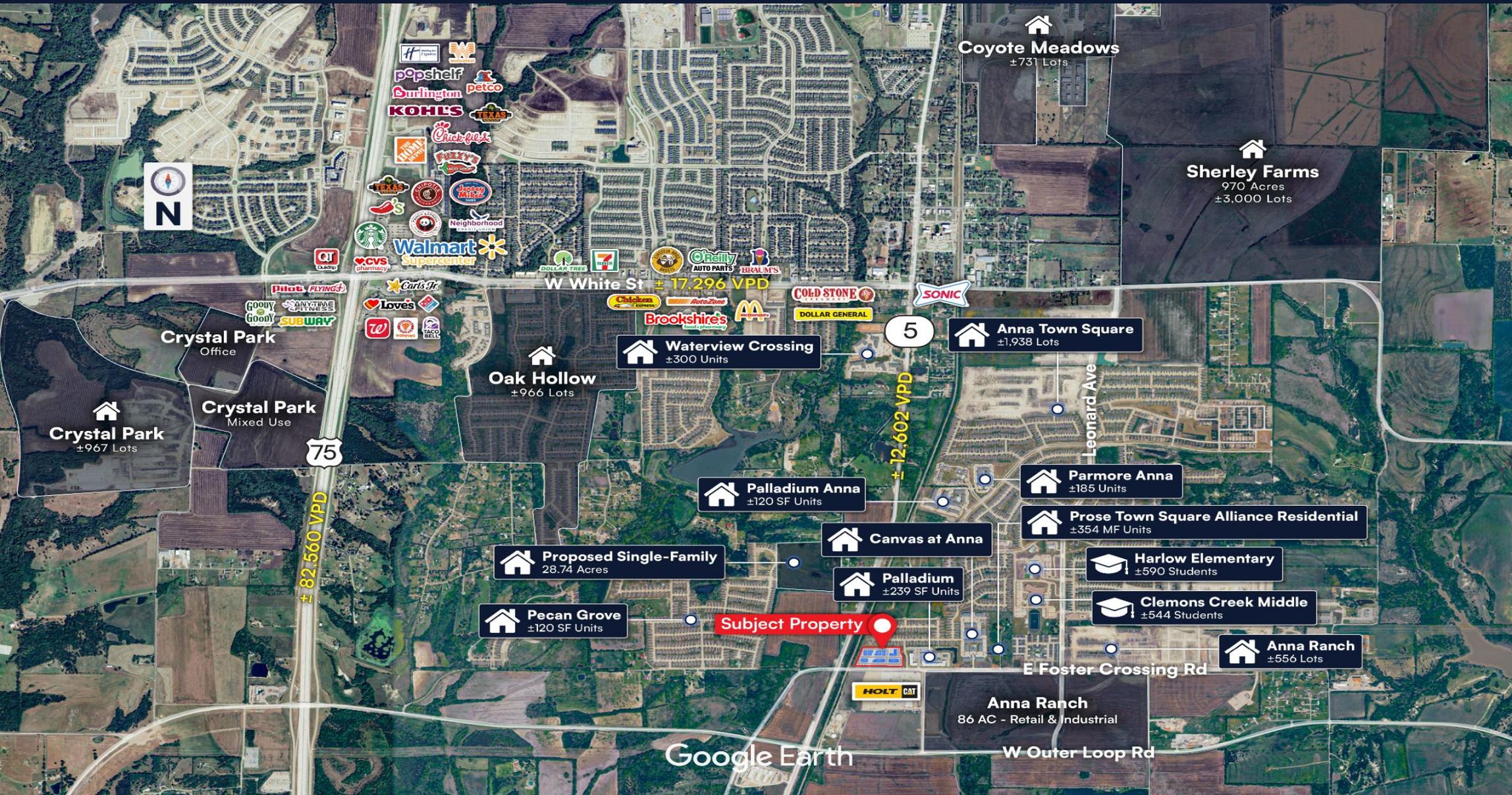


SHOPS AT FOSTER CROSSING

Commercial Land / Pad Sites For Sale/Lease

NEC Hwy 5 & E Foster Crossing

Anna, TX 75409



MATTHEWS™

Offering Memorandum

William Carr

Vice President

(214) 692-2152

william.carr@matthews.com

License No. 706457 (TX)

Zoning: PD-C
(Sub-zoning: C-2)

