



**18.27 +/- ACRE DEVELOPMENT OPPORTUNITY**  
Milrany Lane | Melissa, TX 75454

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Vanguard Real Estate Advisors ("VREA") is pleased to present qualified investors and developers the opportunity to acquire approximately 18.268+/- acres located along Milrany Lane, in the rapidly growing city of Melissa, Texas. Approximately 6+/- acres is zoned SF-3, which permits single-family development with minimum lot width of 60'. The remaining 12.27+/- acres is zoned Agricultural. The Site is located less than a mile southeast from State Highway-121, providing rapid access to McKinney and the greater North Texas area. Exponential growth and ongoing development in Melissa makes this Site highly desirable. The Site is well suited for a variety of potential uses through a potential rezone; such as mixed-use, multifamily, build-to-rent, commercial, and high density single family development.

A 1% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW <sup>(1)</sup>	
Property	18.268+/- Acres
Location	2494 Bryant St, Melissa, TX, 75454 (33.27841, -96.55035)
Access	Available via Milrany Lane and Bryan Street
Utilities	Water: 12" Line across Milrany Lane Sewer: 12" Line on the south side of Site
Zoning	SF-3 (Single Family) and AG (Agricultural)
Appraisal District Property ID	2843720 & 2122118
School District	Melissa ISD (A Rating)

(1) Purchaser to confirm all information during due diligence

PRICING	
Asking Price	Priced by Market

TAX INFORMATION	
Taxing Entity	Tax Rate
City of Melissa	0.454116
Collin County	0.149343
Collin College	0.081220
Melissa ISD	1.255200
<b>Total Tax Rate</b>	<b>1.939879</b>

\*Please note, 12.27+/- acres currently have an Ag exemption in place. Purchaser responsible for rollback taxes.

