



# HEB ANCHORED RETAIL

For lease:  
NEC US 75 &  
SH 121  
Melissa, TX

VENTURE

AMY PJETROVIC  
APJETROVIC@VENTUREDFW.COM

MIA UREÑA  
MURENA@VENTUREDFW.COM

NICK SKALAK  
NSKALAK@VENTUREDFW.COM

# Metrics

NEC US 75 & SH 121  
Melissa, TX 75454

## Location

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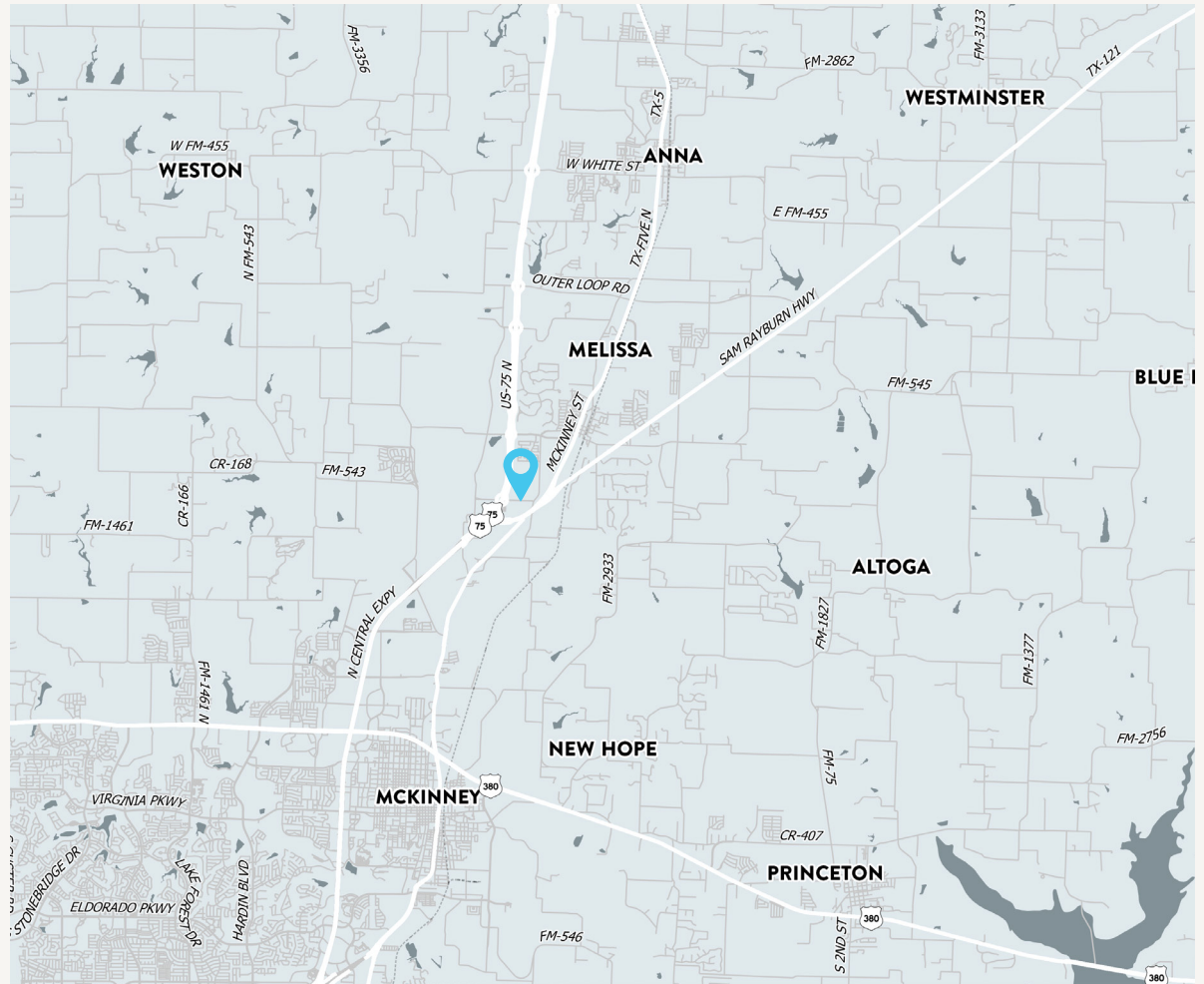
## Available Spaces

