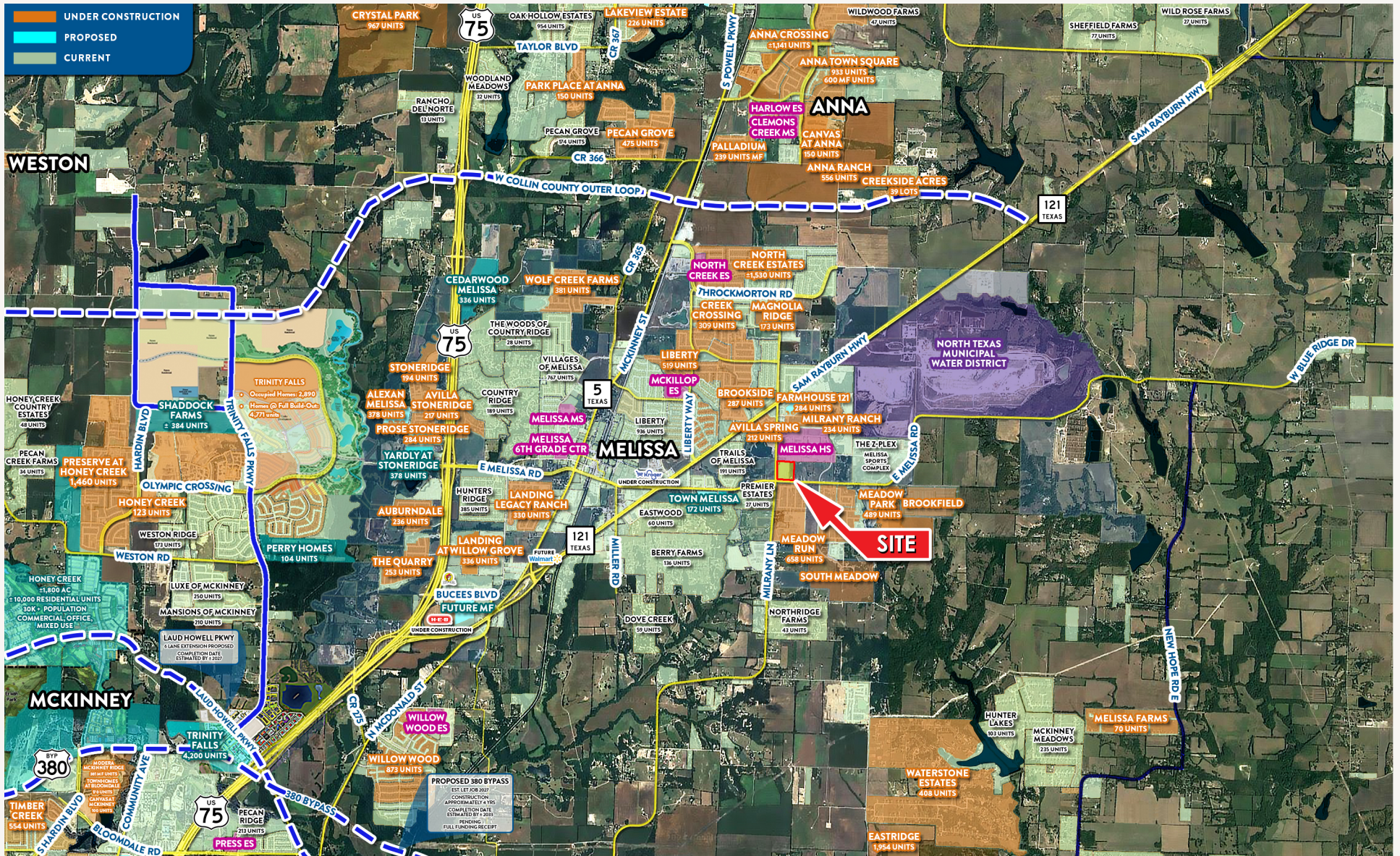
2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,376	25,817	60,296
EST. AVG. HH SIZE	3.1	3.1	3.0
EST. AVG. HH INCOME	\$163,998	\$167,470	\$159,435



Aerial

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& E Melissa Rd
Melissa, TX

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