

For Lease

2502 McKinney St.
Melissa, Texas 75454

7.58 Acres of Land with
20,000 SF clear span building
including 5,000 of nice office

2 - 5,000 SF T-Sheds

Lease Rate:
\$13,750 Per Month
plus Utilities

Clear Height:
18ft in warehouse and T-sheds

Paved concrete parking lot with
40 striped parking spaces

On Site 500ft Rail Spur
(Union Pacific)

Power: 3 Phase
480 V, 400 Amp

Utilities:
Water - City of Melissa
Gas - Atmos
Electric - Oncor



Rail Served Industrial Facility

Melissa, Texas



For Information Contact:

David Cox or Bill Cox
Toll Free 866-578-6063
972-562-8003

dcox@careycoxcompany.com
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

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.

For Lease

Phillips Lumber Yard
2502 McKinney St.
Melissa, Texas 75454

Rail Served Industrial Facility

Melissa, Texas

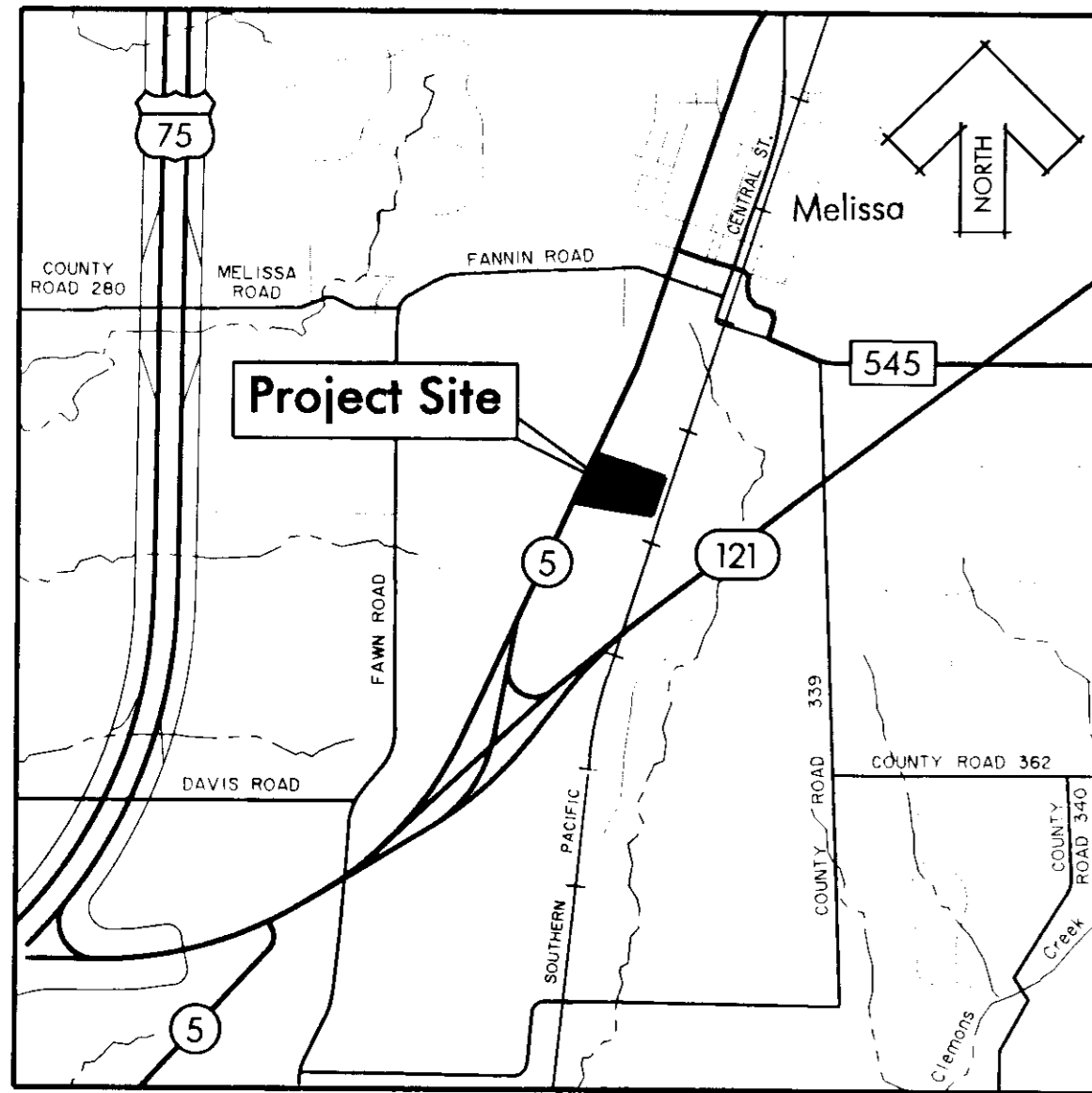


<u>2008 Demographics</u>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population:	1,974	4,194	12,158
Avg. HH Income:	\$76,300	\$75,884	\$67,130
Daytime Pop.:	2,859	5,141	15,048

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LOCATION MAP
1" = 2000'

BASIS OF BEARING:
THE MONUMENTS CALLED FOR IN THE DEED TO PHILLIPS PROPERTIES, LTD. AS RECORDED IN VOLUME 4809, PAGE 4074 OF THE LAND RECORDS OF COLLIN COUNTY, TEXAS.

Accepted this 15 day of March, 2001, by the City Planning and Zoning Commission of the City of Melissa, Texas.

