

# For Sale or Lease

3602 State Hwy 121  
Melissa, Texas

+/- 20,000 SF Building  
on a 1.76 Acre lot with  
adjoining .8 Acre.

*Sale Price: \$895,000*

*Lease Terms:  
8,000 to 20,000 SF  
\$7 PSF plus Utilities*

8,000 SF of office space

12,000 SF of warehouse

20 parking spaces available

Includes kitchen, private  
offices and conference room

## 20,000 SF Building

Melissa, Texas



### For Information Contact:

David Cox or Bill Cox  
972-562-8003

[dcox@careycoxcompany.com](mailto:dcox@careycoxcompany.com)  
[bcox@careycoxcompany.com](mailto:bcox@careycoxcompany.com)



## CAREY COX COMPANY

*Commercial & Industrial Real Estate Services*  
194 Industrial Boulevard • McKinney, Texas • 972-562-8003 • Fax 972-562.0594  
[www.careycoxcompany.com](http://www.careycoxcompany.com)

The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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## 20,000 SF Building

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# For Sale

3602 State Hwy 121  
McKinney, Texas 75454

## 3602 State Hwy 121

### Melissa, Texas



3602 State Hwy 121 N

Approximately 3 miles from  
the intersection of Hwy 5  
and State Hwy 121

Subject site has tremendous  
opportunity in a strong  
growth market

<u>2007 Demographics</u>	<u>1 Mile</u>	<u>3Mile</u>	<u>5 Mile</u>
Population:	137	3,359	7,260
Avg. HH Income:	\$70,934	\$79,353	\$74,318
Daytime Pop.:	689	5,254	10,660

