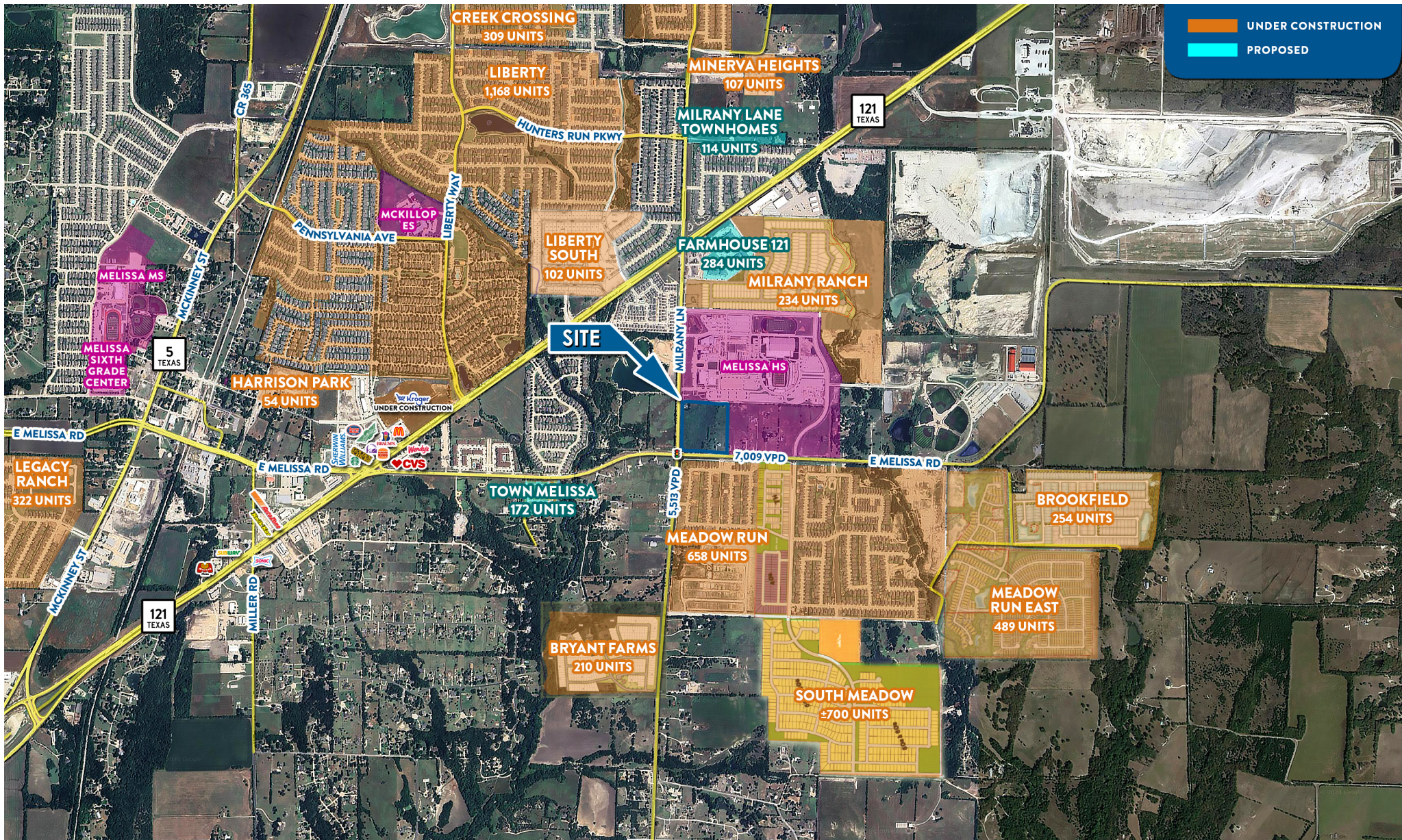




214.378.1212

6.18 ACRES FOR SALE

NEC MILRANY LN & E MELISSA RD  
 MELISSA, TX

NATALIA SINGER  
 NSINGER@VENTUREDFW.COM

AMY PJETROVIC  
 APJETROVIC@VENTUREDFW.COM

MIA UREÑA  
 MURENA@VENTUREDFW.COM



## LOCATION

NWC MILRANY RD & E MELISSA RD

## SIZE

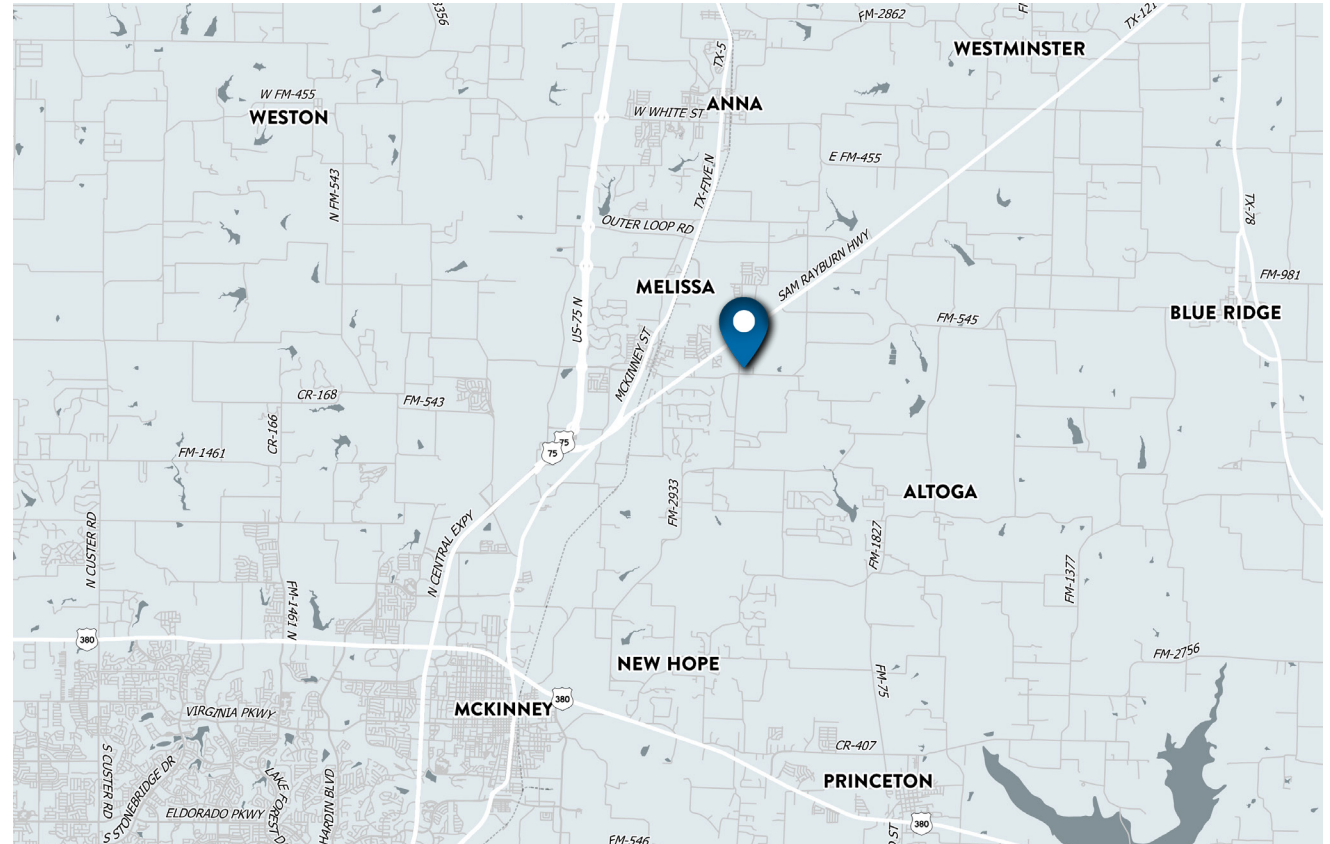
6.18 AC (DIVISIBLE)

## TRAFFIC COUNTS

|                   |                     |
|-------------------|---------------------|
| <b>MILRANY RD</b> | <b>E MELISSA RD</b> |
| 5,513 VPD         | 7,009 VPD           |

## PROPERTY HIGHLIGHTS

- ★ PADS AVAILABLE AT RAPIDLY GROWING DALLAS SUBURB - MELISSA TX
- ★ MELISSA RANKED #7TH FASTEST GROWING CITY IN TEXAS
- ★ SITE STRATEGICALLY LOCATED DOWN THE STREET FROM NEW MELISSA HS AND \$35M FOOTBALL STADIUM WITH CAPACITY OF 10,000
- ★ GREAT OPPORTUNITY FOR RESTAURANTS/RETAIL/MEDICAL/C-STORE WITH GAS

