



HEB SHADOW ANCHORED RETAIL

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

VENTURE

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Metrics

NEQ US 75 & SH 121
Melissa, TX 75454

Location

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Available Spaces

Building A
Up to 7,989 SF

Building B
Up to 6,935 SF

Lot 4R-1B
1.75 AC

Traffic Counts

US 75
142,887 VPD

SH 121
32,023 VPD



Area Attractions



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Property Highlights

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1. Estimated delivery: Q1 2027
2. HEB now open
3. Over 106% population growth from 2020 to 2025 within in a 3 mile radius
4. Next to Bucees which brings in over 4 million annual visitors
5. Prime location offering easy access to Hwy 75 & SH 121
6. Monument signage available

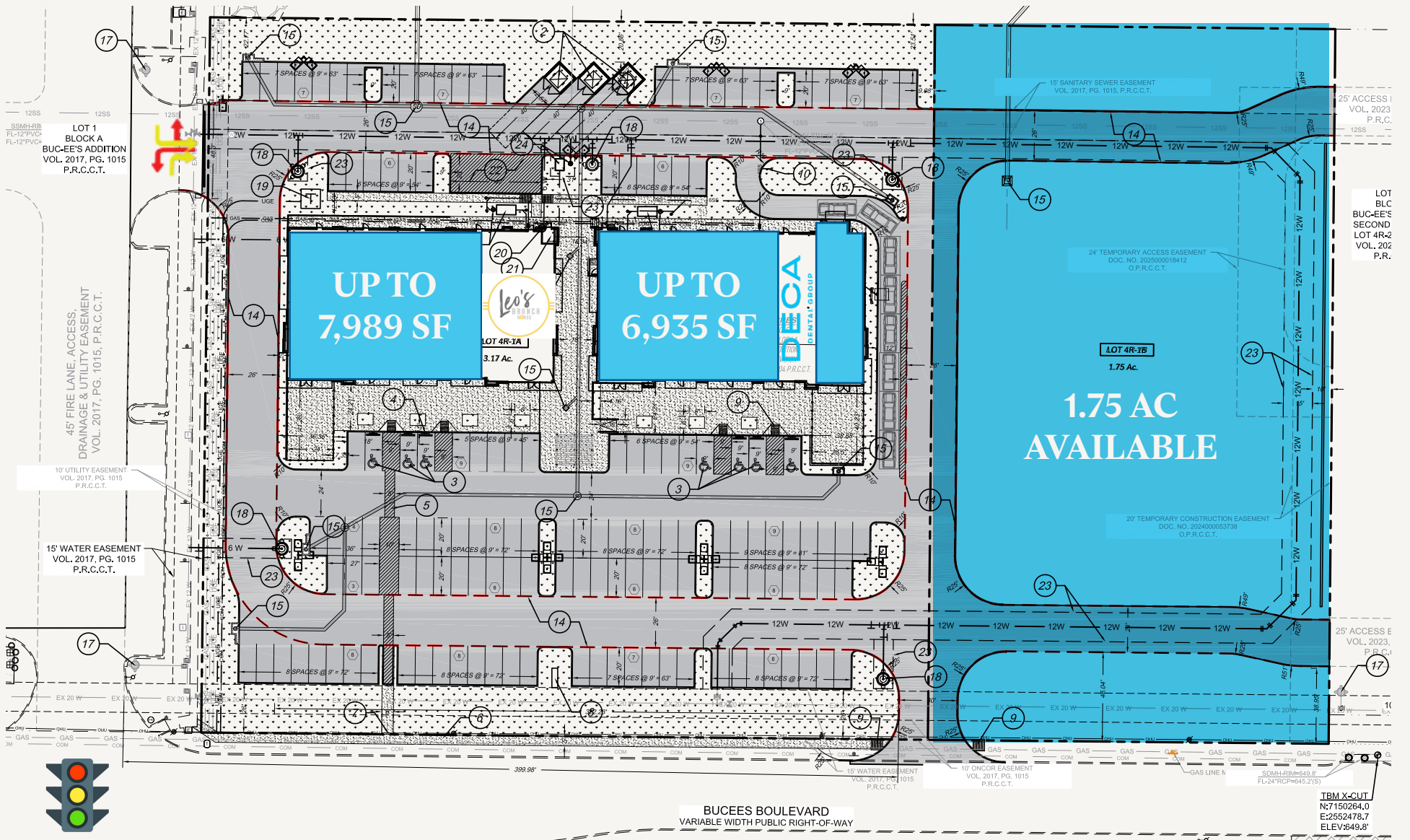


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,980	29,961	69,545
% POP. GROWTH FROM 2020	84.68%	106.98%	63.8%
EST. AVG. HH INCOME	\$212,263	\$180,893	\$160,302