## DEMOGRAPHICS

### ESTIMATED POPULATION (2024)



1-MILE | 5,109  
3-MILE | 27,832  
5-MILE | 60,573

### ANNUAL GROWTH RATE (2020-2025)



1-MILE | 4.66%  
3-MILE | 4.89%  
5-MILE | 8.60%

### MEDIAN HOUSEHOLD INCOME

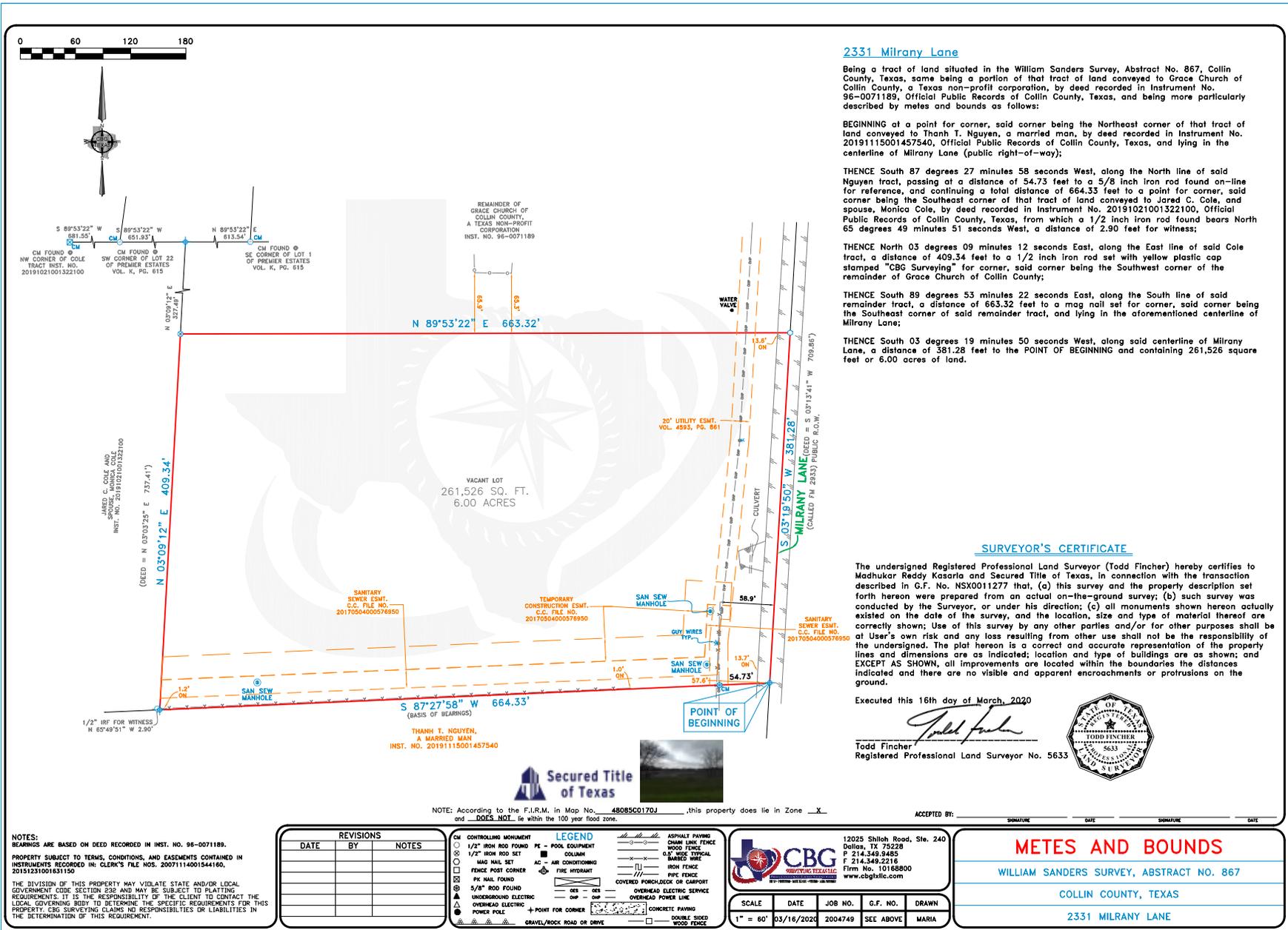


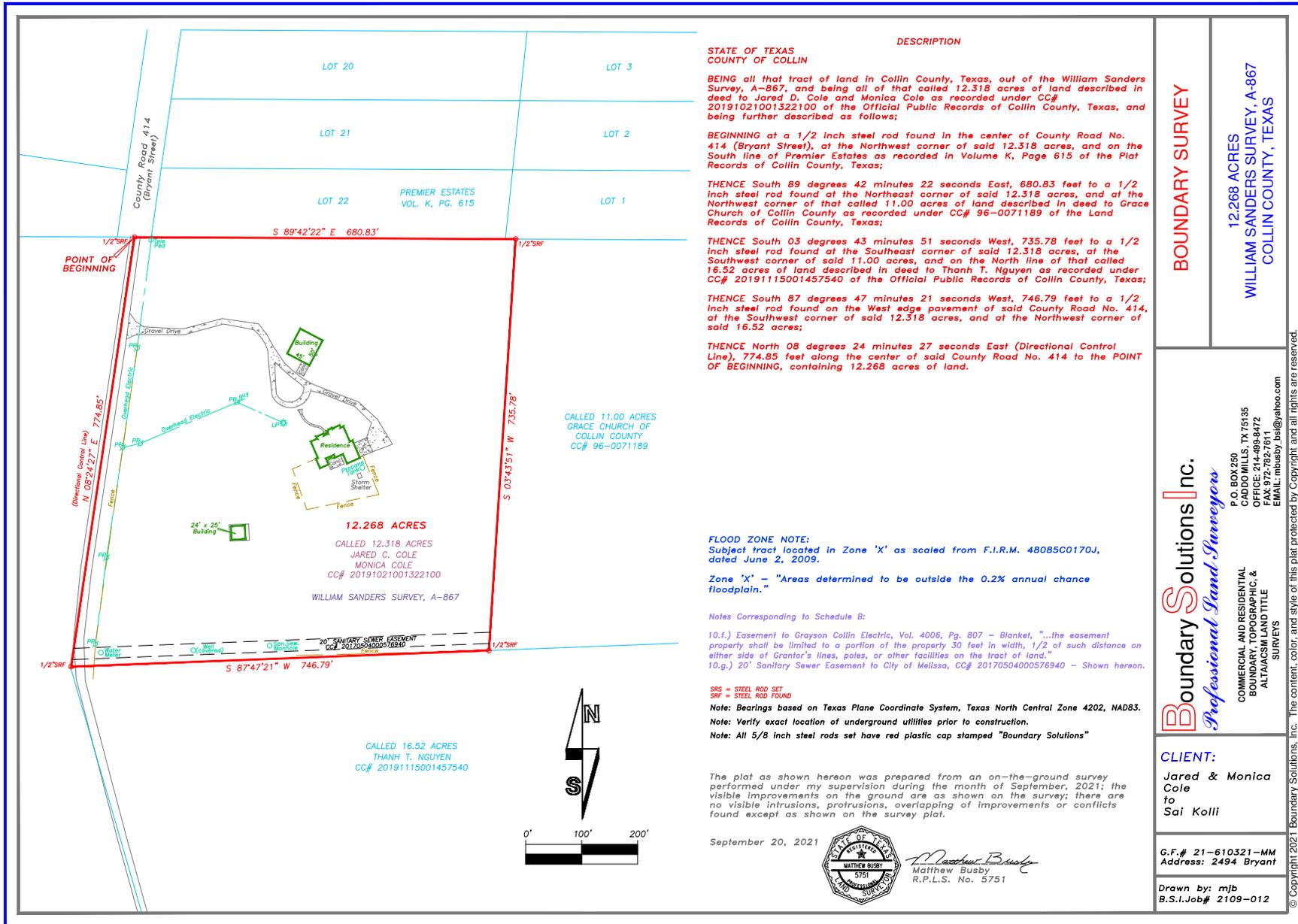
1-MILE | \$123,691  
3-MILE | \$141,223  
5-MILE | \$125,211

