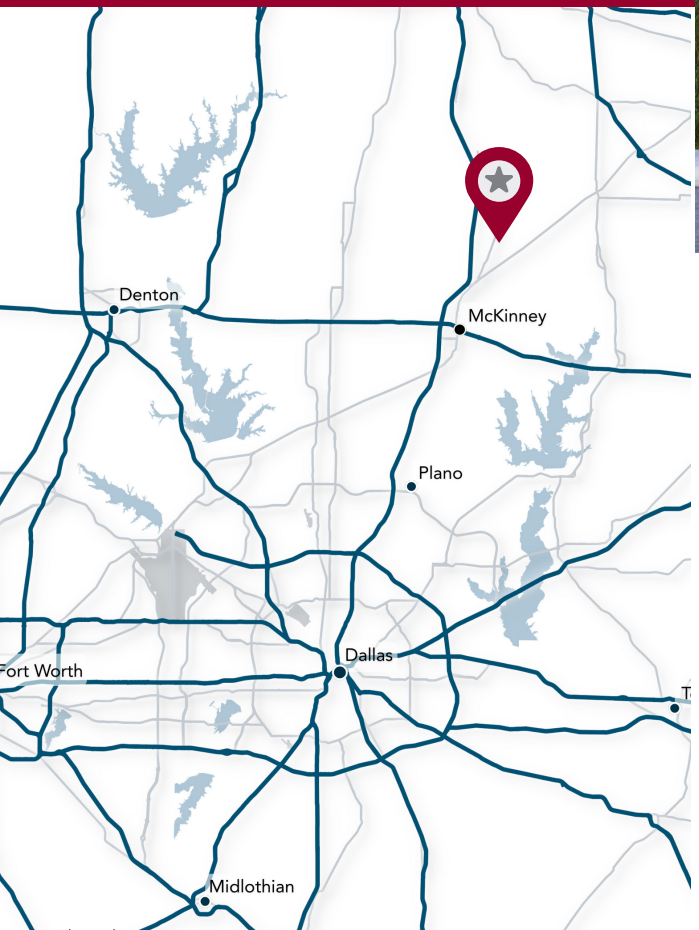
2,000 - 117,000 SF FOR LEASE

MELISSA VILLAGE

3009-3039 Concho Dr
Melissa, TX 75454



LISTING HIGHLIGHTS

- 2,000 - 117,000 SF Available
- 2,000 to 39,000 SF Available per building
- 3 Buildings, each 39,000 SF
- 18’ Clear height
- Grade level loading
- Available for move in January 2027
- Construction to finish January 2027
- Gateway Melissa information link

For more information, contact:

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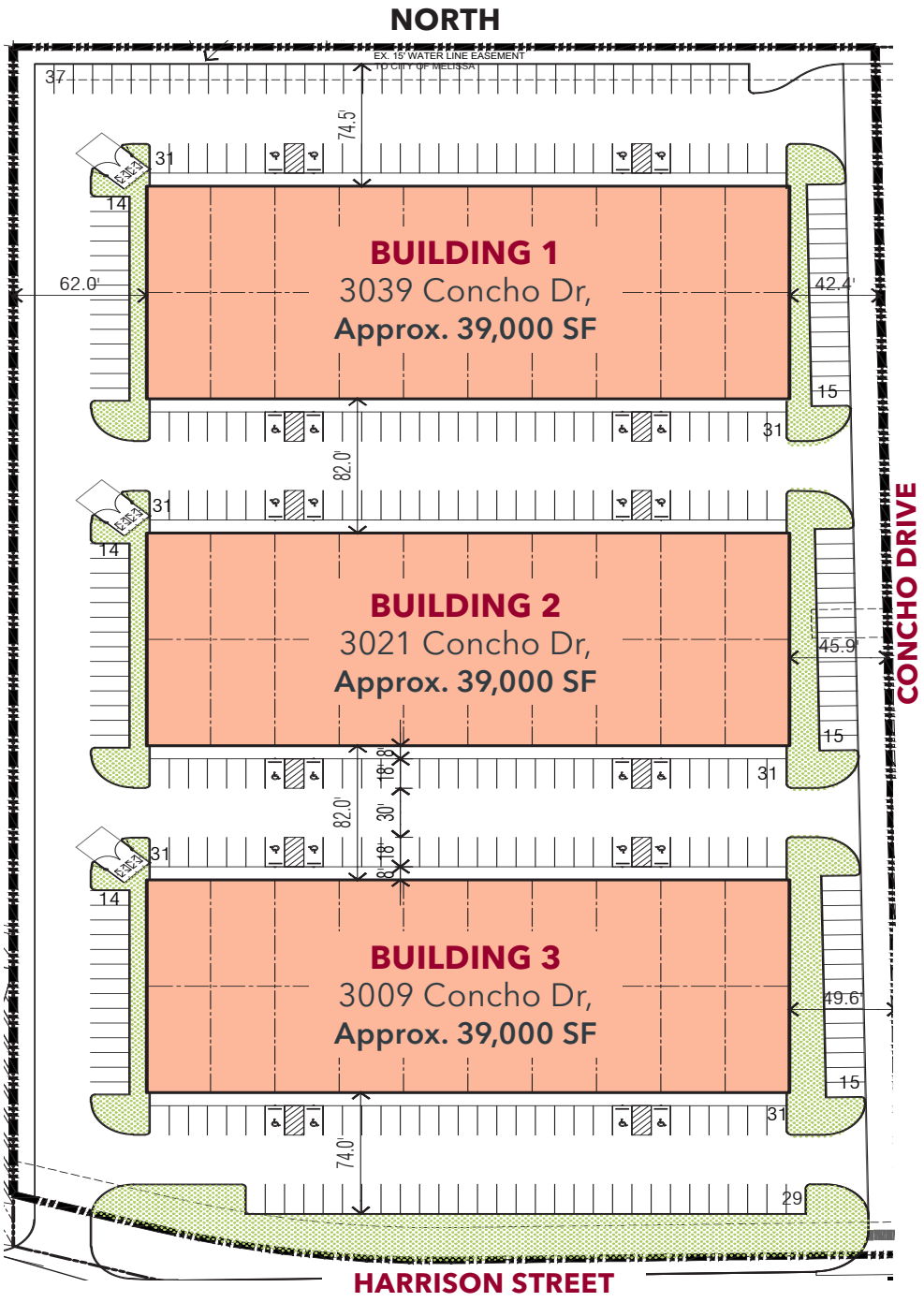
972.934.4008
george@lee-associates.com

JESSICA REINHARDT
972.934.4005
jreinhardt@lee-associates.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



BUILT FOR FLEXIBILITY

BUILDING 1
3039 Concho Dr,
Approx. 39,000 SF

BUILDING 2
3021 Concho Dr,
Approx. 39,000 SF

BUILDING 3
3009 Concho Dr,
Approx. 39,000 SF

MELISSA VILLAGE is a new, state-of-the-art flex industrial development offering exceptional flexibility for businesses of all sizes. Situated within the growing Gateway Development, the property benefits from significant surrounding retail and commercial development, including a new 108,000 SF Kroger-anchored shopping center and additional planned amenities. With convenient access to nearby businesses, shopping, and services, Melissa Village offers an ideal opportunity for companies looking to establish or expand their presence in one of North Texas' fastest-growing communities.
Delivering January 2027.