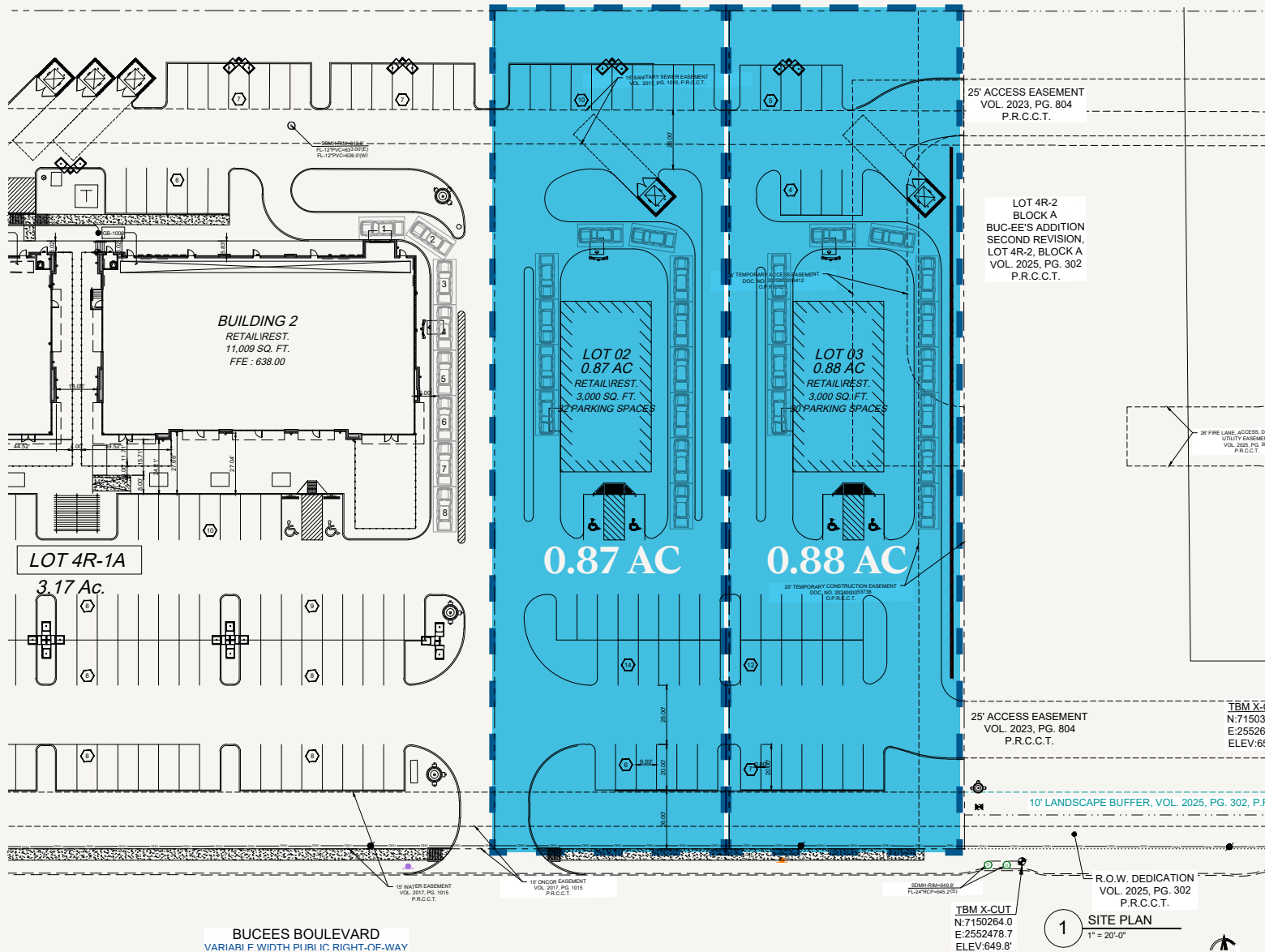
Site Plan

NEQ US 75 & SH 121
