

Owens Crossing Pad Sites Available (12 AC) Highway 5 & Pennsylvania Ave - Melissa, Texas

SIZE: 6.4 Acres (North Site)
5.3 Acres (South Site)

UTILITIES: Available to Site

ZONING: DOD TMU

OVERVIEW:

- Twelve (12) prime acres at the entrance to the extraordinary Liberty subdivision, a Hillwood community in Melissa, Texas.
- Liberty is a 500+ acre master-planned development with approximately 2,000 home sites and 1,200 existing households.
- Pad sites available for sale or ground lease.
- Strategic location directly across Highway 5 from Melissa City Hall, the proposed town center and blue ribbon schools.
- Site is surrounded by more than 10,000 new housing units and residential lots.
- Highway 5 expansion to four lanes between SH 380 and Anna to be completed by 2026.
- Melissa's population was 27,000 as of 2024, up 86% since 2020. Population is estimated to be 125,000 by 2050.



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Triumph Commercial Real Estate
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DEMOGRAPHICS (2022)

3 Mile Radius

Population Estimate: 25,388
2027 Projected Population: 34,926
Average Household Income: \$137,614
Median Home Value: \$360,946

5 Mile Radius

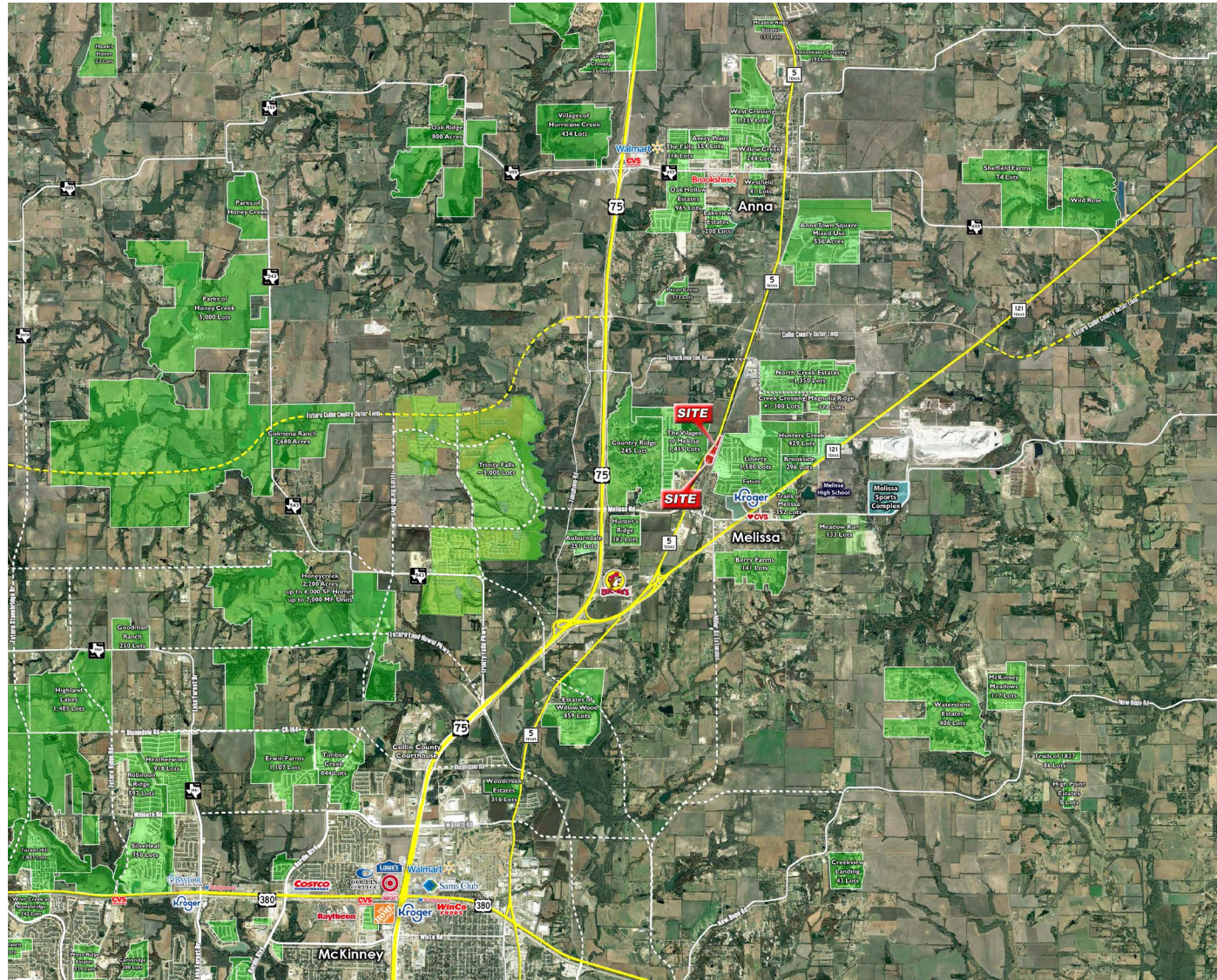
Population Estimate: 48,032
2027 Projected Population: 63,476
Average Household Income: \$126,167
Median Home Value: \$354,274

