

MELISSA, TEXAS

Southwest Quadrant 121 & Miller Rd

FOR SALE PAD SITE



PAD SITE

34,761 sq ft site

PRICE

\$12 / sq ft

ZONED

Commercial

PROPERTY INFORMATION

Prime Commercial Property with High
Visibility & Great Access

All Utilities to Site

RETAIL MARKET ANALYSIS*

Population	Melissa	RTA
2013 Estimate	6,718	38,226
Projected Growth (2013-2018)	16.91%	11.35%
Income		
Average Household	\$88,337	\$74,624
Median Household	\$70,533	\$60,118
Households		
2013 Estimate	1,723	12,438
Projected Growth (2013-2018)	16.66%	10.81%

**Based on TheRetailCoach 2013 data. Information available upon request.*

FOR MORE INFORMATION, PLEASE CONTACT



Jeff Reinhard

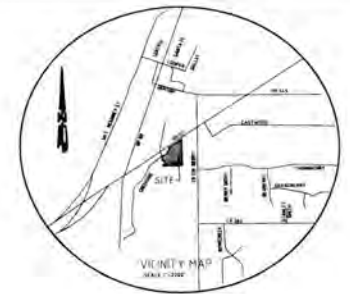
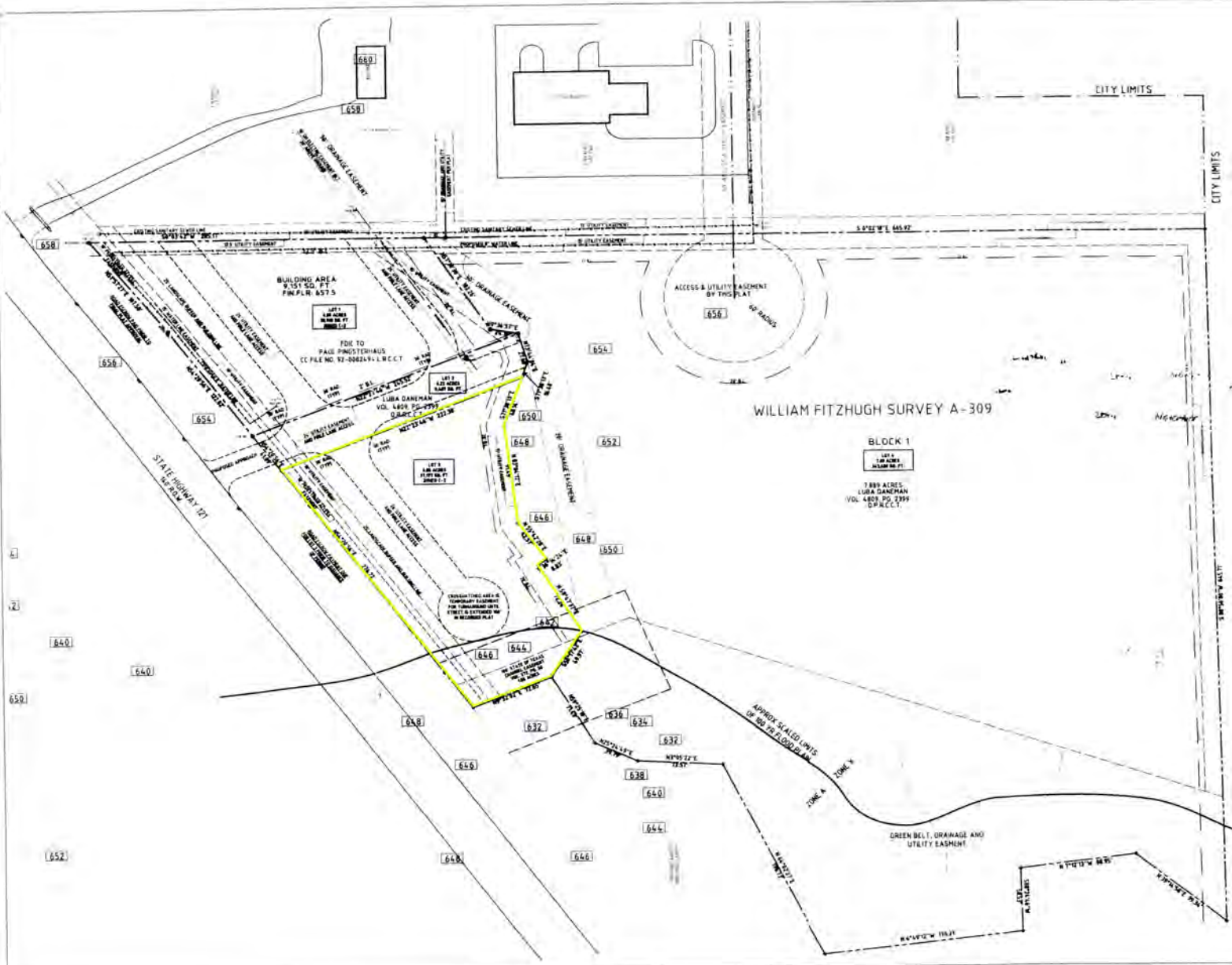
broker/owner

jeff@reinhardre.com | 972.740.9150

www.ReinhardRealEstate.com

[Click here](#) to view full property listing
[Click here](#) to view all commercial listings





VARIANCE REQUEST
 ROAD ESCROW PAYMENT REQUIRED FOR LOTS 1 AND 2 HAVE BEEN PAID PRIOR TO APPROVAL OF THIS PLAT
 ROAD ESCROW PAYMENT FOR LOT 3 SHALL BE PAID PRIOR TO ISSUANCE OF ANY PERMITS ASSOCIATED WITH LOT 3
 ROADWAY ESCROW PAYMENT FOR LOT 3 SHALL BE BASED ON THE COST OF ONE HALF OF THE COST OF A STANDARD WIDTH STREET INCLUDING CURBS AND GUTTER AND UNDERGROUND STORM SEWER AT THE TIME OF THE ESCROW PAYMENT IS MADE

AMR BATA LUBA DANEMAN & SAHAR AMMONS
 PRESTON ROAD SUITE 902
 DALLAS, TEXAS 75244 (214) 887-1000

Amr Bata Luba Daneman

OWNERS
 AMR BATA LUBA DANEMAN & SAHAR AMMONS 4900
 PRESTON ROAD SUITE 902
 DALLAS, TEXAS 75244 (214) 887-1000

ENGINEER
 GRANT ENGINEERING
 JOHN GRANT, P.E.
 3244 HEMPHILL, S
 FORT WORTH, TX 76110
 817-923-3131
 817-923-4141 FAX

ENGINEER
 DMG ASSOCIATES, INC.
 AMR GHAI, BAF, P.E.
 2908 COTTONWOOD LN
 COLLEYVILLE, TX 76034
 817-457-8704

SUBDIVISION PLAT
MELISSA CROSSING
 9.86 ACRES (4 LOTS)
 WILLIAM FITZHUGH SURVEY
 ABSTRACT NO. 309
 CITY OF MELISSA, COLLIN COUNTY, TEXAS

R.S.C.I. LAND SURVEYING
 RICHMOND SURVEYING CO., INC.
 786 S. TAUNTON BOULEVARD, SUITE 100, FORT WORTH, TEXAS 76102-1442

SHEET 1 OF 2



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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

Reinhard Real Estate, LLC, 1171 Stacy Road Fairview, TX 75069

Phone: (972)740-9150

Fax:

Jeff Reinhard

flamingo daze

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com