### MEDIAN HOME VALUE



1-MILE | \$684,859  
3-MILE | \$503,418  
5-MILE | \$515,575





**STATE OF TEXAS**  
**COUNTY OF COLLIN**

**DESCRIPTION**

BEING all that tract of land in Collin County, Texas, out of the William Sanders Survey, A-867, and being all of that called 12.318 acres of land described in deed to Jared D. Cole and Monica Cole as recorded under CC# 20191021001322100 of the Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1/2 inch steel rod found in the center of County Road No. 414 (Bryant Street), at the Northwest corner of said 12.318 acres, and on the South line of Premier Estates as recorded in Volume K, Page 615 of the Plat Records of Collin County, Texas;

THENCE South 89 degrees 42 minutes 22 seconds East, 680.83 feet to a 1/2 inch steel rod found at the Northeast corner of said 12.318 acres, and at the Northwest corner of that called 11.00 acres of land described in deed to Grace Church of Collin County as recorded under CC# 96-0071189 of the Land Records of Collin County, Texas;

THENCE South 03 degrees 43 minutes 51 seconds West, 735.78 feet to a 1/2 inch steel rod found at the Southeast corner of said 12.318 acres, and at the Southwest corner of said 11.00 acres, and on the North line of that called 16.52 acres of land described in deed to Thanh T. Nguyen as recorded under CC# 20191115001457540 of the Official Public Records of Collin County, Texas;

THENCE South 87 degrees 47 minutes 21 seconds West, 746.79 feet to a 1/2 inch steel rod found on the West edge pavement of said County Road No. 414, at the Southwest corner of said 12.318 acres, and at the Northwest corner of said 16.52 acres;

THENCE North 08 degrees 24 minutes 27 seconds East (Directional Control Line), 774.85 feet along the center of said County Road No. 414 to the POINT OF BEGINNING, containing 12.268 acres of land.

**FLOOD ZONE NOTE:**  
Subject tract located in Zone 'X' as scaled from F.I.R.M. 48085C0170J, dated June 2, 2009.

**Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."**

Notes Corresponding to Schedule B:

10.f.) Easement to Grayson Collin Electric, Vol. 4006, Pg. 807 - Blanket, "...the easement property shall be limited to a portion of the property 30 feet in width, 1/2 of such distance on either side of Grantor's lines, poles, or other facilities on the tract of land."

10.g.) 20' Sanitary Sewer Easement to City of Melissa, CC# 20170504000576940 - Shown hereon.

SRS = STEEL ROD SET  
SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.  
Note: Verify exact location of underground utilities prior to construction.  
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of September, 2021; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

September 20, 2021

*Matthew Busby*  
Matthew Busby  
5751  
R.P.L.S. No. 5751



**BOUNDARY SURVEY**

12.268 ACRES  
WILLIAM SANDERS SURVEY, A-867  
COLLIN COUNTY, TEXAS

**Boundary Solutions Inc.**  
*Professional Land Surveyors*

P.O. BOX 280  
CADDO MILLS, TX 75135  
OFFICE: 214-489-8472  
FAX: 372-782-7611  
EMAIL: mbusby\_b@yahoo.com

COMMERCIAL AND RESIDENTIAL  
BOUNDARY, TOPOGRAPHIC, &  
ALTAIR/CASIM LAND TITLE  
SURVEYS

**CLIENT:**  
Jared & Monica  
Cole  
to  
Sai Kollli

G.F.# 21-610321-MM  
Address: 2494 Bryant

Drawn by: mjb  
B.S.I.Job# 2109-012

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18.27 +/- ACRES  
MELISSA, TX



