



City of Melissa
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News Release

FOR IMMEDIATE RELEASE
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City accepting proposals for former Kim's Korner site

High-traffic location well-suited for storefront office or retail

MELISSA (March 15, 2021) A highly-prized parcel of City-owned land exceptionally suitable for a small office building or retail establishment seeking high vehicular traffic is now being offered to developers and brokers.

Locally remembered as the former Kim's Korner site, the acre-and-a-half parcel is located at 2322 Sam Rayburn Highway and sits on the southeast corner of State Highway 121 and Miller Road.

The triangular shaped plot is less than two miles from the intersection of US 75 and SH 121, and features over 300 feet of frontage on SH 121. Daily traffic on that stretch of SH 121 is about 29,000 vehicles, making the site an extremely attractive location for retail and/or offices.

Zoned for commercial enterprises, the site is well-suited for either a single tenant or for a multi-tenant office or coordinated retail. The site can be immediately shovel ready because the appropriate infrastructure enhancements are already in place and fully operable. While the site did contain underground gasoline tanks, these have been removed and the site has been fully restored with no environmental remediation required prior to construction.

As the owner, the City of Melissa is motivated only by ensuring that the site's development reflects the kind of project that brings a high level of value to the emerging SH 121 commercial corridor.

Concepts and other supporting documentation must be submitted and received by the City of Melissa Purchasing Department by mail or hand delivery no later than 2:00 pm Central Daylight Time on Thursday, April 15, 2021 in care of Jason Little, City Manager, 3411 Barker Avenue, Melissa, Texas 75454.

Informational packets that include detailed information on this opportunity along with the required submittals, a brief questionnaire, and the City Council resolution pertaining to the property can be viewed at [Melissa, TX \(cityofmelissa.com\)](https://cityofmelissa.com/).

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ABOUT THE CITY OF MELISSA – The City of Melissa is a fast-growing progressive suburb with a small-town feel, located 35 miles north of downtown Dallas in the dynamic growth area of northeast Collin County. Melissa sits on 21 square miles, is home to over 16,000 people, and is easily accessible by way of three intersecting highways. Melissa has ample inventory of the highly-sought-after undeveloped frontage available on US 75 and SH 121, primed to serve the commercial needs of a booming Collin County. Melissa is a home-rule municipality, governed by a council-manager form of government.