Building 1  
2,700 SF (Divisible)

## Traffic Counts

US 75  
142,887 VPD

SH 121  
32,023 VPD



## Area Attractions



# Property Highlights

NEC US 75 & SH 121  
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1. Retail currently delivered
2. HEB now open
3. Over 106% population growth from 2020 to 2025 within in a 3 mile radius
4. Across from Bucees which brings in over 4 million annual visitors
5. Prime location offering easy access to Hwy 75 & SH 121
6. Monument signage available

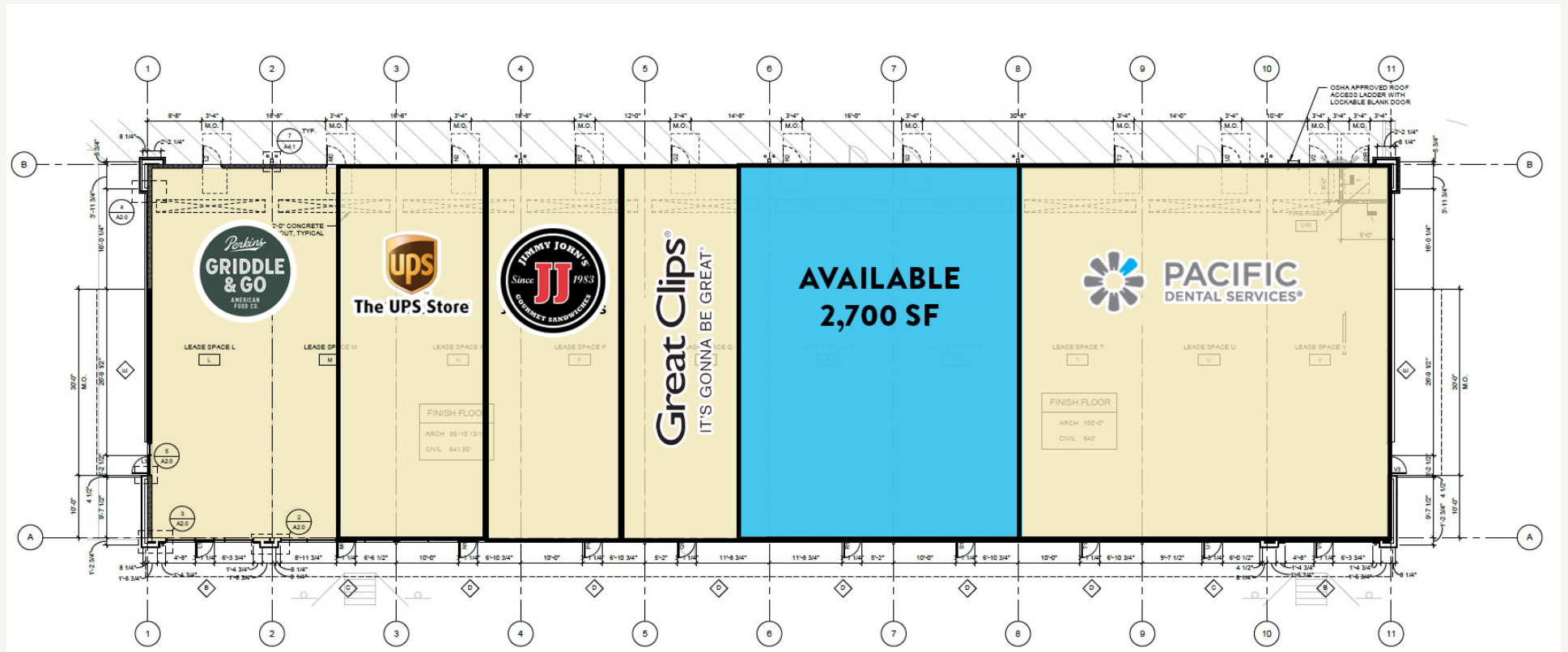


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,180	44,718	104,508
% POP. GROWTH FROM 2020	260.83%	161.15%	122.97%
EST. AVG. HH INCOME	\$207,621	\$182,415	\$162,169