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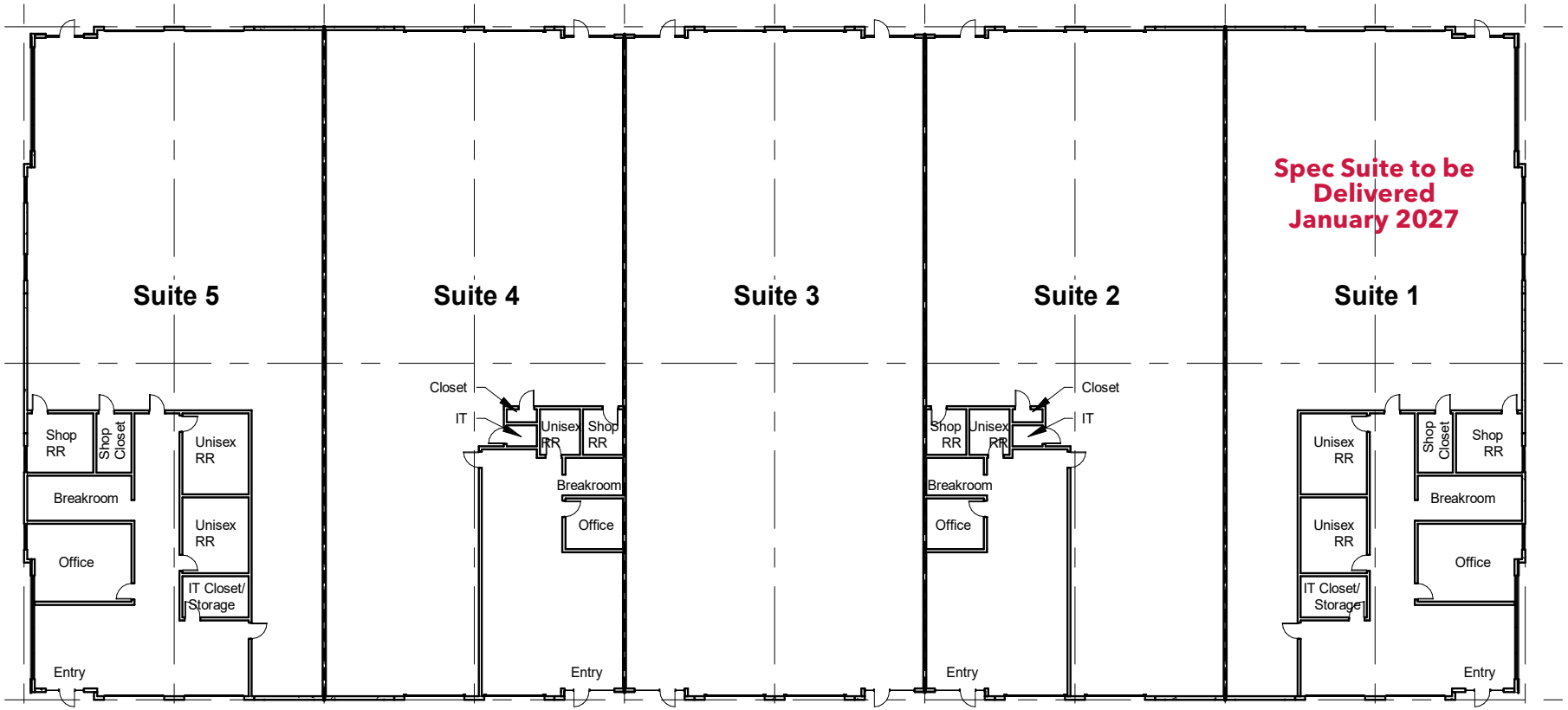
FLEXIBLE SUITE CONFIGURATIONS



Suite 5	
Office	2,495 SF
Warehouse	5,201 SF
Total SF	7,696 SF

Suite 4	
Office	1,595 SF
Warehouse	6,169 SF
Total SF	7,764 SF

Suite 3	
Office	-
Warehouse	-
Total SF	7,728 SF

Suite 2	
Office	1,595 SF
Warehouse	6,169 SF
Total SF	7,764 SF

Suite 1	
Office	2,495 SF
Warehouse	5,201 SF
Total SF	7,696 SF

REPRESENTATIVE BUILDING 3 PLAN

Five suites shown, approximately 7,696 - 7,764 SF each, configurations can be modified