**Available: ±9.79
AC**
(can be subdivided)

±12,602 VPD (Hwy 5)
±17,296 VPD (W White St)

Project Scope

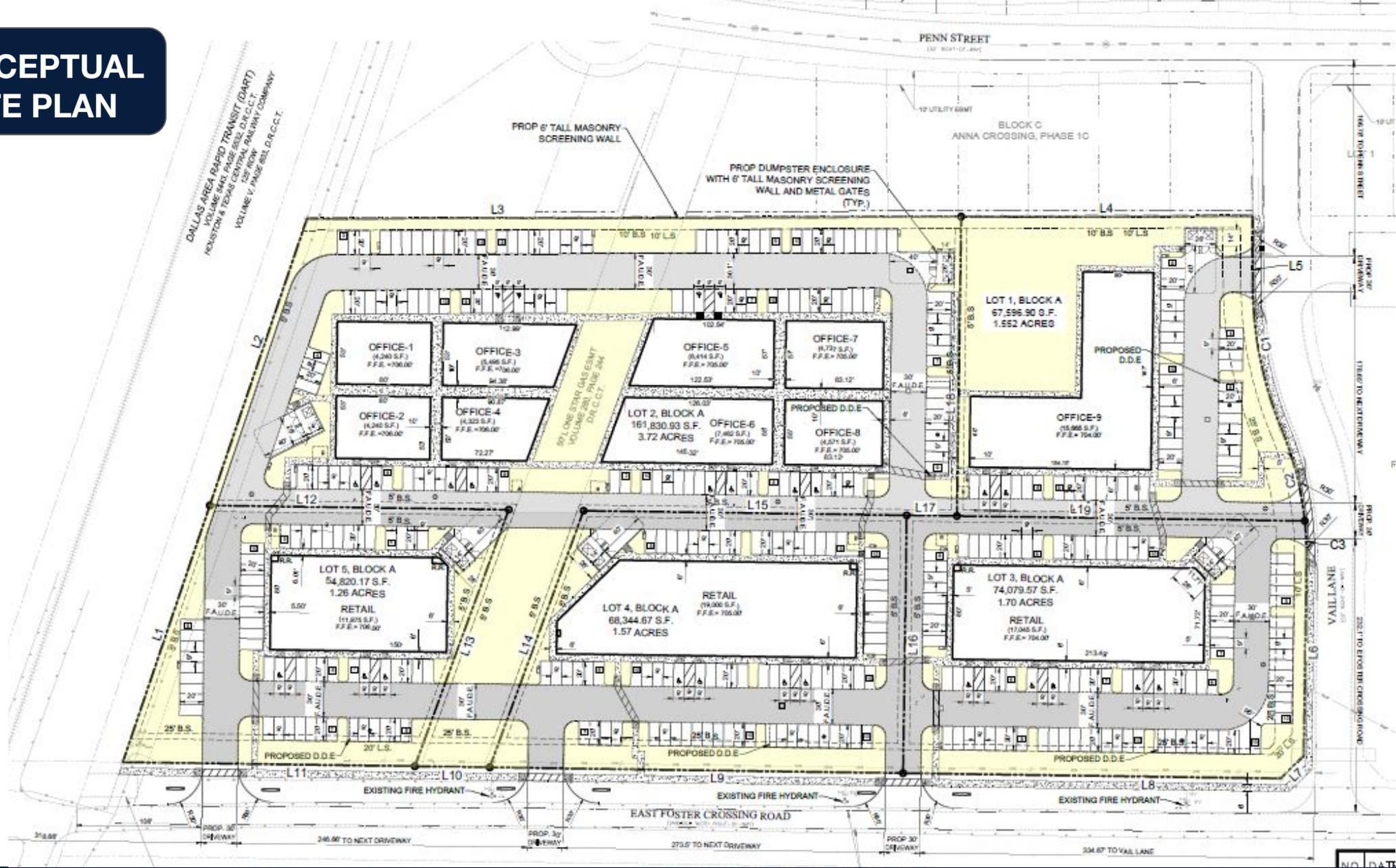
- **Prime Growth Market:** Located in the #5 fastest-growing cities in the U.S., with sustained residential & commercial expansion
- **Strategic Frontage on Hwy 5:** Excellent visibility & access along a key east-west arterial road; direct connectivity to US-75
- **Retail & Commercial Corridor:** Surrounded by active and planned retail, medical, and service-oriented developments; Ideal positioning for neighborhood retail, QSR, medical, automotive, or service uses
- **Strong Rooftop Growth:** Dense & expanding residential base with multiple master-planned communities nearby
- **Favorable DEMOs:** Rapid population growth, high percentage of families, and increasing household incomes
- **Business Friendly Municipality:** City of Anna known for pro-development posture; Ongoing infrastructure investments supporting commercial growth
- **Zoning:** PD-C (Subzoning: C-2)
 - [Permitted Use Chart](#)



Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	1151	26,513	54,126
Five-Year Projection	1,478	33,462	68,028
2020 Census	591	17,051	36,500
Growth Current Year-Five-Year	5.7%	5.2%	51%
Growth 2020-Current Year	23.7%	13.9%	121%
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	394	8,300	17,004
Five-Year Projection	507	10,497	21,416
2020 Census	202	5,322	1,444
Growth Current Year-Five-Year	5.7%	5.3%	5.2%
Growth 2020-Current Year	19.2%	12.3%	10.8%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	109,930	119,024	115,068

**CONCEPTUAL
SITE PLAN**

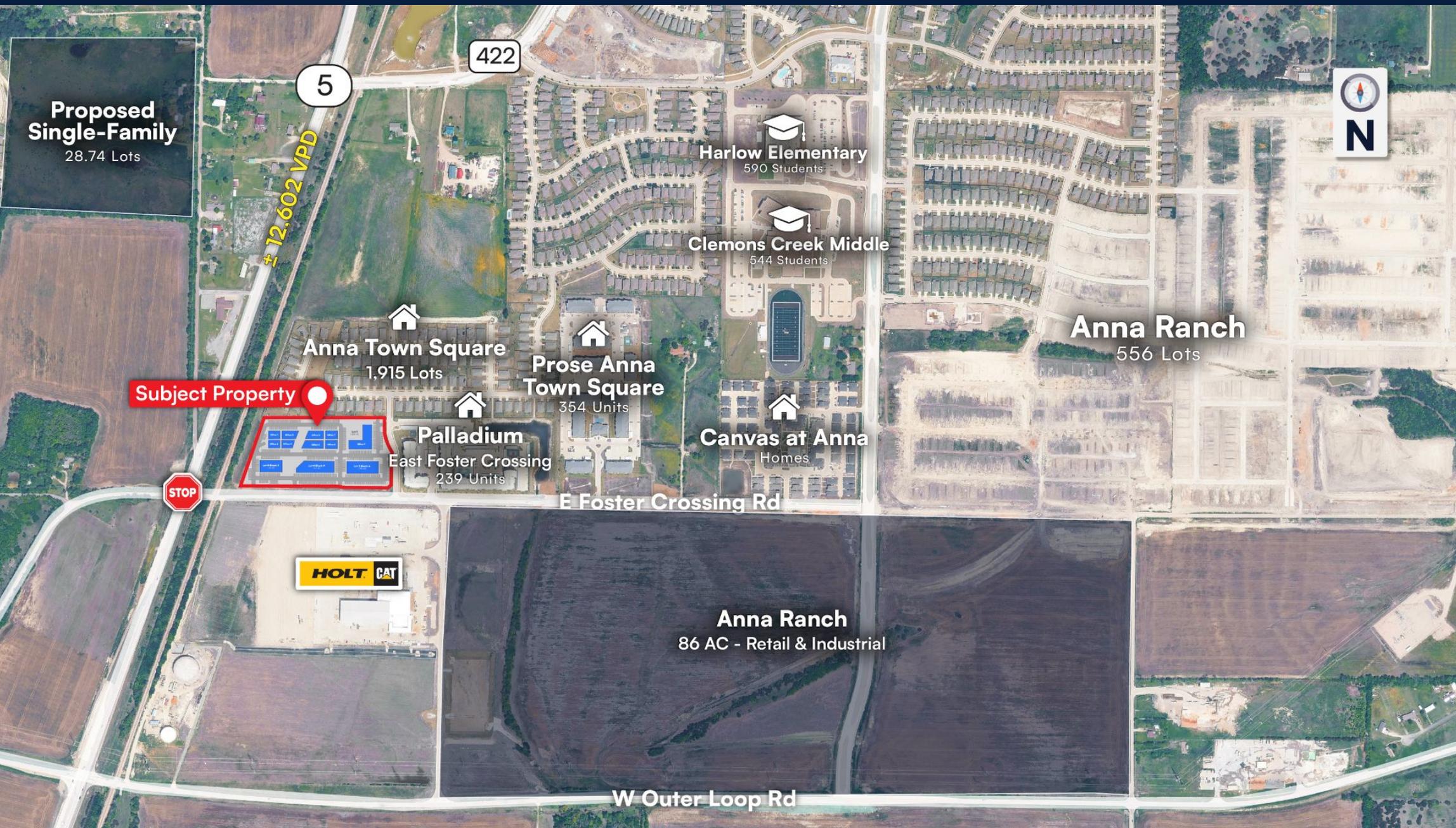


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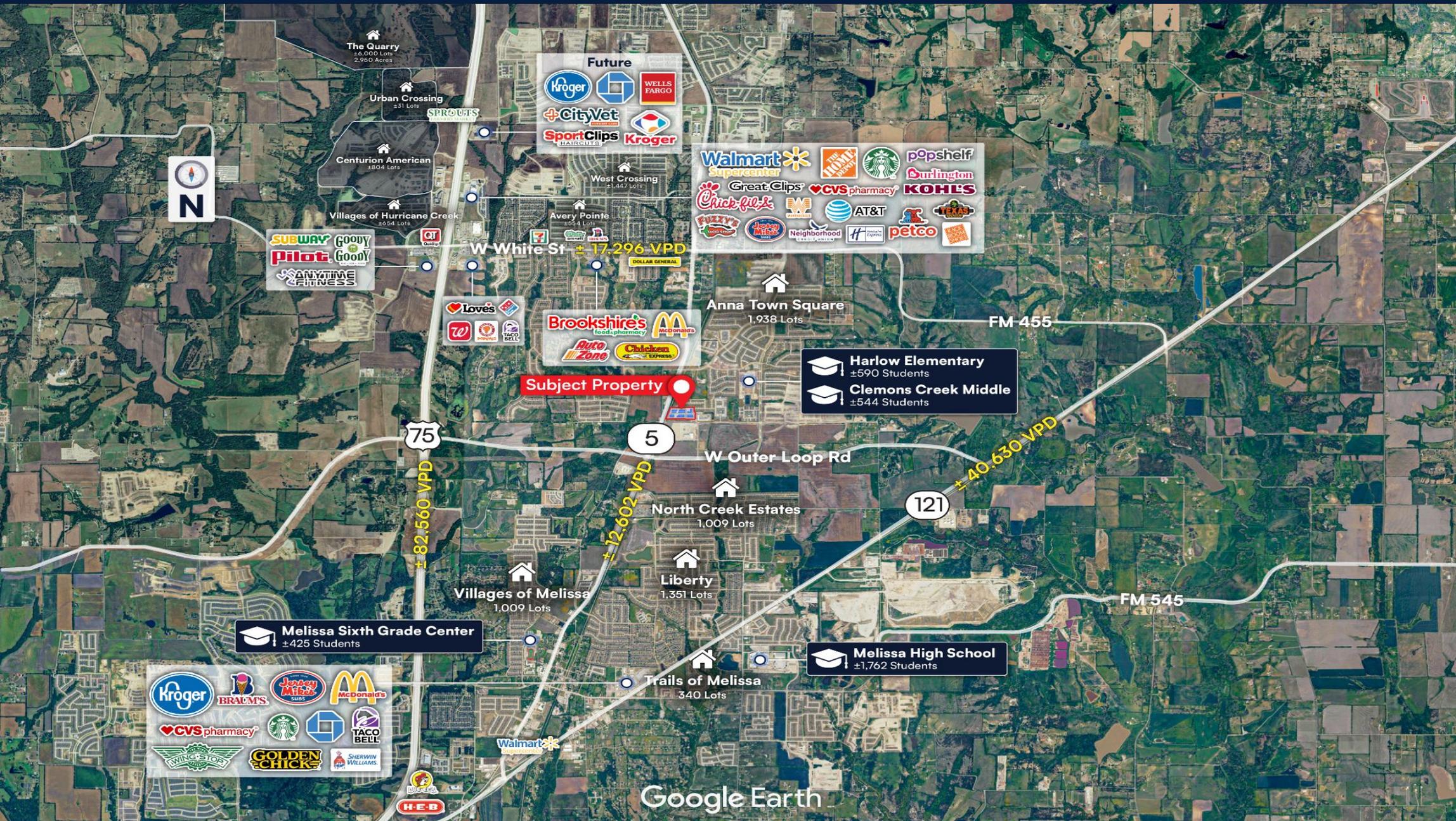
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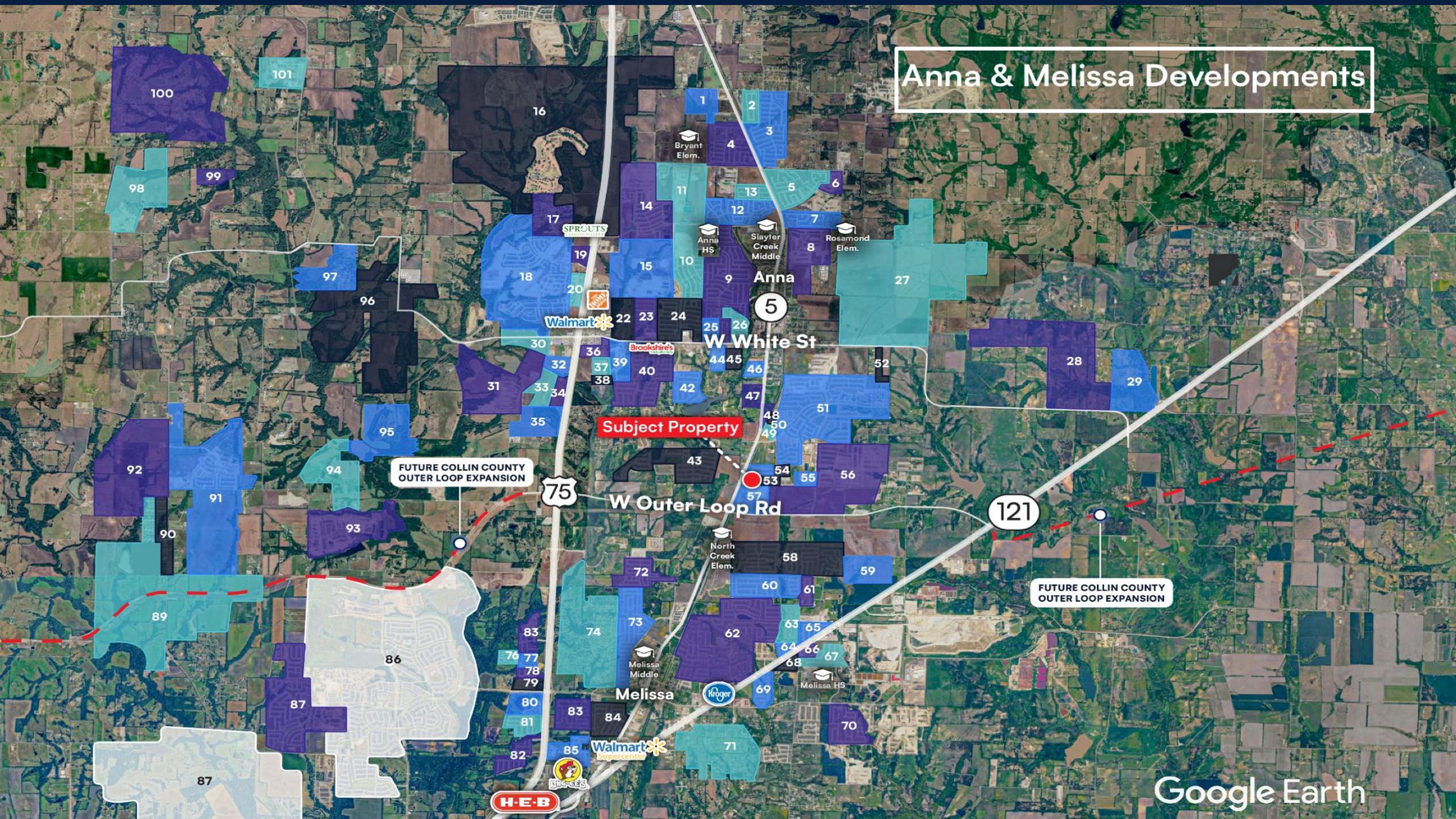