18.27+/- ACRES  
MELISSA, TX

Lavon Lake



Sumeer  
Elementary

Meadow Run  
Ashton Woods  
\$409K - \$600K

Bryant Farms  
Impression Homes  
\$348K - \$426K

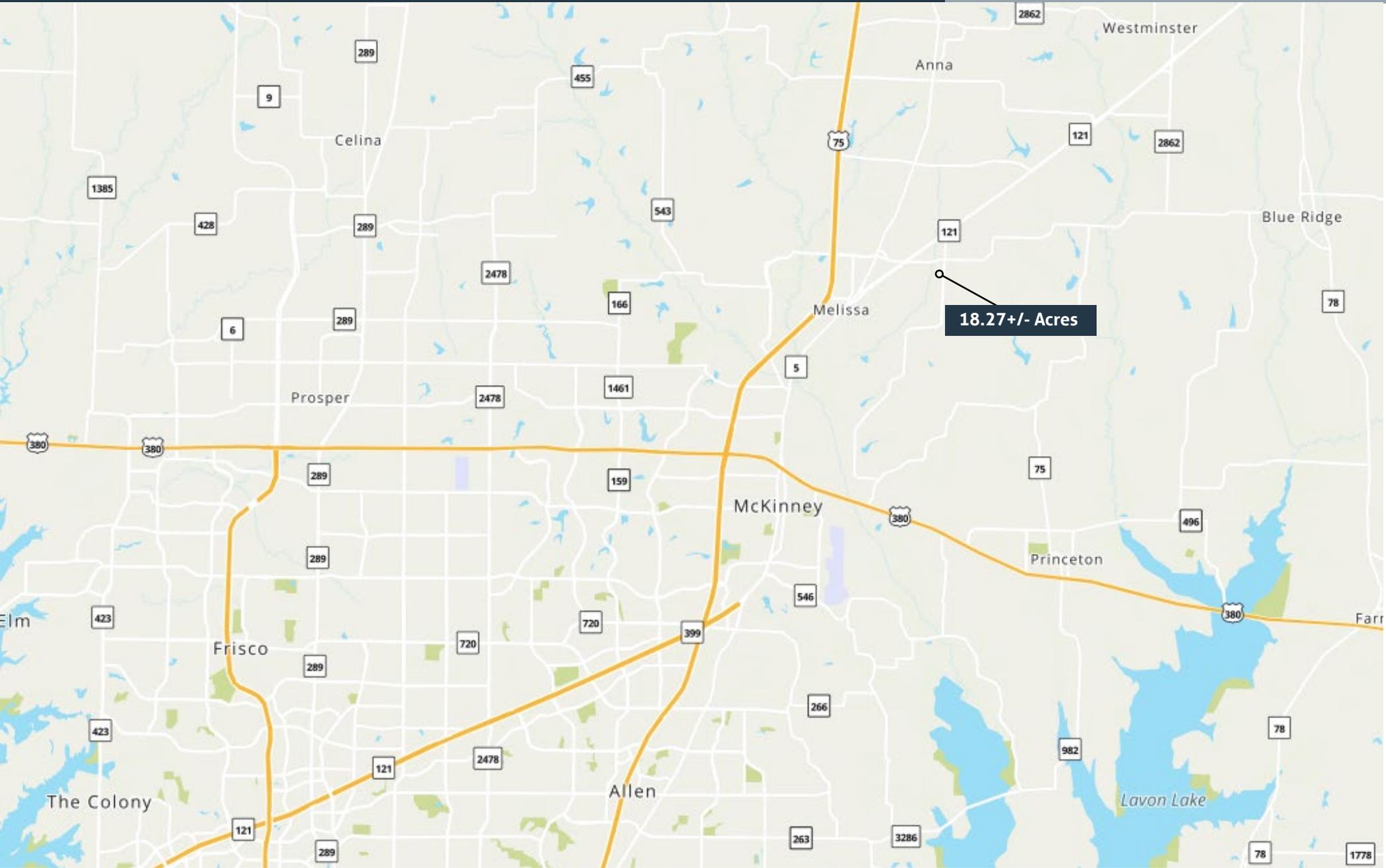
18.27+/- Acres

18.27 +/- ACRES  
MELISSA, TX



18.27 +/- Acres

18.27 +/- ACRES  
MELISSA, TX



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site is located less than a half mile southeast of State Highway 121, less than a quarter mile south of FM-545 (Melissa Road), and less than two miles east of US Highway 75 allowing for convenient access in and around Melissa and greater Collin County.
- The Site is located less than a mile southwest from the Melissa Z-Plex, a massive recreation center with fields for baseball, soccer, and other recreational activities.
- Melissa High School is located less than a mile to the northeast, which is part of the esteemed Melissa ISD and is currently undergoing a nearly \$76M renovation.