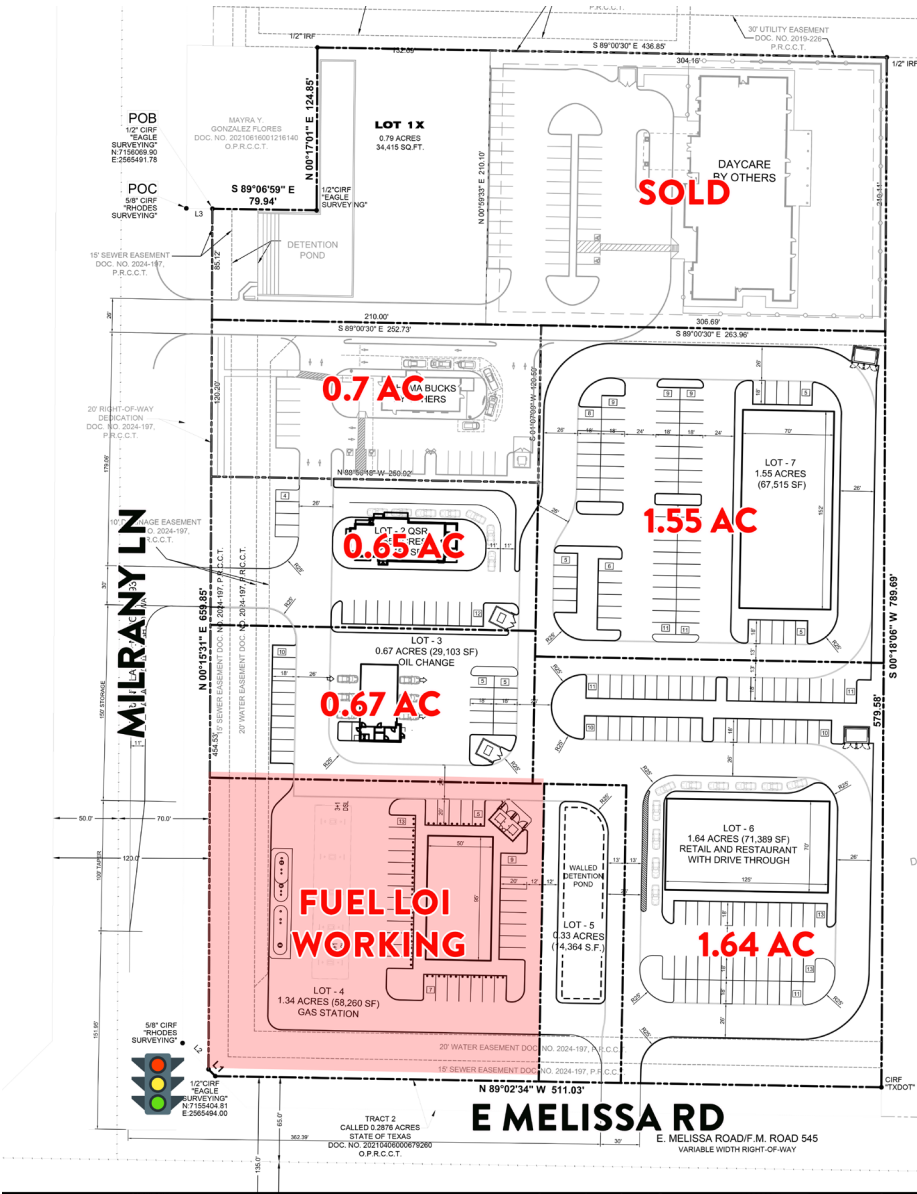


## 2024 DEMOGRAPHIC SUMMARY

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| EST. POPULATION     | 4,696     | 21,328    | 46,638    |
| AVG. HOUSEHOLD SIZE | 3.1       | 3.1       | 3.0       |
| EST. AVG. HH INCOME | \$155,919 | \$158,611 | \$149,276 |

## AREA ATTRACTIONS













8235 DOUGLAS AVE  
SUITE 720  
DALLAS, TEXAS 75225  
T 214.378.1212  
**VENTUREDFW.COM**

**NATALIA SINGER**

Senior Vice President  
214.378.1212  
nsinger@venturedfw.com

**AMY PJETROVIC**

Principal  
214.378.1212  
apjetrovic@venturedfw.com

**MIA UREÑA**

Transaction Manager  
214.378.1212  
murena@venturedfw.com

LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.
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|                                                         |               |                                |                     |
|---------------------------------------------------------|---------------|--------------------------------|---------------------|
| <b>Venture Commercial Real Estate, LLC</b>              | <b>476641</b> | <b>info@venturedfw.com</b>     | <b>214-378-1212</b> |
| Broker's Licensed Name or Primary Assumed Business Name | License No.   | Email                          | Phone               |
| <b>Michael E. Geisler</b>                               | <b>350982</b> | <b>mgeisler@venturedfw.com</b> | <b>214-378-1212</b> |
| Designated Broker's Name                                | License No.   | Email                          | Phone               |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX                            | XXXXXXXXXXXX  | XXXXXXXXXXXXXXXXXXXXXXXXXXXX   | XXXXXXXXXXXX        |
| Agent's Supervisor's Name                               | License No.   | Email                          | Phone               |
| <b>Natalia Singer</b>                                   | <b>617025</b> | <b>nsinger@venturedfw.com</b>  | <b>214-378-1212</b> |
| Sales Agent/Associate's Name                            | License No.   | Email                          | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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| Designated Broker's Name                                | License No.         | Email                               | Phone               |
| <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>                     | <b>XXXXXXXXXXXX</b> | <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b> | <b>XXXXXXXXXXXX</b> |
| Agent's Supervisor's Name                               | License No.         | Email                               | Phone               |
| <b>Amy Pjetrovic</b>                                    | <b>550374</b>       | <b>apjetrovic@venturedfw.com</b>    | <b>214-378-1212</b> |
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| XXXXXXXXXXXXXXXXXXXXXXXXXXXX                            | XXXXXXXXXXXX  | XXXXXXXXXXXXXXXXXXXXXXXXXXXX   | XXXXXXXXXXXX        |
| Agent's Supervisor's Name                               | License No.   | Email                          | Phone               |
| <b>Mia Ureña</b>                                        | <b>748118</b> | <b>murena@venturedfw.com</b>   | <b>214-378-1212</b> |
| Sales Agent/Associate's Name                            | License No.   | Email                          | Phone               |

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