Chairman, Melissa Planning and Zoning Commission

Attest:
Edward Almon
Secretary, Melissa Planning and Zoning Commission

Accepted by the City Council of the City of Melissa:

Daniel C. Dawson April 12, 2001
Mayor, City of Melissa Date

The undersigned, the City Secretary of the City of Melissa, hereby certifies that the foregoing final plat of PHILLIPS LUMBER COMPANY Addition to the City of Melissa was submitted to the City Council on the 15th day of April, 2001, and the City Council by formal action then and there accepted the dedication of streets, alleys, easements, and public places, as shown and set forth in and upon said map or plat, and said City Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this 12th day of April, A.D. 2001
Susan Bradley
City Secretary, City of Melissa, Texas

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric J. Yahoudy do hereby certify that this plat was prepared from an actual and accurate survey of the land and that the monuments shown thereon were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Melissa, Texas.

Signature: E. Yahoudy Date: 4-6-01
Eric J. Yahoudy R.P.L.S. No. 4862

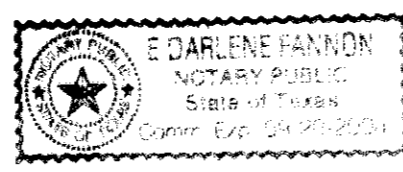
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said county and state, on this day personally appeared Eric J. Yahoudy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of April, 2001.