**Traffic Count: State Hwy 121 and FM2933 – 13,583 VPD  
( Per NCTCOG - year 2004)**

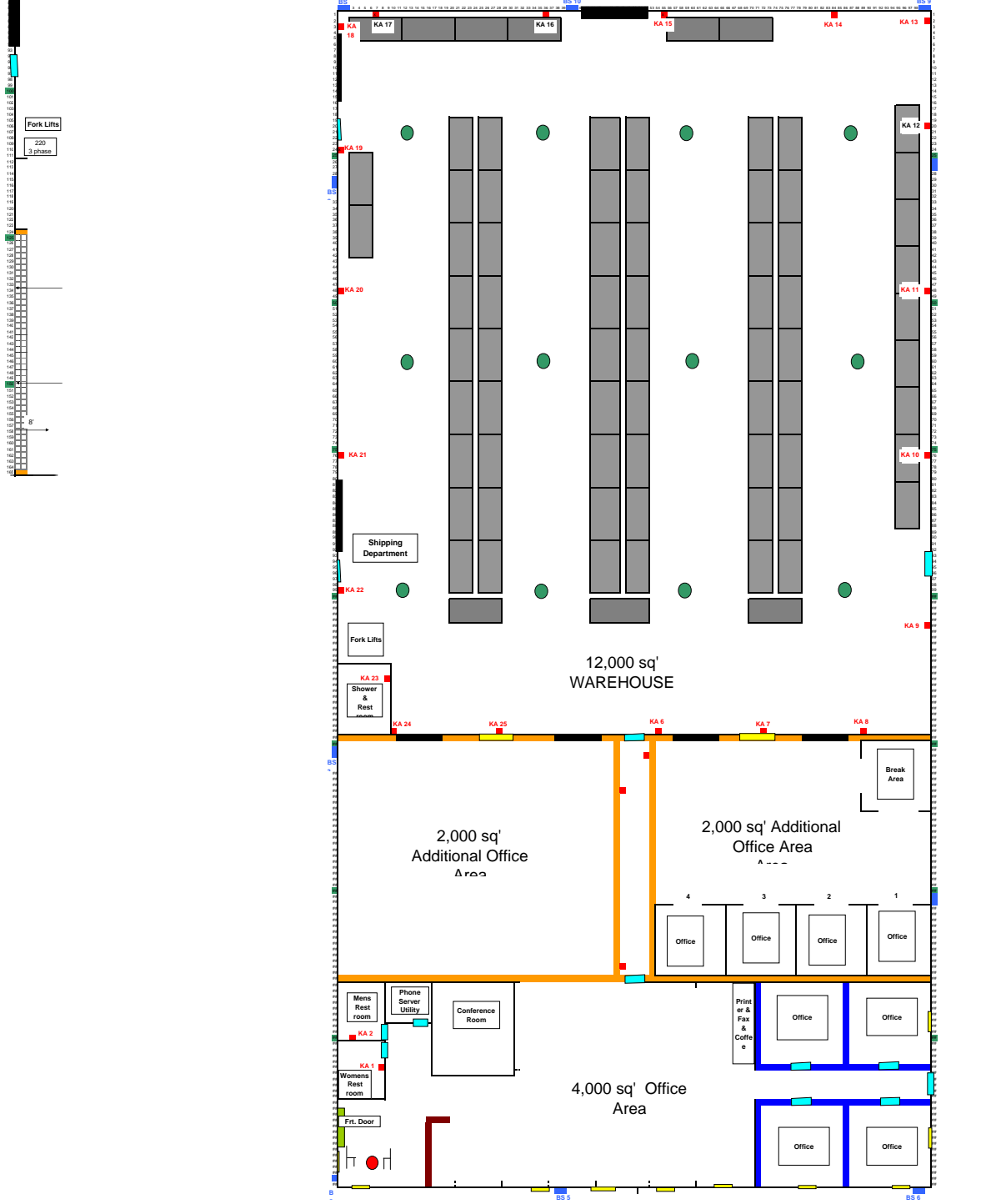
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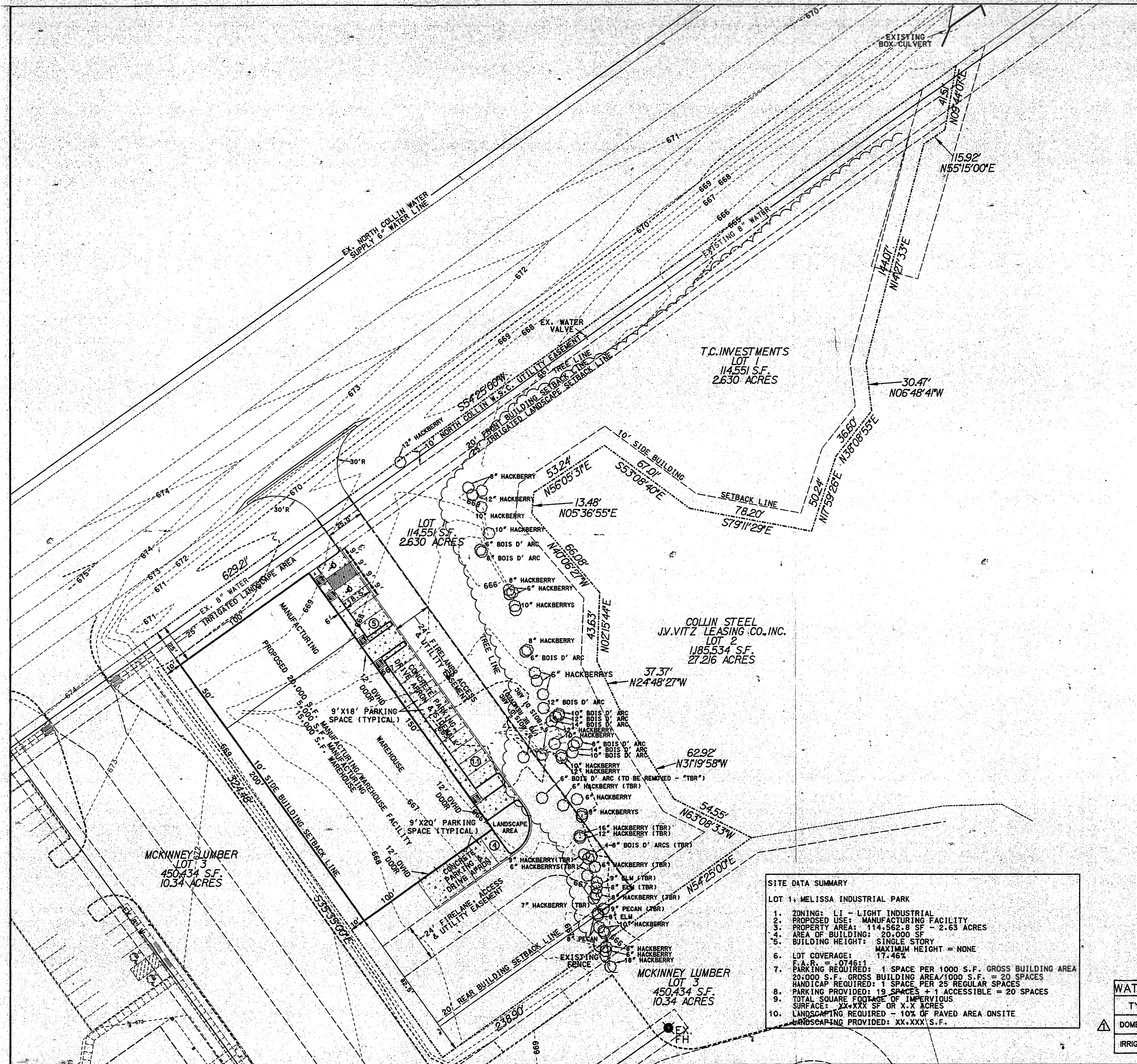
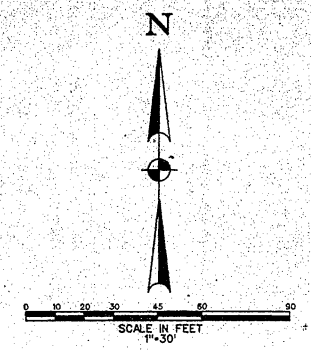
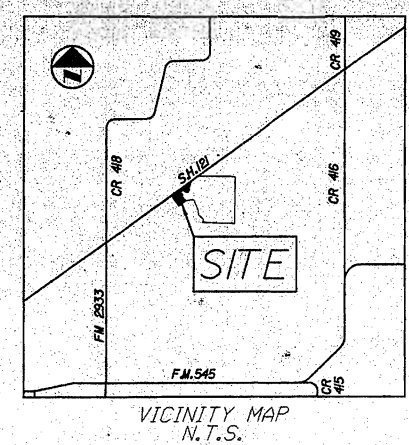