### Zoning

- The Site is currently zoned Single Family-3 and AG (Agricultural).
- SF-3 zoning allows for low-density single-family zoning with a minimum lot size of 7,800 sqft with a minimum lot width of 60 feet.
- The Site's size and location make this Site an ideal opportunity to potentially rezone for uses such as multifamily, build-to-rent, commercial, and more.
- *Purchaser to do their own due diligence related to the zoning and potential uses.*



### Population and Demographics

- According to the US Census Bureau, Melissa has a population of approximately 23,571 as of 2023 and has grown nearly 70% since 2020.
- Melissa's rapid population growth makes it an ideal location for new development due to increased demand for housing and new business.
- The median household income in Melissa as of 2023 was an outstanding \$137,875 per the US Census Bureau.



## DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified Economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$744 billion in 2023. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025
- According to the Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth remains a leader among us metropolitan areas
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, 5th Fastest Growing Economy (2022), and 6th Most Innovative City in the World
- Collin County, where the site is located, is witnessing demographic shifts and has an estimated 2024 population of 1,231,723 with a growth rate of 3.04% in the last year, according to US Census Data. Collin county is the 6th largest county in Texas. The 2010 population was 787,102, representing a growth rate of 56.49% in that time.

The Site is located in the City of Melissa and Collin County, TX, which is part of the Dallas-Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Collin County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



**GROSS METROPOLITAN  
PRODUCT**

**\$744 Billion**



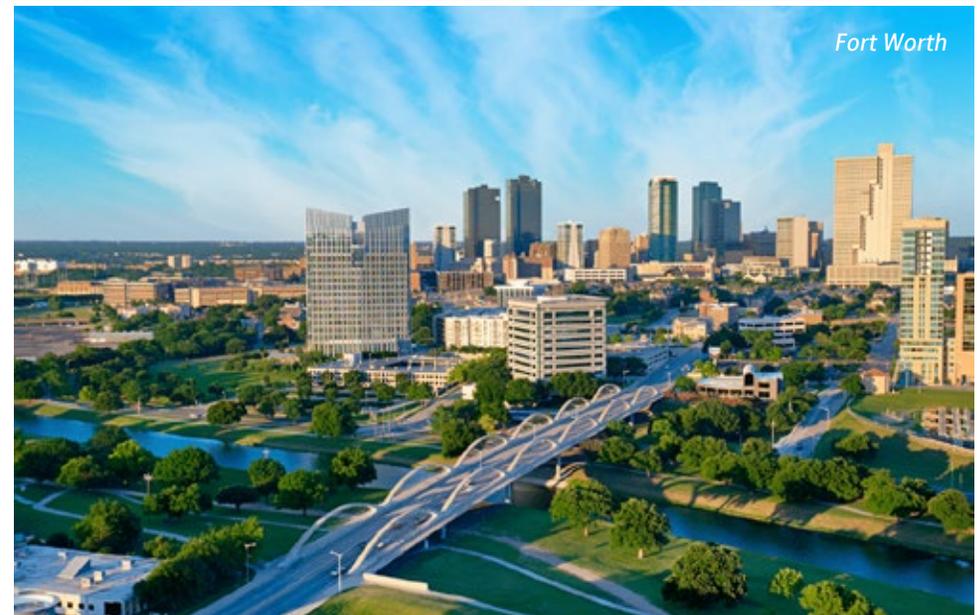
**DFW  
POPULATION GROWTH**

**2.18% (2023-2024)**



**DFW ESTIMATED  
POPULATION**

**8.1 Million**



## ECONOMIC OVERVIEW

DFW continues to hold the position as the fourth largest economy among Metropolitan Statistical Areas (MSAs) in the United States, including 24 fortune 500 companies. Truist reports showcase DFW's stellar performance, leading in year over year job growth rate as of April 2023 and securing the second highest overall job growth rate among major US Metros. DFW's population of 8.3 million ranks fourth nationally and is projected to exceed 10 million by 2030, surpassing Chicago as the third largest metro in the US. Recent accolades include ranking second in the country for Most Commercial Projects Underway, fourth for fastest growing economy in 2022, and sixth as the most innovative city in the world. DFW shines as a beacon of economic strength, growth, and innovation.

Melissa, Texas boasts excellent demographics, with an outstanding median household income of \$137,875, a median home value of \$430,300, and a very strong median gross rent of \$2,341. With increased investment in infrastructure in recent years, these statistics will only grow stronger. Melissa, TX is experiencing a period of unprecedented growth, priming it for an economic boom in the coming years.