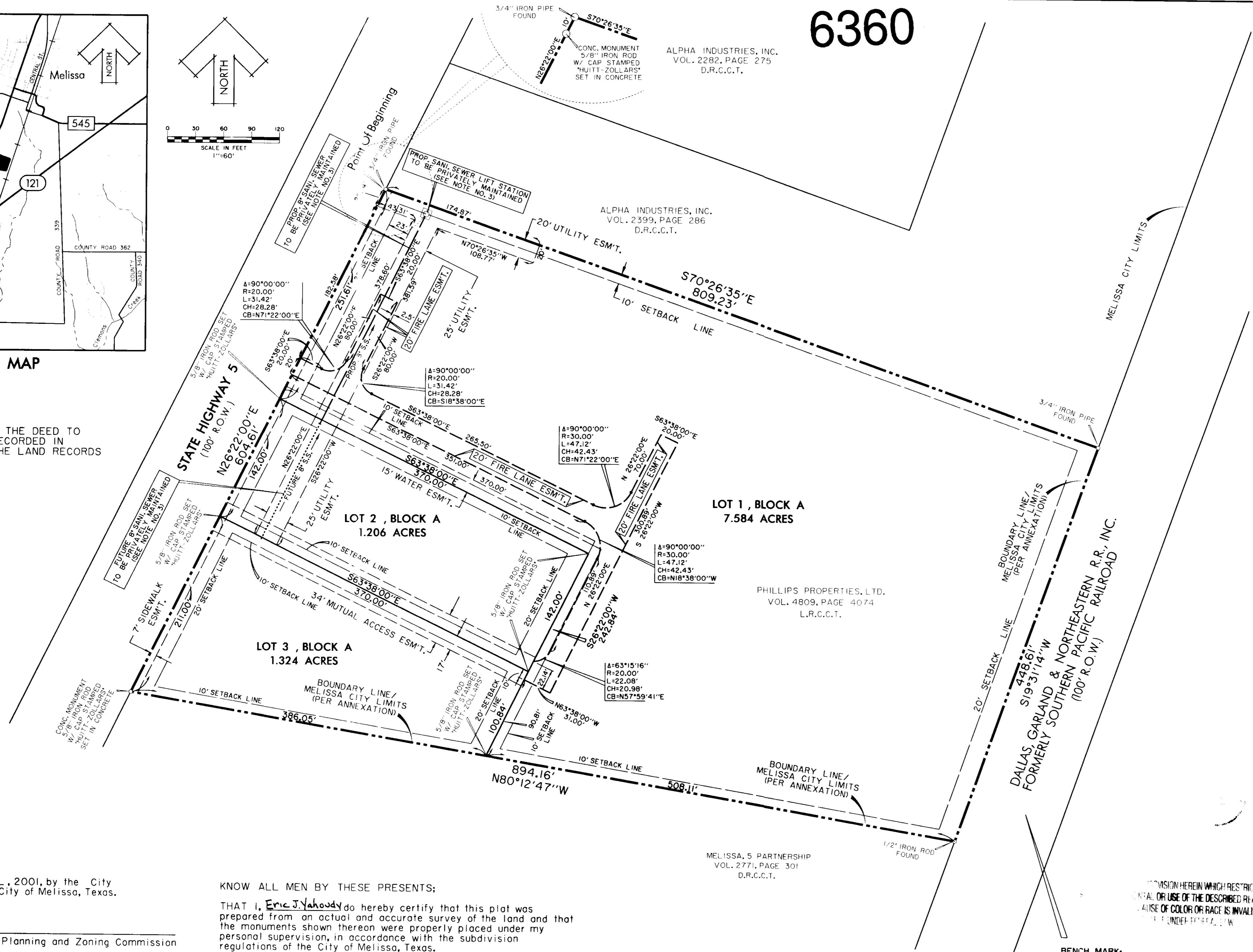
E. Karline Janner
Notary Public in and for said County and State
My Commission expires: 9/29/04

FROM 631900006901
YEAR 2002



Filed for record in
Collin County, Melissa TX
Honorable Helen Starnes
Collin County Clerk
On Apr 23 2001
10:51:59 AM
Doc/Num : 2691- 0094884
Recording/Type: PL 15.00
Receipt #: 12583

6360



BENCH MARK:
TBM 1 - 1" ON TOP OF A CONC. HEADWALL BEING 7.8' EAST OF THE EAST RAIL OF THE SOUTHERN PACIFIC RAILROAD AND BEING 79.0' EAST AND 29.7' NORTH OF THE SOUTHEAST PROPERTY CORNER. ELEV.: 662.71