Fork Lifts

200  
3 phase

8'





- GENERAL NOTES
1. Fire lanes shall be designed and constructed per city standards.
  2. Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted Uniform Building Code.
  3. All signage shall conform to City Zoning Ordinance.
  4. Uses shall conform in entirety to Section 16. "I-1", Light Industrial District.

ALL HANDICAP RAMPS, STALLS, PARKING AND ACCESS TO BLDG TO MEET ADA STANDARDS

SITE DATA SUMMARY

LOT 1: MELISSA INDUSTRIAL PARK

1. ZONING: LI - LIGHT INDUSTRIAL
2. PROPOSED USE: MANUFACTURING FACILITY
3. PROPERTY AREA: 114,562.8 SF - 2.63 ACRES
4. AREA OF BUILDING: 20,000 SF
5. BUILDING HEIGHT: SINGLE STORY  
MAXIMUM HEIGHT = NONE
6. LOT COVERAGE: 17.46%  
F.A.R. = .0746:1
7. PARKING REQUIRED: 1 SPACE PER 1000 S.F. GROSS BUILDING AREA  
20,000 S.F. GROSS BUILDING AREA / 1000 S.F. = 20 SPACES  
HANDICAP REQUIRED: 1 SPACE PER 25 REGULAR SPACES
8. PARKING PROVIDED: 19 SPACES + 1 ACCESSIBLE = 20 SPACES
9. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: XX,XXX SF OR X.X ACRES
10. LANDSCAPING REQUIRED - 10% OF PAVED AREA ONSITE  
LANDSCAPING PROVIDED: XX,XXX S.F.

WATER METER SCHEDULE

TYPE	SIZE	NUMBER	SANITARY SEWER
DOMESTIC	3/4"	1-PROPOSED	SEPTIC
IRRIGATION	NA	NA	NA

**ENGINEERING SITE PLAN**

TROPICAL OASIS/T.C. INVESTMENTS

LOT 1, MELISSA INDUSTRIAL PARK

CITY OF MELISSA, TEXAS

**HELMBERGER ASSOCIATES, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERS  
524 HOOPER ROAD, WYLLIE TEXAS 75096 (972) 442-7436

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	J.CADD	AUGUST 2002	1"=30'	SPLANOR	0257	C1

# Carey Cox Company

## EXHIBIT "C"

### NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

*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

**B**efore 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.

*This Information About Brokerage Services form is not a contract.*

*The real estate licensee asks that you acknowledge receipt of this Information About Brokerage Services for the licensee's records.*

OWNER:

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or a complaint regarding a real estate licensee, you should contact the TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512 465 3960.

EXHIBIT "C" - INFORMATION ABOUT BROKERAGE SERVICES

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