Medical City McKinney



## COLLIN COUNTY MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Frito Lay	15,321
JP Morgan Chase	12,000
Conifer Health Solutions	11,000
Liberty Mutual	5,000
Toyota	4,000
Ericsson	4,000
Raytheon	3,000
Encore Wire	1,672
Medical City McKinney	1,149



## AREA OVERVIEW

Collin County, located in North Texas, is one of the fastest-growing counties in the U.S., combining suburban charm with a thriving economic environment. Major cities like Plano, Frisco, McKinney, Melissa, and Prosper benefit from access to key highways such as U.S. 75, the Dallas North Tollway, State Highway 121, and U.S. Highway 380, facilitating seamless connectivity throughout the Dallas-Fort Worth metroplex. The area is home to major corporate headquarters, including Toyota North America, Liberty Mutual, JPMorgan Chase, and Ericsson. With top-rated schools, abundant parks, and cultural amenities, Collin County is an ideal location for families, professionals, and businesses alike. Collin County's job market has experienced significant growth in 2024, adding over 16,000 jobs, primarily in sectors like technology, healthcare, and professional services. This boom reflects the county's thriving economic environment, driven by its strategic location and growing business hubs. Additionally, the unemployment rate has seen a notable improvement. As of August 2024, the unemployment rate in Collin County dropped to 3.9%, down from 4.1% in June and continuing its steady decline from earlier in the year. This shift demonstrates the region's strong labor market and resilience.

## EDUCATION

Melissa ISD has a rating of A according to Niche.com and is one of the fastest growing districts in Collin County, serving over 6,500 students and employing over 700 residents. Melissa is an excellent location for anyone looking to raise a family in the DFW metroplex due to its strong school system and proximity to major business hubs. The Site is served by Melissa High School, Melissa Middle School, and Sumeer Elementary School.



*Collin County Courthouse*



*Melissa High School*

## TRANSPORTATION



**Air:** DFW International Airport, located approximately 25 miles southwest from the Site, is the third busiest airport in the world by aircraft movement and the second busiest in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 Billion and it served over 82 million passengers in 2023. American Airlines corporate headquarters is in Fort Worth and its main operational hub is DFW Airport.



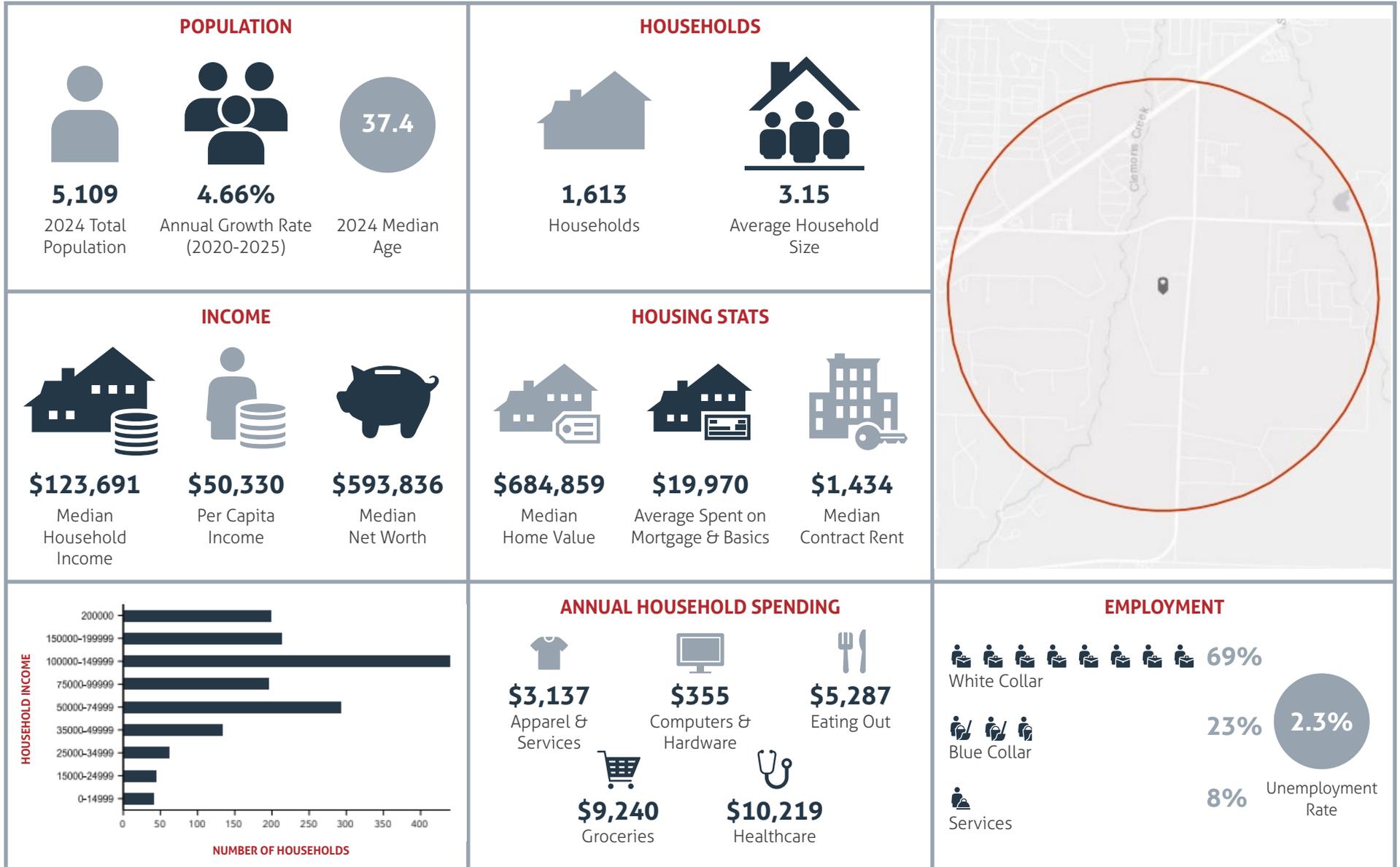
**Highway:** The Site is located in the DFW Metroplex and has nearby access to several major thoroughfares. Located in the heart of Collin County, the Site offers rapid access to Downtown Dallas via its proximity to both Dallas North Tollway and US 75. Dallas North Tollway is located 4 miles West of the Site, and US 75 is 6.5 miles to the East, both of which provide a direct route to downtown, and have major junctions connecting to I-635, SH 121, and President George Bush Turnpike. Located only a mile to the north is US Highway 380, a major east-west highway that spans over 670 miles.