- NOTES:
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AMENDED. THE SUBJECT PROPERTY IS LOCATED IN DESIGNATED ZONE X AS EXPLAINED ON COMMUNITY PANEL NUMBER 4808500175 G OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS, DATED JAN. 19, 1996. AREAS OF LOCAL DRAINAGE ARE NOT NOTED ON THIS MAP.
 - ALL LOTS MEET THE MINIMUM SIZE REQUIREMENTS PER ZONING ORDINANCE "SCHEDULE OF DISTRICT REGULATIONS".
 - ALL PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE REQUIRED TO HOLD A MANDATORY MEMBERSHIP TO A PROPERTY OWNER'S ASSOCIATION FOR THE PURPOSE OF, AT A MINIMUM, MAINTAINING PRIVATELY OWNED SEWER LINES AND SANITARY SEWER LIFT STATION THAT SERVE THE SUBDIVISION. THE MANDATORY PROPERTY OWNERS ASSOCIATION SHALL REQUIRE LOT OWNERS TO FUND AN OPERATION AND MAINTENANCE FUND FOR PRIVATE SEWER IMPROVEMENTS. MINIMUM DUES SHALL BE ESTABLISHED TO PROVIDE ROUTINE MAINTENANCE AND REPLACEMENT OF THE PRIVATE SEWER IMPROVEMENTS, IF NECESSARY.
 - PRIOR TO THE SALE OF ANY LOT, A LEGALLY CHARTERED PROPERTY OWNERS ASSOCIATION SHALL BE ESTABLISHED FOR THE PROPERTY TO INCLUDE, AT A MINIMUM, TERMS AND CONDITIONS ACCEPTABLE TO THE CITY FOR LONG TERM OPERATION AND MAINTENANCE OF THE PRIVATE SANITARY SEWER LIFT STATION.

OWNER'S CERTIFICATE
WHEREAS, Phillips Properties Ltd., is the owner of a tract of land situated in the John Fitzhugh Survey, Abstract No. 319, City of Melissa, Collin County, Texas and being all of that certain tract of land as described in instrument to Phillips Properties Ltd., recorded in Volume 4809, Page 4074 of the Land Records of Collin County, Texas and being more particularly described as follows:

BEGINNING, at a 3/4 inch iron pipe found on the easterly right-of-way line of State Highway No. 5, a 100 foot right-of-way, said point being the northwest corner of the said Phillips Properties Ltd. tract;
THENCE, South 70 degrees 26 minutes 35 seconds East, departing the easterly right-of-way line of State Highway No. 5, a distance of 809.23 feet to a 3/4 inch iron pipe found at the northeast corner of said Phillips Properties Ltd. tract, said point being in the westerly right-of-way of the Southern Pacific Railroad, a 100 foot right-of-way;
THENCE, South 19 degrees 31 minutes 14 seconds West, along the westerly right-of-way line of the Southern Pacific Railroad, a distance of 448.61 feet to a 1/2 inch iron rod found at the southeast corner of said Phillips Properties Ltd. tract;
THENCE, North 80 degrees 12 minutes 47 seconds West, departing the westerly right-of-way line of the Southern Pacific Railroad, a distance of 894.16 feet to a 5/8 inch iron rod with a cap stamped "HUITT-ZOLLARS" set in concrete at the southwest corner of said Phillips Properties Ltd. tract, said point being on the aforementioned easterly right-of-way line of State Highway No. 5;
THENCE, North 26 degrees 22 minutes 00 seconds East, along the easterly right-of-way line of State Highway No. 5, a distance of 604.61 feet to the POINT OF BEGINNING and containing 10.114 acres of land more or less.

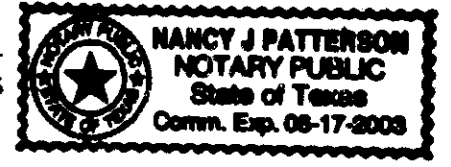
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, PHILLIPS PROPERTIES, LTD., does hereby adopt this plat designating the hereinabove described property as the Final Plat of PHILLIPS LUMBER COMPANY, an addition to the City of Melissa, Collin County, Texas and does hereby dedicate to the public use forever, the streets and alleys and the public use areas shown hereon, the easements as shown on this plat for the mutual use and accommodation of the City of Melissa and all public utilities desiring to use or using same. All and any public utility and the City of Melissa shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on said easements, and the City of Melissa and all public utilities shall have the right to construct, reconstruct, inspect, patrol, maintain and add to or remove all or part of its respective system without the necessity, at any time, of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Melissa, Texas.

WITNESS MY HAND AT MELISSA, TEXAS this the 6th day of April, 2001.

PHILLIPS PROPERTIES, LTD.
Stephen Phillips

STATE OF TEXAS
COUNTY OF COLLIN
BEFORE ME, the undersigned Notary Public in and for the State of Texas, on this day personally appeared Stephen Phillips, of PHILLIPS PROPERTIES, LTD., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same individually and as the act of said corporation for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of April, A.D., 2001.

