

Melissa Development Quarterly Update

Period Ending Calendar Year 2015

Melissa Population (1980 – 2015)							
Year	Population	Year	Population	Year	Population	Year	Population
1980*	604	2003	2,524	2008	4,185	2013	6,154
1990*	557	2004	2,846	2009	4,483	2014	6,703
2000*	1,539	2005	3,172	2010*	4,695	2015	7,800
2001	1,885	2006	3,536	2011	5,200	2016 est.	9,000
2002	2,211	2007	3,869	2012	5,700		

*Official Census figure

Building Permit Summary

Development Type	4th Quarter 2015		2015 Summary	
	Permits Issued	Valuation	Permits Issued	Valuation
Single Family	71	\$15,929,122	377	82,750,782

Building Permit Comparison - Single Family Permits

Quarter	2014		2015	
	Permits	Valuation	Permits	Valuation
1 st	27	\$6,380,982	87	\$18,135,286
2 nd	108	\$20,793,972	78	\$17,861,085
3 rd	82	\$14,456,936	141	\$30,825,289
4 th	29	\$6,053,140	71	\$15,929,122
Total	246	\$47,685,030	377	\$82,750,782

Approved Single Family Platted Lots

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2015	108	-	-	-	85	-	-	-					193
2014	-	-	76	96	-	-	-	137	-	-	-	-	309
2013	61	-	-	83	84	70	-	-	88	92	-	-	478

Sales Tax Comparison

	2015 Sales Tax Total
McKinney	\$43,383,455.80
Roanoke	12,648,813.58
Prosper	4,380,907.95
Fairview	3,045,766.93
Sunnyvale	2,412,325.01
Melissa	1,706,728.38
Anna	1,472,317.95
Princeton	1,297,163.03
Celina	1,260,017.73
Van Alstyne	984,349.03