10 Mile Radius

Population Estimate: 181,200
2027 Projected Population: 213,685
Average Household Income: \$118,075
Median Home Value: \$341,871

TRAFFIC COUNTS:

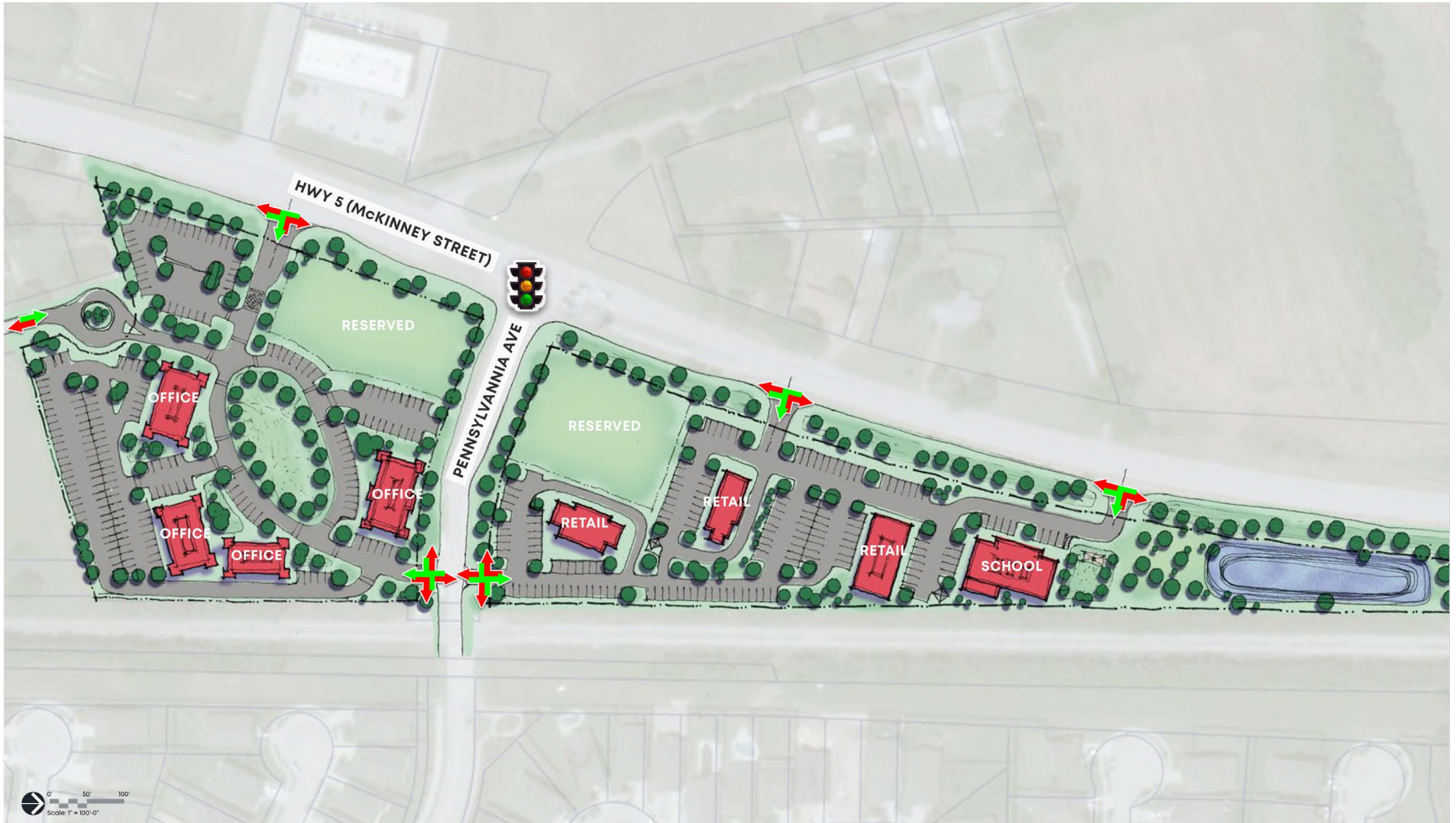
Highway 5: 11,080 VPD South of Site ('21)
Highway 5: 8,588 VPD North of Site ('21)
Highway 75: 60,355 VPD ('21)



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Conceptual Site Plan



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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.

11-2-2015



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 sponsored by a broker 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 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. 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.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Triumph Commercial Realty, LLC

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date