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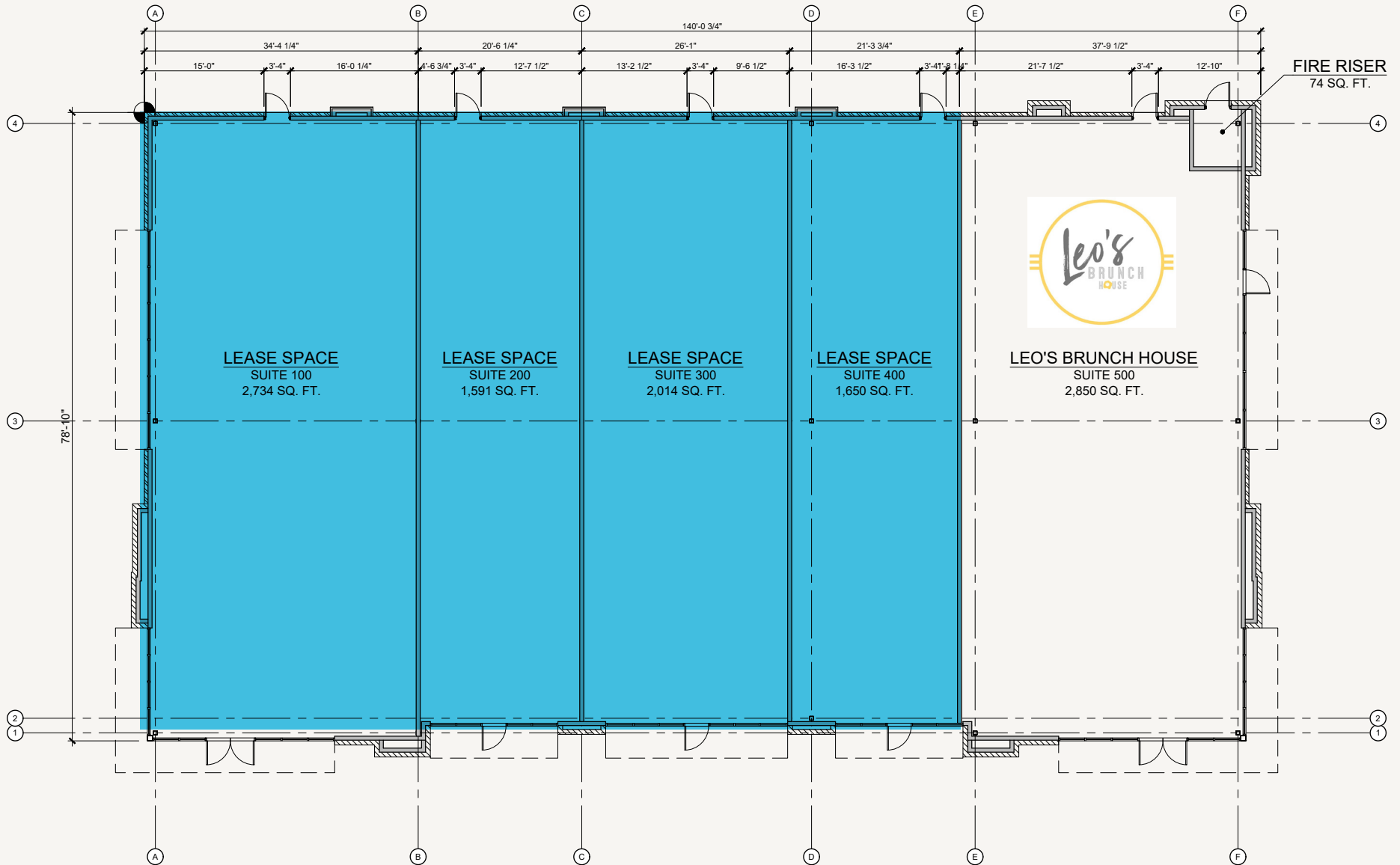
Site Plan - Pads Available

