



# Melissa Industrial Park

**LOTS FOR SALE OR BTS**

3616 Sam Rayburn Highway, Melissa, TX 75454

NATIONAL  
**IOS**

# Melissa Industrial Park

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## For Lease | Lot Sale | BTS

RCP is planning development of additional flex industrial warehouses with outside storage yards.

- BTS for tenants with specific needs
- Existing lots may be combined to accommodate larger tenants.

Melissa Industrial Park is now pre-leasing for delivery in late Q2 2024.

- Each building can be built between 10k-50k sf with standard office build-out of 1,500 sf.
- Fenced outside storage in rear of buildings

## Property Overview

Melissa Industrial Park is conveniently located in Melissa, Texas, fronting on State Highway 121, which is 4.1 miles east of Hwy 75. The 27-acre industrial park is comprised of 6 lots and will encompass SRS Industrial's, 12,000 sq. ft. sales and distribution facility with a 4.5-acre storage yard, available Q1 2025.

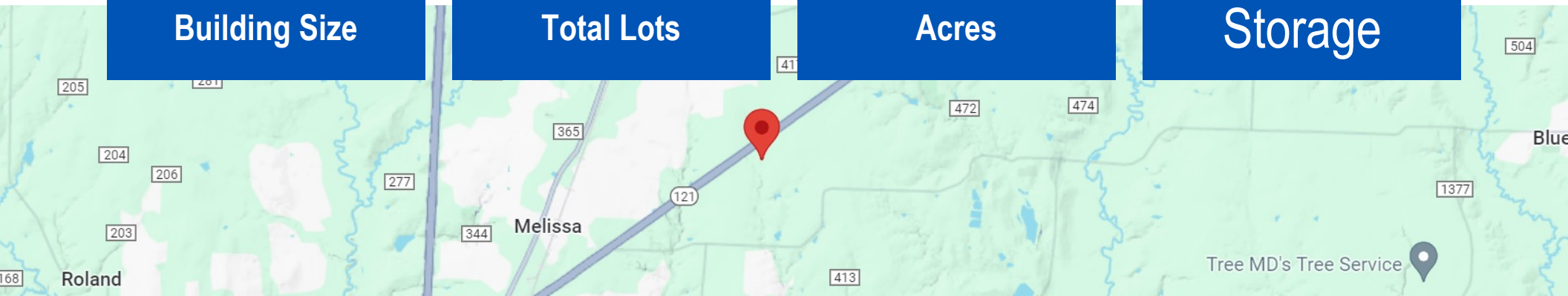
Outside storage is a key feature of the Melissa Industrial Park. Several mid-sized to large lots are available for build-to-suit, for various types of industrial warehouse or manufacturing tenants. Other lots will be developed on a speculative basis, providing generous outside storage. Melissa Industrial Park has direct access to SH 121, enabling convenient access to the south.

10k-50k SF  
Building Size

± 6  
Total Lots

27  
Acres

Outside  
Storage





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## Traffic Count

SH 121: ±15,747(2019)

## Water/Septic

Water to Site (12")  
City Sewer

## 4.1 Miles

East of Highway 75

## Zoning

Light Industrial  
(Outside Storage)

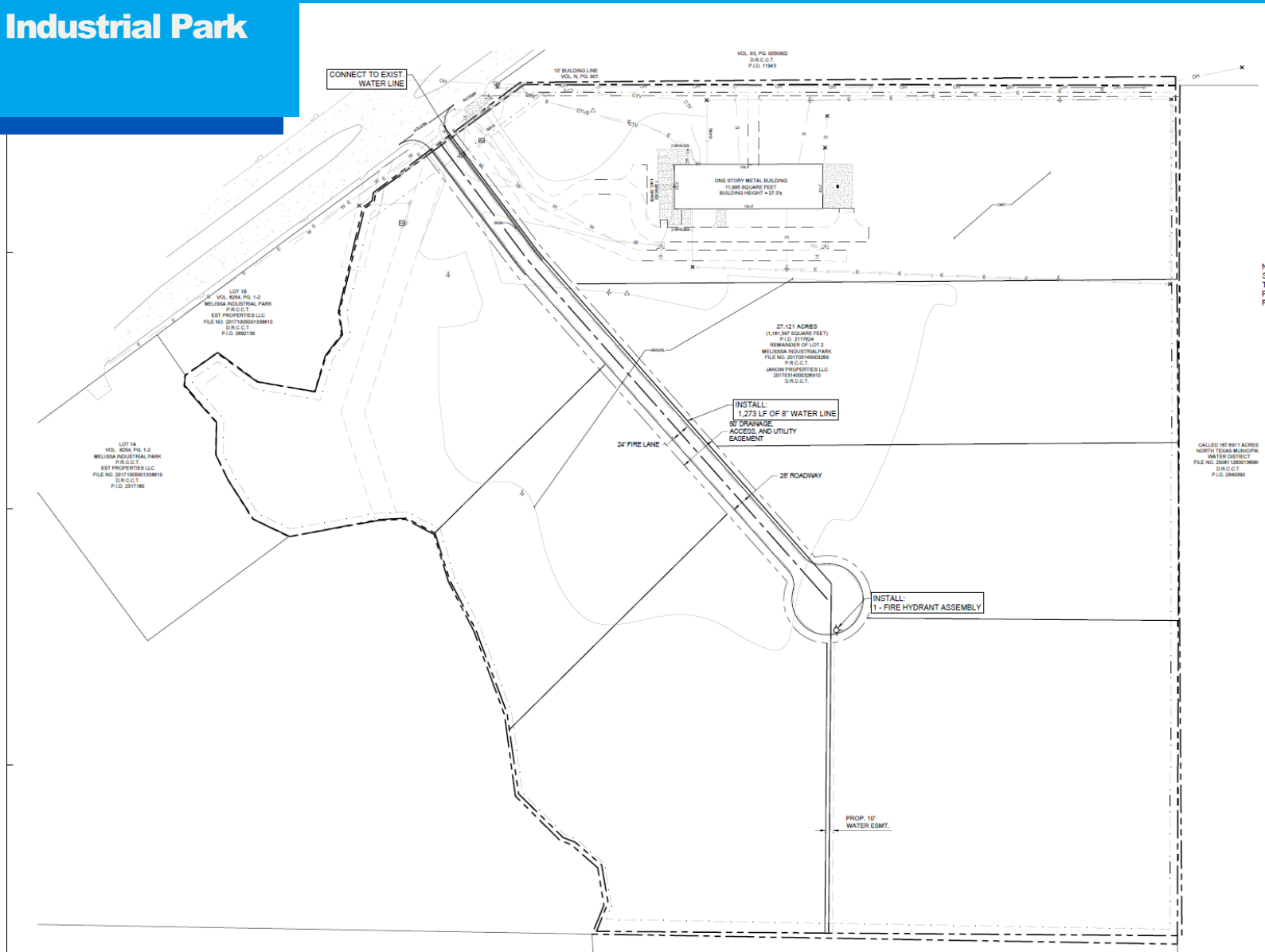
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## Melissa Industrial Park Site Plan





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## Example Development

1001 Prosperity Way, Krugerville, TX



**4.5 ACRES | ~11,700 SF**

- 3 Offices
- 19 Car parks
- 11 Drive-in doors
- Flexible retail/office space
- Outside storage yard

## Property Contact

Leasing:

**Nathan Rylander**

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The information presented was obtained from sources deemed reliable;  
however, National IOS does not guarantee its completeness or accuracy.

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