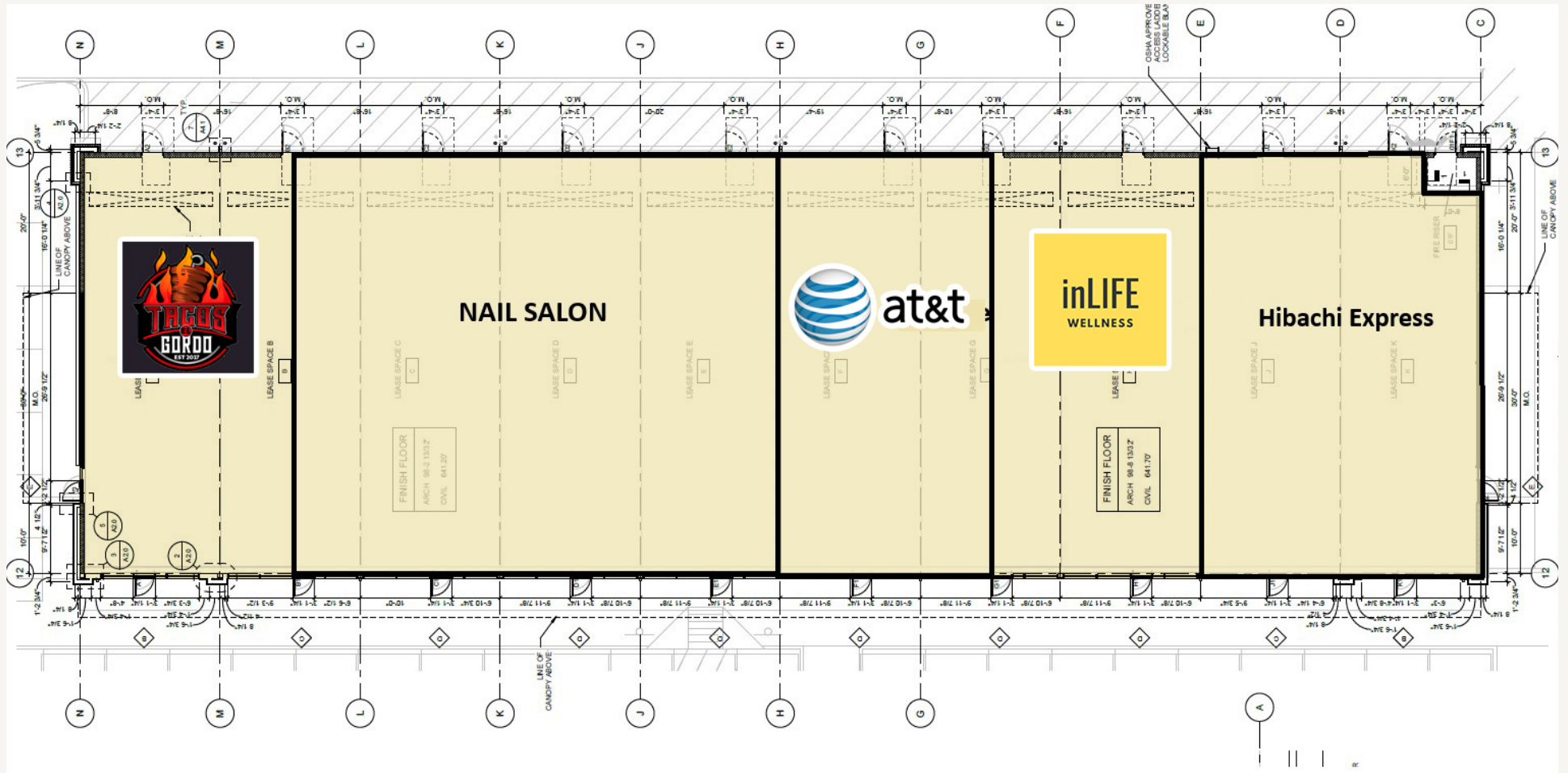
# Building 1 Floor Plan