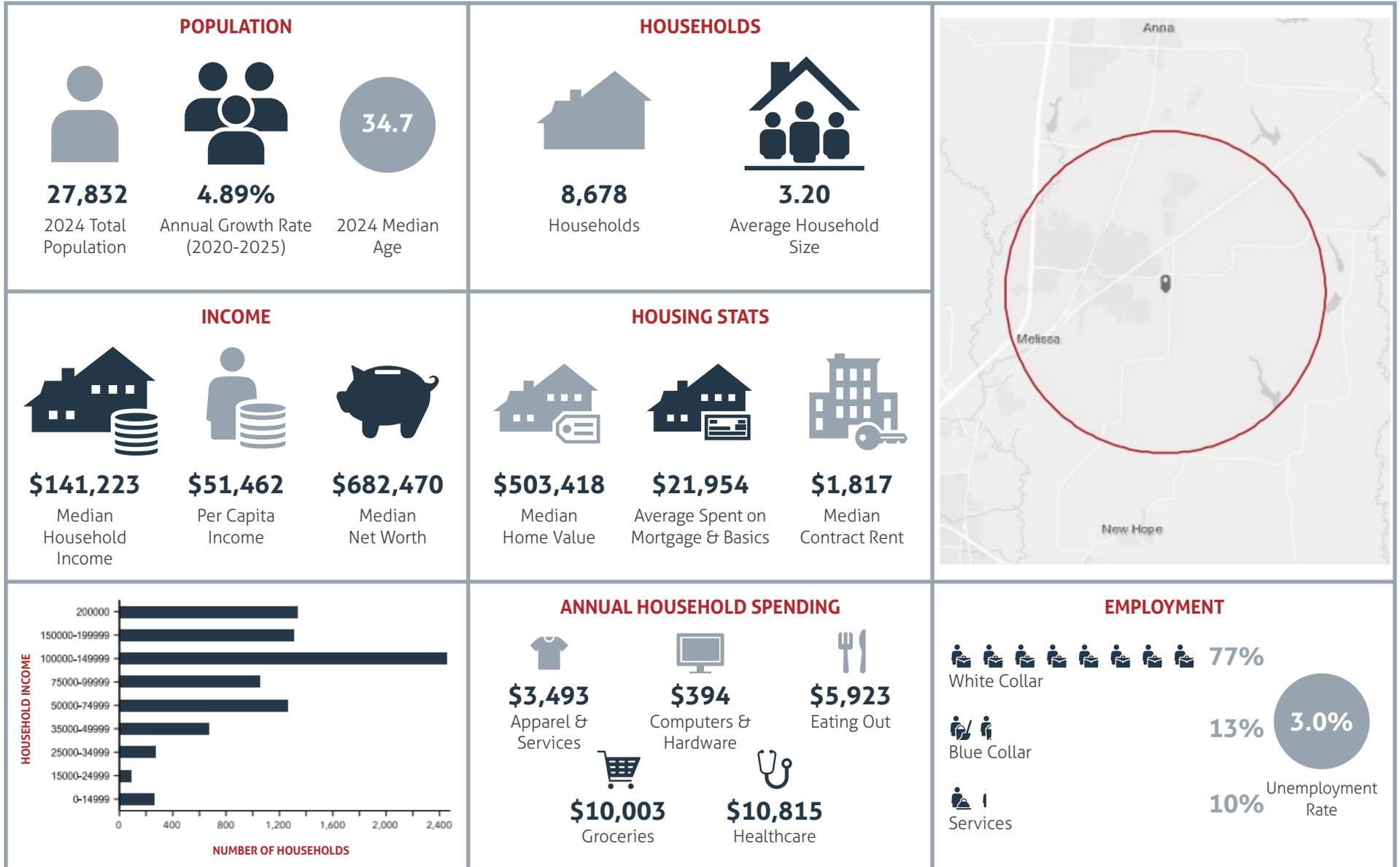
Dallas Fort Worth International Airport



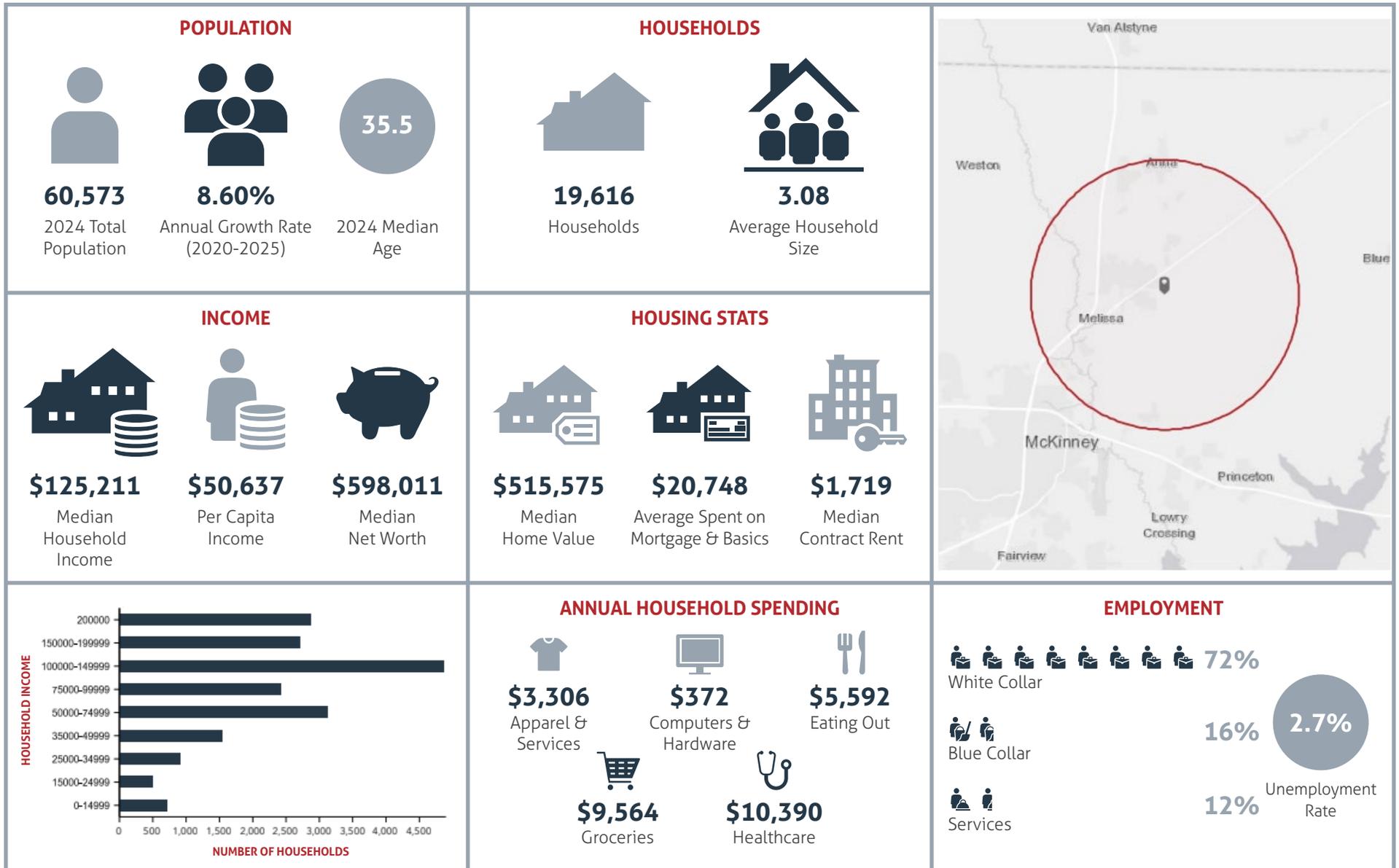
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



## 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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

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**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

**Sales Agent/Associate:** Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

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