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Major Projects Descriptions

CVS Pharmacy



2600 Sam Rayburn Highway
Valuation: \$2,400,000
Certificate of Occupancy: Oct. 2015

Dollar General

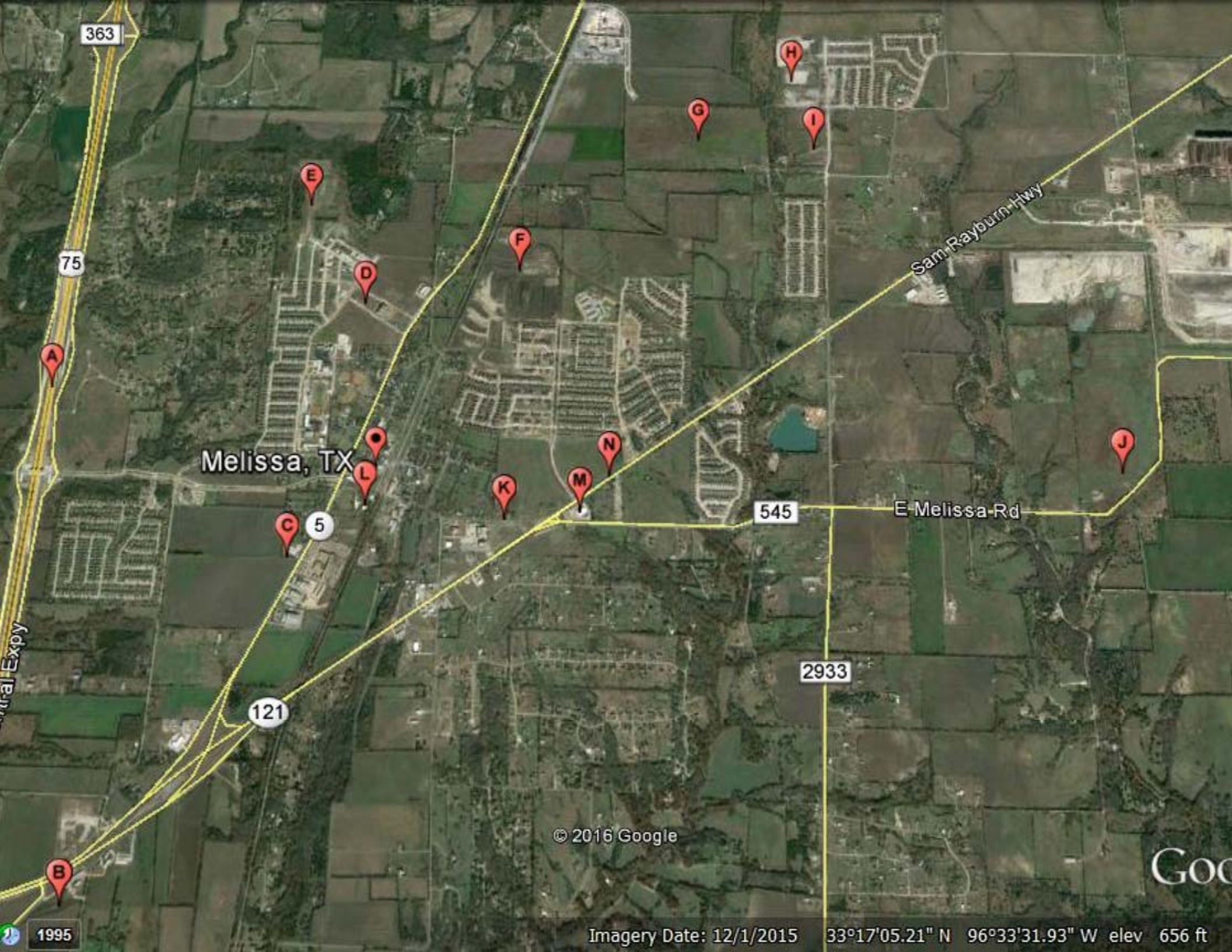


2401 McKinney Street
Valuation: \$750,000
Certificate of Occupancy: Dec. 2015

Melissa Middle School



1300 Harrison
Valuation: \$1,160,350
Certificate of Occupancy: Oct. 2015



363

75

Melissa, TX

5

121

545

E Melissa Rd

2933

Sam Rayburn Hwy

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Go

1995

Imagery Date: 12/1/2015 33°17'05.21" N 96°33'31.93" W elev 656 ft

Point	Project	General Description
A	US 75 Reconstruction	Reconstruction from two lane to six lane section to Melissa Road; Estimated completion late spring 2016; access roads late 2016
B	Highway 5 realignment	With the SH 121 project, SH 5 intersection will realign with CR 339 between RaceTrac and First National Bank of Trenton
C	Dollar General	Retail store opened December 2015
D	City Hall Park	2 acre park with enhanced paving, gazebo, spray fountain, additional landscaping. Estimated completion late spring 2016
E	Villages of Melissa	Phase 3 of the Villages of Melissa subdivision; 161 lots
F	Liberty	204 lots approved, along with the connection of Pennsylvania Avenue to SH 5. Estimated Completion is summer 2016.
G	Creek Crossing	Phase 1 with 98 residential lots approved. Estimated completion is fall 2016.
H	North Creek II & North Creek Estates	235 residential lots in various phases. Estimated completion is fall 2016.
I	Magnolia Ridge	88 lots approved in Phase 1. Completed in winter 2015.
J	100 acre City Park	Phase 1 of a multi phased community park; design ongoing
K	Melissa Road Sewer Upgrade	Grant supported sanitary sewer expansion to serve downtown and commercial corners; completed in fall 2015
L	Pump Station Reconstruction	New ground storage tank completed in 2015; relocation in anticipation of reconstruction of Melissa Road
M	CVS	Retail store opened October 2015
N	SH 121 Reconstruction	SH 121 will be widened from SH 5 to west of FM 455 in Anna. The 5.9 mile long project will widen SH 121 from a two lanes to four lanes. Construction includes pavement, drainage structures, signs, signals and pavement markings. It is expected to take approximately two and a half years to build the project and the estimated completion is spring of 2018.