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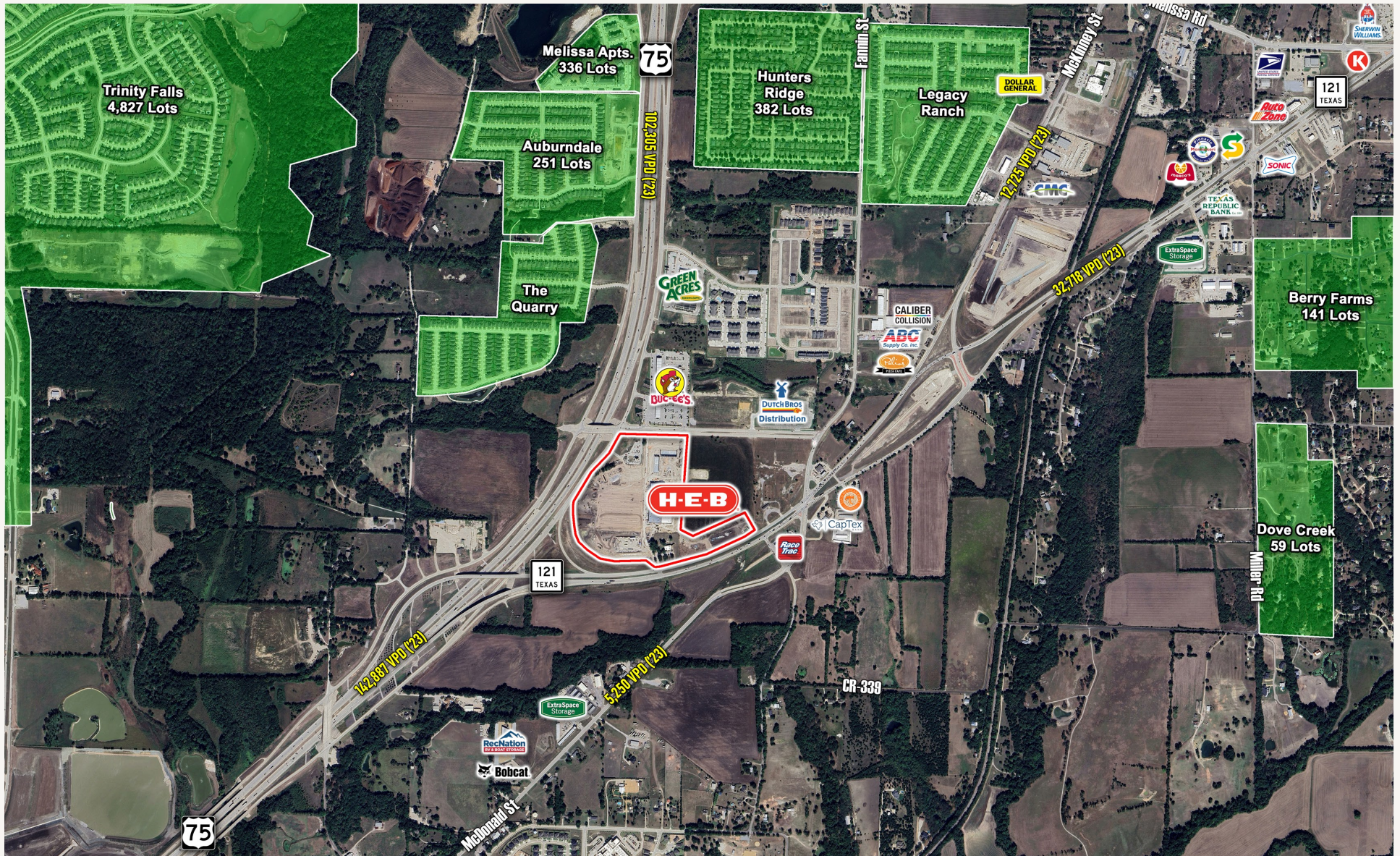
# Building 2 Floor Plan