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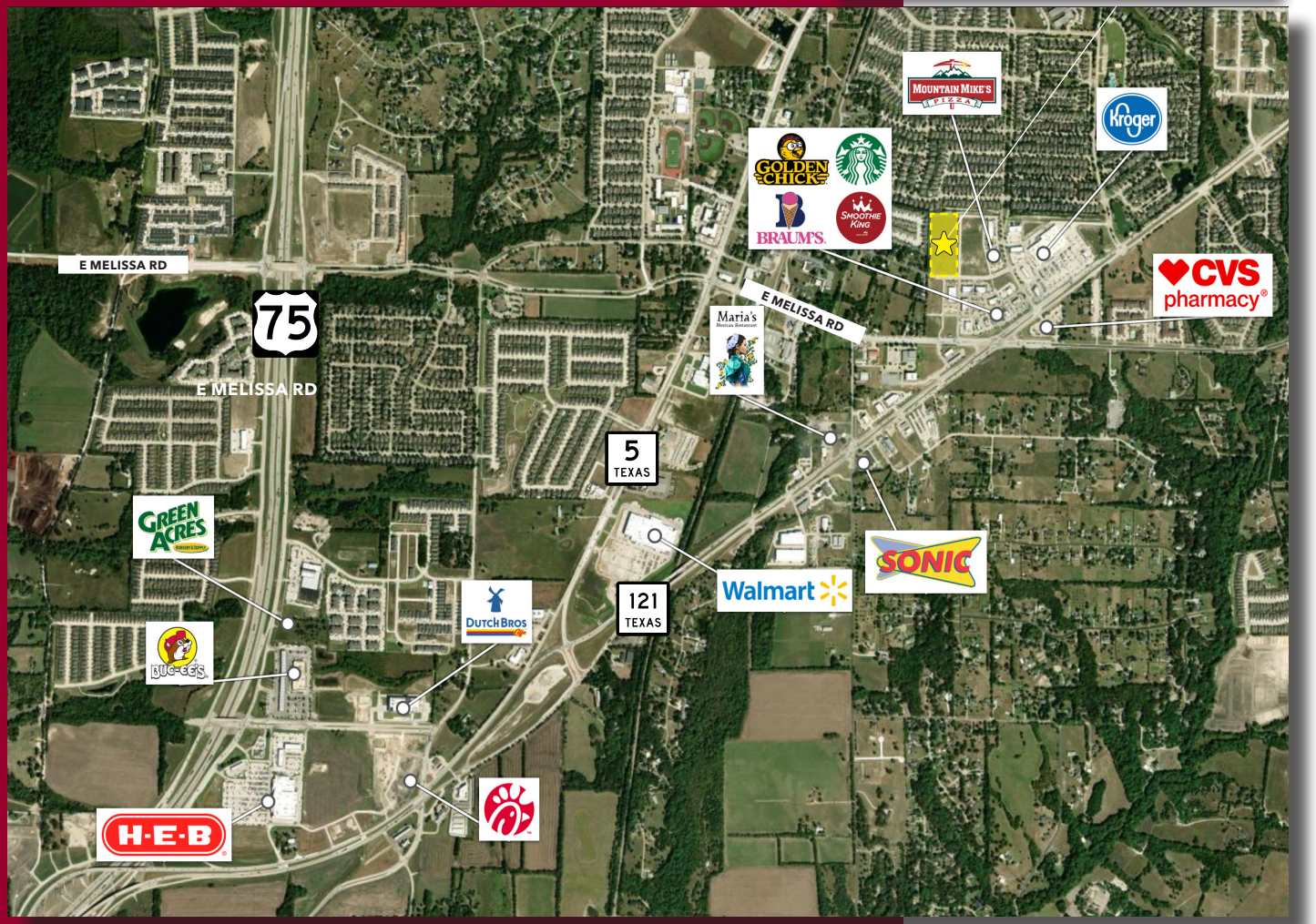
CONNECTED TO WHAT MATTERS

DINING, DAILY ESSENTIALS, TRAVEL CONVENIENCES WITHIN THE MELISSA AREA.



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