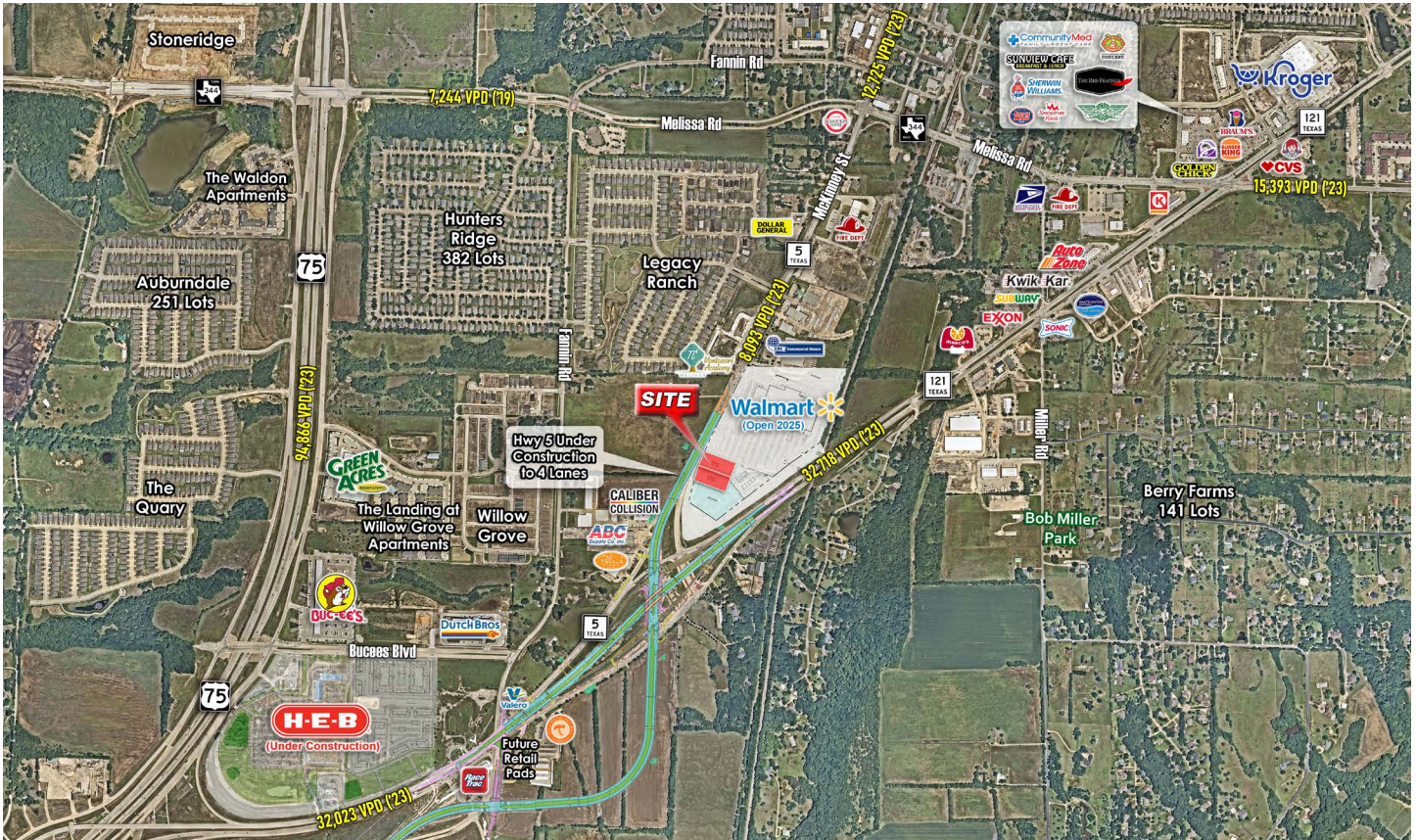




2 PAD SITES FOR GROUND LEASE

NEC OF SH-121 & SH-5, MELISSA, TEXAS 75454



Summary

- Walmart anchored pad sites located at the northeast corner of SH-121 & SH-5 in Melissa, Texas (Walmart opens in 2025)
- Located at a signalized intersection
- Surrounded by high incomes & strong density

Available Two 1.1 AC Pad Sites

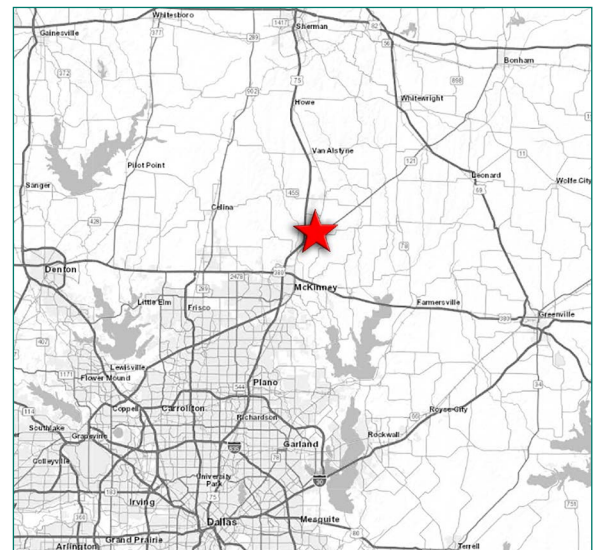
Lease Rate Contact Broker

Traffic Counts:

Highway 121: 33,045 VPD (TXDOT 2024)
Highway 5: 8,174 VPD (TXDOT 2024)