NEC US 75 & SH 121  
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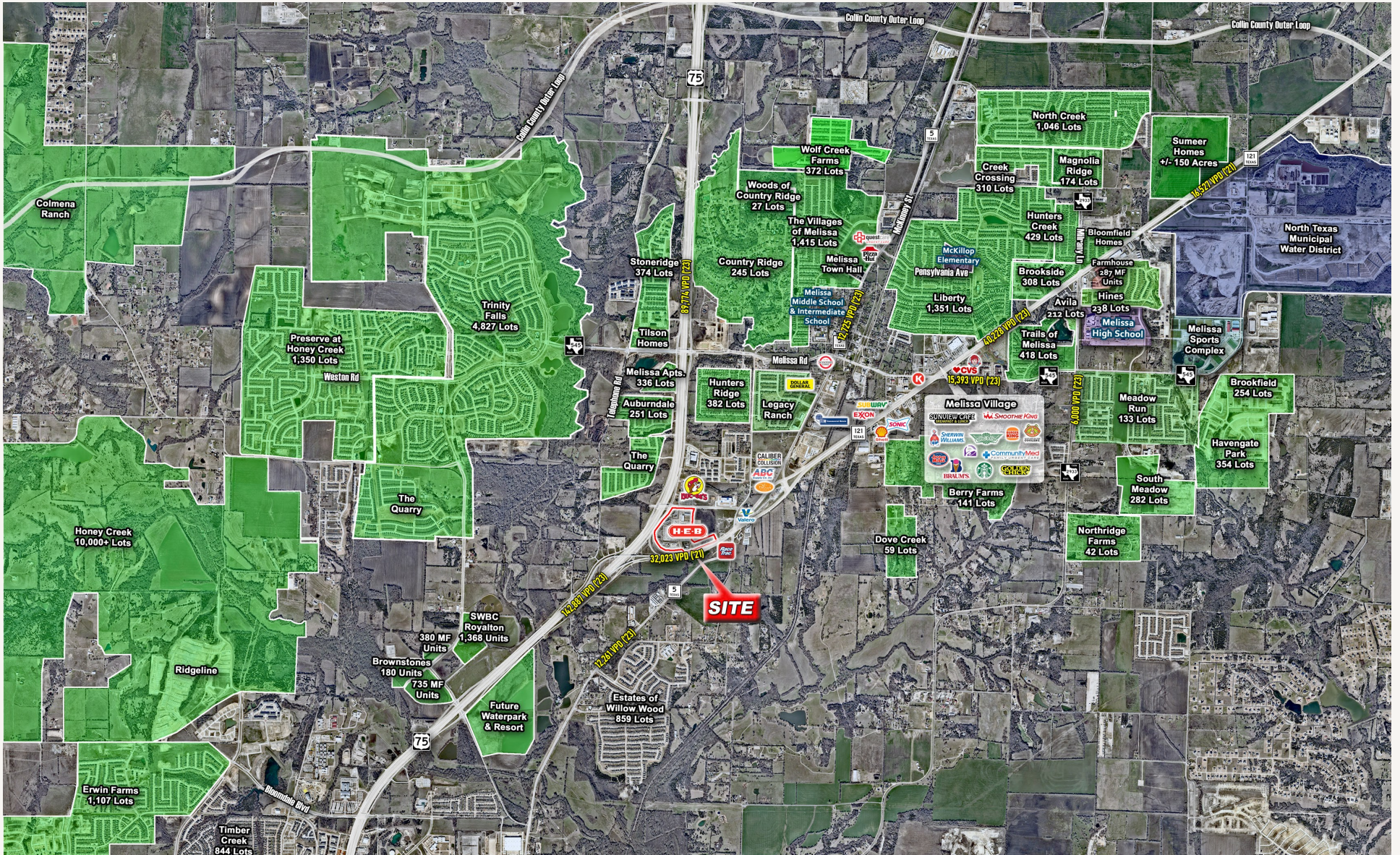
# Close Aerial

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# Far Aerial

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75454

**Amy Pjetrovic**  
**Principal**

apjetrovic@venturedfw.com

**Mia Ureña**  
**Transaction Manager**

murena@venturedfw.com

**Nick Skalak**  
**Assistant Vice President**

nskalak@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

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