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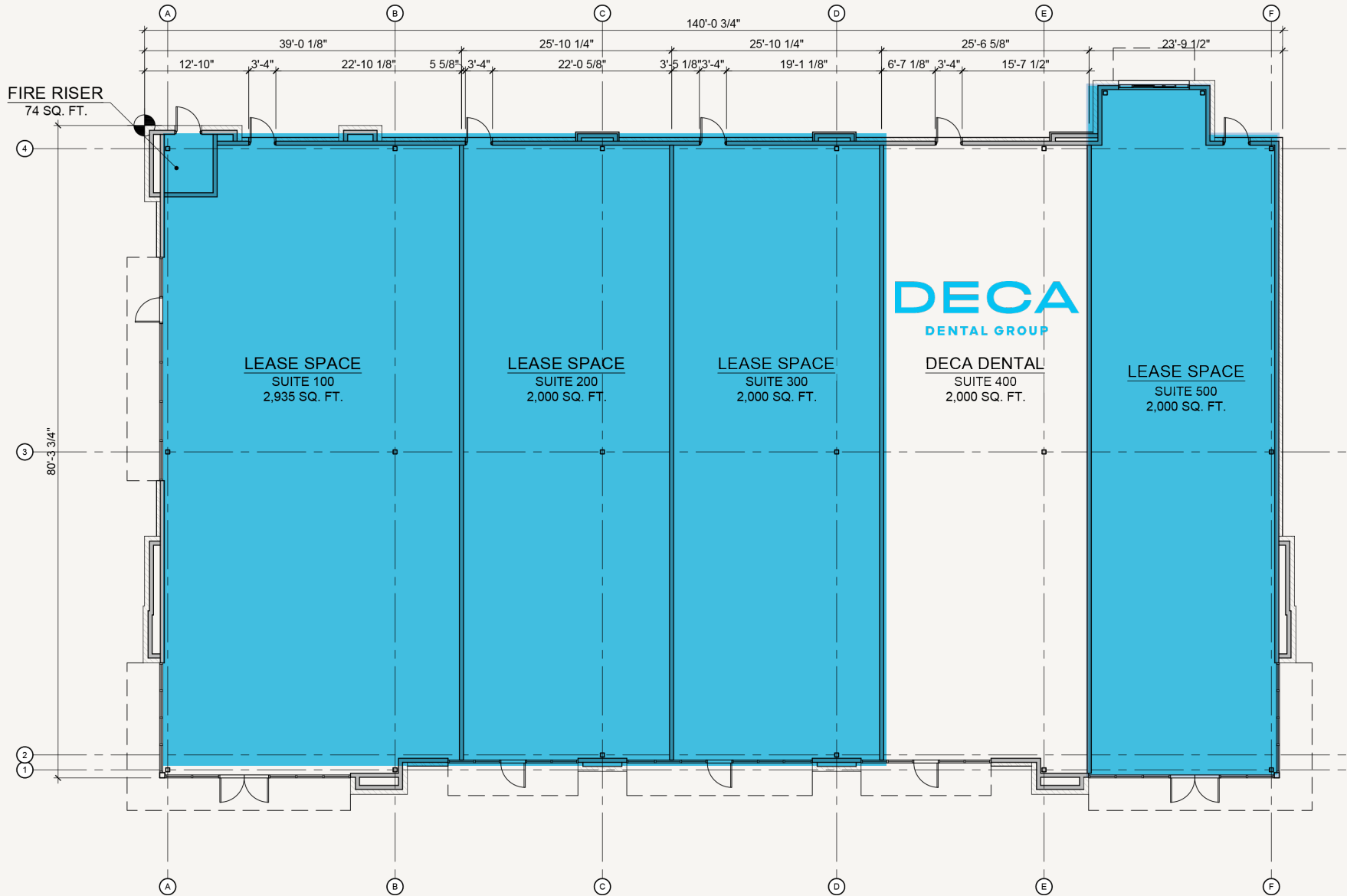
Building A LOD