Nancy J. Patterson
Notary Public in and for the State of Texas

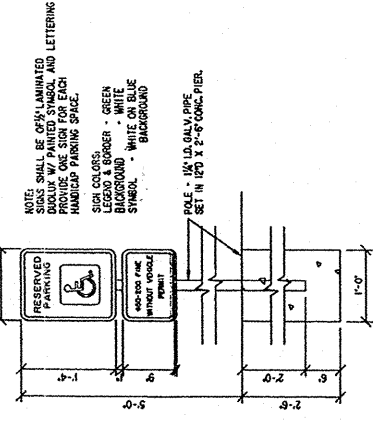
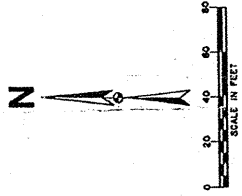


FINAL PLAT
PHILLIPS LUMBER COMPANY

AN ADDITION TO THE CITY OF MELISSA, TEXAS
10.114 ACRES (3 LOTS)
ZONED: L I
S4726

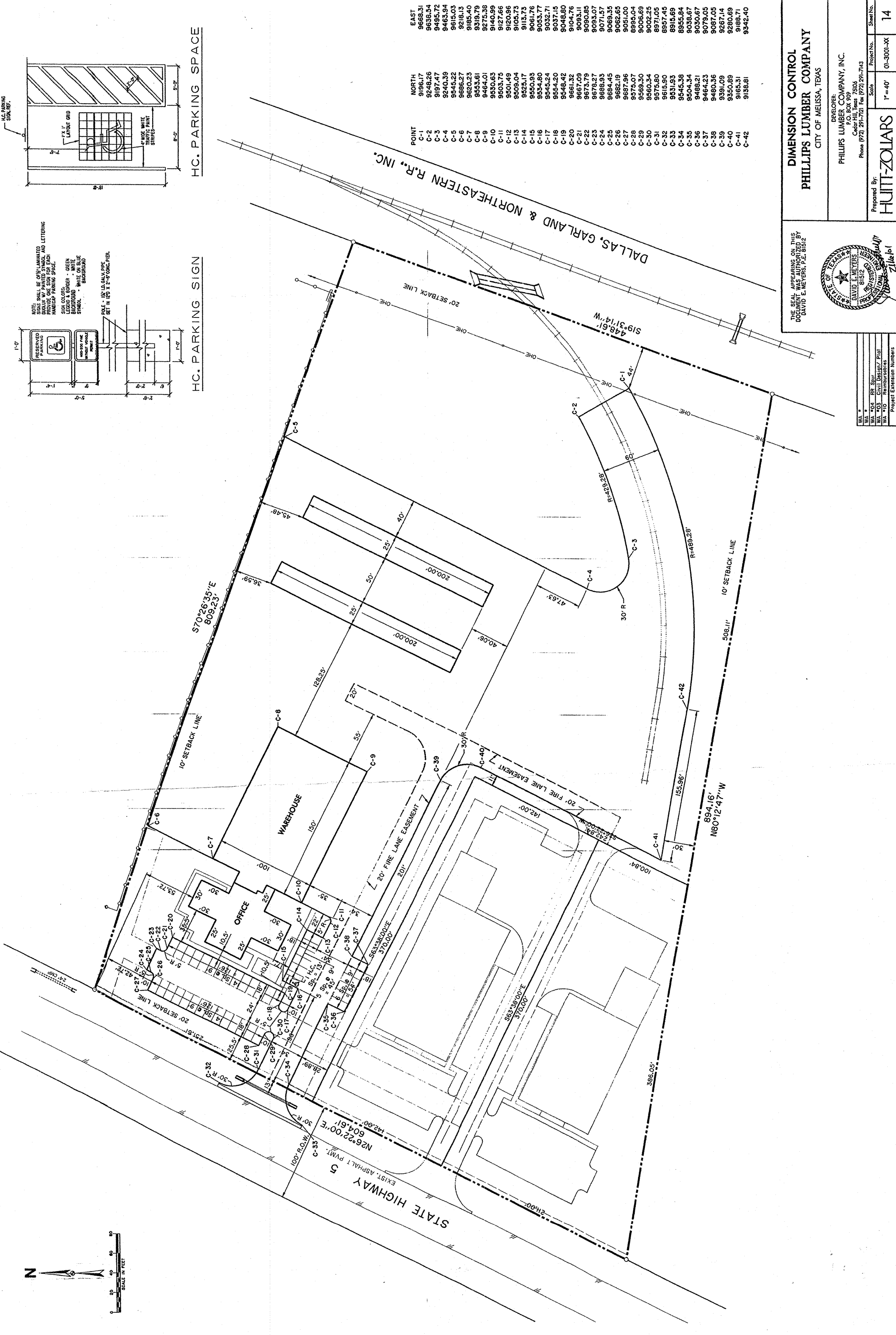
Out Of The
John Fitzhugh Survey, Abstract No. 319
City Of Melissa, Collin County, Texas