Demographics

	1 mile	3 mile	5 mile
2024 Population	3,016	36,369	73,584
2029 Proj. Population	5,793	55,729	109,205
Average HH Income	\$192,313	\$175,077	\$155,480



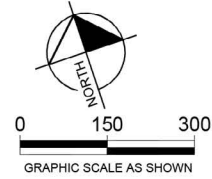
Luke Stainback
214.608.2238 luke@stainback.com



THE STAINBACK ORGANIZATION
www.stainback.com

2 PAD SITES FOR GROUND LEASE

NEC OF SH-121 & SH-5, MELISSA, TEXAS 75454



LEGEND:
- - - - - PROPERTY LINE
- - - - - EXISTING EASEMENT

ACREAGE SUMMARY	
WALMART LOT	±22.0 AC.
OUTLOT 1	±1.1 AC.
OUTLOT 2	±1.1 AC.
FUEL LOT	±1.7 AC.
REGIONAL DETENTION LOT	±2.7 AC.
TRACT 1 TOTAL	±28.6 AC.

CITY REQUIRED PARKING TABLE				
	TOTAL SF	REQ. PARKING RATIO	REQ. PARKING SPACES	PROV. PARKING SPACES
RETAIL	170,995	1/ 250 SF	684	691
FULFILLMENT CENTER	35,000	1/ 1,000 SF	35	49
FUEL	1,440	1/ 250 SF	6	9
TOTAL			725	749

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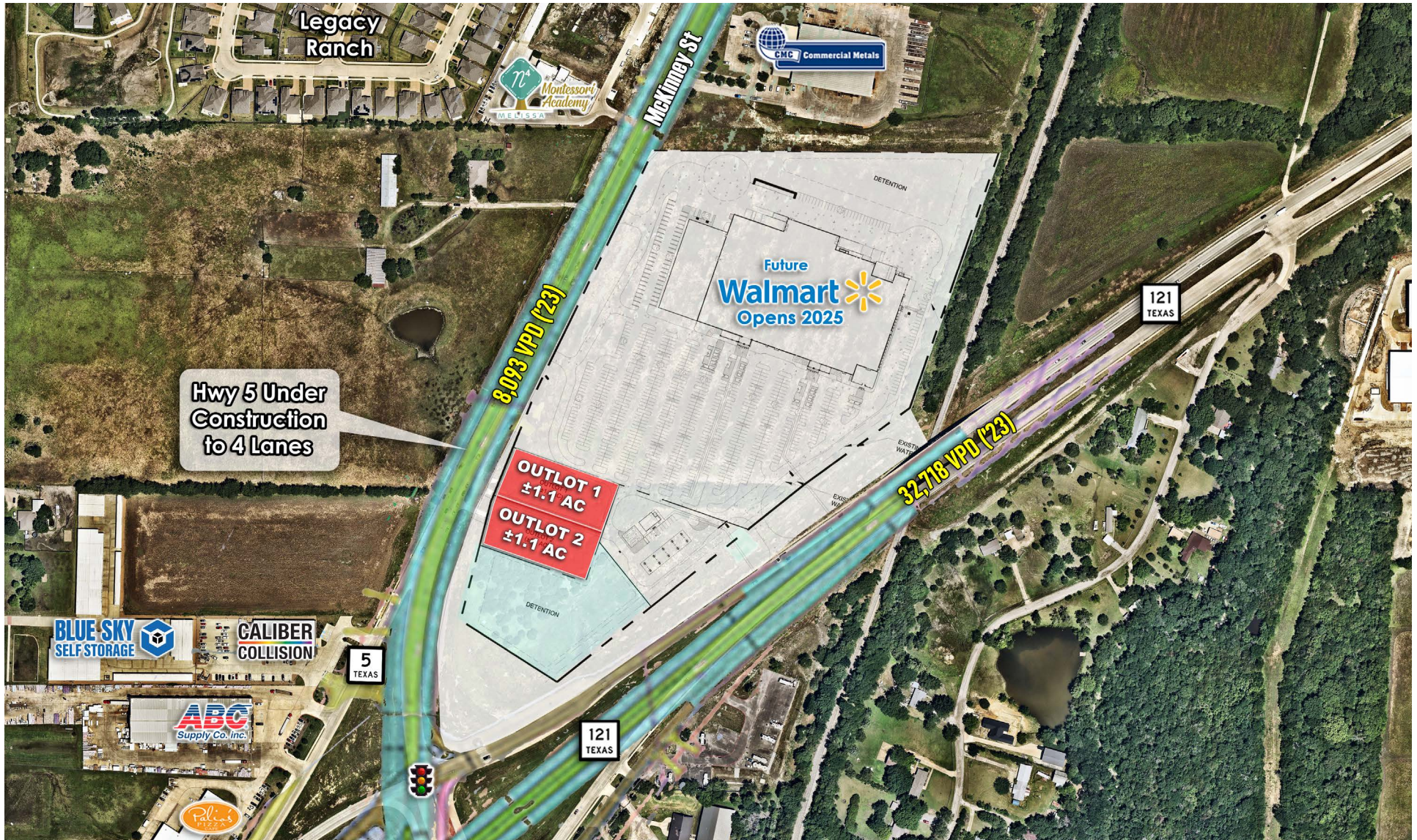


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Information About Brokerage Services

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

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.

KMS INTERESTS, INC	388110	kent@stainback.com	214.363.3900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kent Stainback	275334	kent@stainback.com	214.363.3900
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date