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Building B LOD

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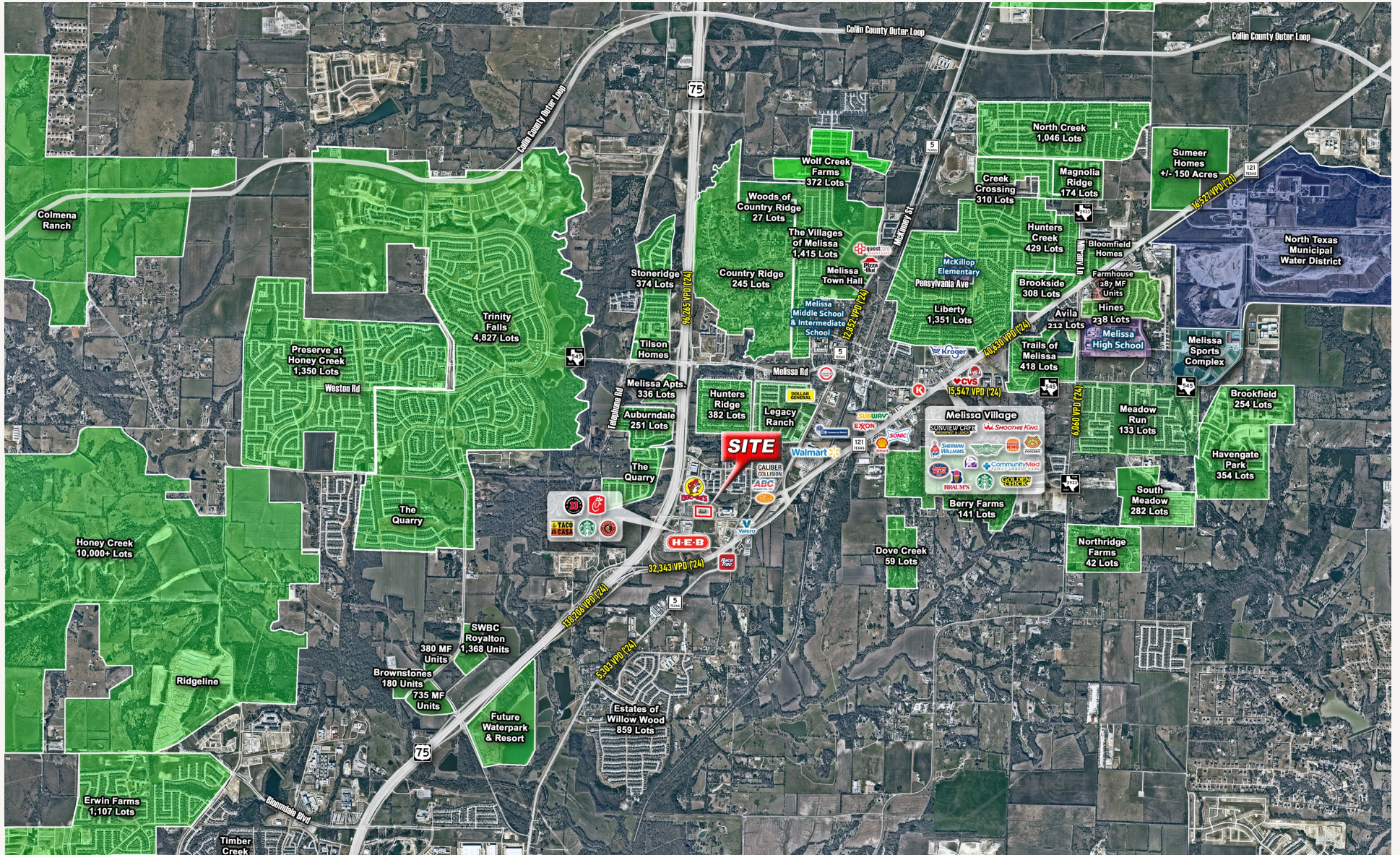
Close Aerial

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Far Aerial

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