Prepared By:
HUITT-ZOLLARS
Huitt-Zollars, Inc. Engineering / Architecture
3131 McKinney Ave., Ste. 600 Dallas, Texas 75204
Phone (214) 871-3311 Fax (214) 871-0757
PHILLIPS PROPERTIES, LTD.
P.O. Box 909
Cedar Hill, Texas 75106
Phone (972) 291-7121 Fax (972) 291-7143



HC. PARKING SIGN

HC. PARKING SPACE



POINT	NORTH	EAST
C-1	9196.17	9668.31
C-2	9248.26	9636.34
C-3	9197.47	9495.72
C-4	9240.39	9463.94
C-5	9545.22	9615.03
C-6	9686.27	9218.13
C-7	9185.40	9545.22
C-8	9620.23	9185.40
C-9	9533.61	9319.79
C-10	9464.01	9275.38
C-11	9550.65	9140.39
C-12	9505.75	9275.38
C-13	9501.49	9120.96
C-14	9509.04	9105.73
C-15	9525.17	9113.73
C-16	9550.93	9061.76
C-17	9554.80	9053.77
C-18	9545.24	9032.71
C-19	9554.20	9037.15
C-20	9548.42	9048.80
C-21	9661.32	9104.76
C-22	9667.09	9083.11
C-23	9673.79	9090.85
C-24	9678.27	9093.07
C-25	9688.59	9071.57
C-26	9684.45	9069.35
C-27	9682.19	9062.65
C-28	9687.96	9051.00
C-29	9575.07	8995.04
C-30	9569.30	9006.69
C-31	9560.34	9002.25
C-32	9575.80	8971.05
C-33	9615.90	8957.45
C-34	9531.93	8915.69
C-35	9545.38	8955.84
C-36	9504.34	9038.67
C-37	9488.21	9030.67
C-38	9464.23	9079.05
C-39	9480.36	9087.05
C-40	9391.09	9267.14
C-41	9350.89	9260.69
C-42	9165.31	9188.71
		9342.40

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DAVID E. MEYERS, P.E. 81512

PHILLIPS LUMBER COMPANY
 CITY OF MELISSA, TEXAS

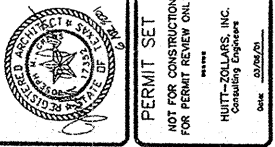
DEVELOPER:
 PHILLIPS LUMBER COMPANY, INC.
 P.O. BOX 909
 Cedar Hill, Texas 75106
 Phone (972) 291-7721 Fax (972) 291-7443

Prepared By: **HUITZOLLARS** 1"=40' 01-3001-XX 14

Scale: Project No. Sheet No.

Project Estimation Numbers

PROJECT: 01-3001-XX
 SHEET: 14
 DATE: 11/15/01
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



HUTT-ZOLLARS
 CONSULTING ENGINEERS
 1511 West Loop West, Suite 2000, Fort Worth, Texas 76104
 Phone: (817) 811-1311 Fax: (817) 811-0757

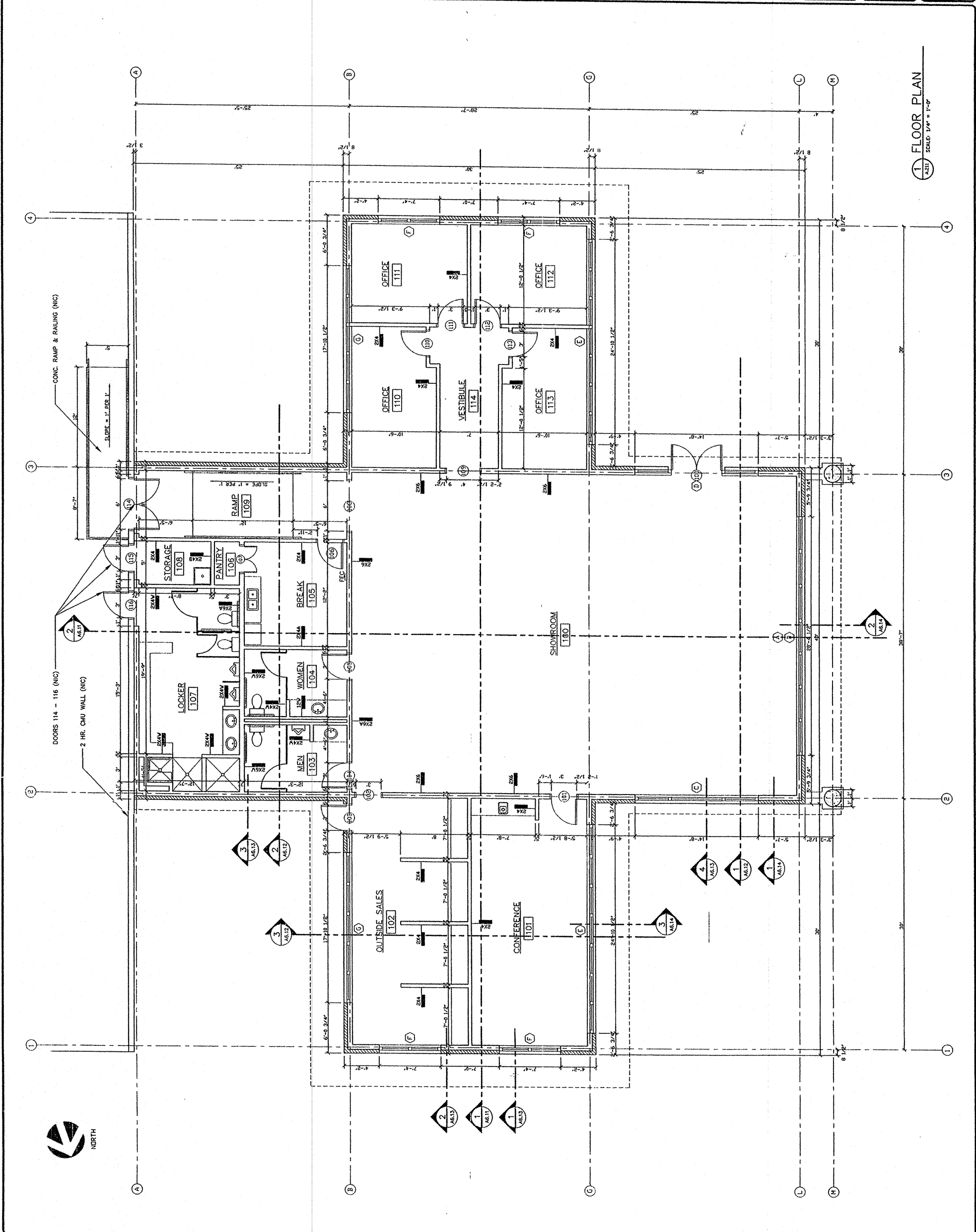
REVNO.	DATE	BY	DESCRIPTION

DATE: 03/05/2011
 DRAWN BY: JAC
 DESIGNED BY: JAC
 CHECKED BY: DM

FLOOR PLAN

PERMIT SET
 NOT FOR CONSTRUCTION
 FOR PERMIT REVIEW ONLY

PROJECT NO. 11-001-06
 SHEET NO. A2.11



FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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

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.

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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