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ANNA DEVELOPMENTS

1	Megatel	20	The Quinn 330 MF Units	40	Oak Hollow Estates 965 Lots	57	Holt/Cat Industrial	77	Avilla Stoneridge NexMetro 217 BTR Units Under Construction	93	7032 CR 971 266 Acres Proposed SF
2	Green Meadows 120 Lots	21	Taylor Morrison 157 BTR Units, Under Construction	41	Park Place 150 Lots	58	North Creek Estates 1,009 Lots	78	Prose Melissa 336 MF Units Under Construction	94	2200 Polaris Rd 205 Acres Under Contract
3	North Pointe Crossing 934 Lots	22	Creskide 230 Lots	42	Lakeview Estates 226 Lots	59	Future SF	79	Stoneridge BTR 222 BTR Units Under Construction	95	7936 CR 285 197 Acres Under Contract
4	Tara Farms 363 Lots	23	The Falls 316 Lots	43	Pecan Grove 646 Lots	60	Creek Crossing 308 Lots	80	MF Development 50 MF Units Under Construction	96	Oak Ridge 800 Acres
5	Camden Parc 452 Lots	24	Avery Pointe 554 Lots	44	Arden Park 144 BTR Units Under Construction	61	Magnolia Ridge 174 Lots	81	Auburndale 235 Lots	97	East Fork Estates 35 Lots
6	Sweet Cow 92 Lots	25	Settlers Way 104 Lots	45	Westfield 141 Lots	62	Liberty 1,351 Lots	82	The Quarry 254 Lots	98	4858 Weston Ridge Trl 409 Acres Under Contract
7	Sweetwater Crossing 192 Lots	26	Willow Creek 244 Lots	46	Waterview MF 325 MF Units	63	Hunters Creek 184 Lots	83	Hunters Ridge 382 Lots	99	1500 Eden Ridge 49 Acres Under Contract
8	Coyote Meadows 731 Lots	27	Sherley Farms Proposed 970 Acres / 3,000 SF Lots 100+ Acres Mixed-Use	47	Powell Corners Proposed 58 Acres / Mixed-Use 324 MF Units / 11 Acres of SF Commercial & Industrial	64	Brookside West 176 Lots	84	Legacy Ranch 330 Lots	100	Hills of Lone Star 15 Future Lots 112 Total Lots
9	West Crossing 1,447 Lots	28	Sheffield Farms 74 Lots	48	Palladium Anna 120 MF Units	65	Brookside East 124 Lots	85	Willow Grove 270 SF Lots 600 MF Units	101	Capitol Hill 61 Lots
10	AnaCapri 600 MF Units / 465 Lots	29	Wild Rose 27 Lots	49	Grand at Anna 531 MF Units	66	FarmHouse121 287 MF Units	86	Trinity Falls MPC JDC Development 2,000 Acre 5,000 Planned Lots	102	Proposed SF 28.74 Acres
11	AnaCapri 774 Lots	30	Future MF	50	Paramore 185 MF Units Senior Living	67	Milrany Ranch 240 Lots	87	Preserve At Honey Creek Lennar		
12	Shadow Bend 220 Lots	31	Crystal Park 967 Lots Mixed-Use	51	Anna Town SquareMixed-Use/Residential 1,915 Lots	68	Avilla Springs 212 Units	88	Honey Creek MPC Republic Property Group		
13	Meadow Ridge Estates 151 Lots	32	Retail	52	Wildwood 47 Lots	69	Trails of Melissa 340 Lots	89	Colmena Ranch 2,538 Future Lots		
14	Woods at Lindsey Place 942 Lots / 600 MF Units	33	Bloomfield Mixed-Use	53	Palladium E Foster Crossing 239 MF Units	70	Meadow Run 949 Lots	90	Van Buren Estates 60 Future Lots 95 Total Lots		
15	Meadows Vista 800 Lots	34	Retail	54	Prose Town Square- Alliance Residential 354 MF Units, Under Construction	71	Berry Farms 132 Lots	91	Honey Creek Venetian MPC Megatel Under Construction		
16	Mantua MPC 3,000 Acres Mixed-Use / 6,000 Homes Planned	35	Future Collin College Campus	55	Canvas at Anna 125 BTR Units	72	Wolf Creek Farms	92	Parks of Honey Creek 5,000 Lots		
17	Urban Crossing 31 Lots	36	Mixed-Use Development 300 MF Units & Retail	56	Anna Ranch 651.7 Acres / 556 Lots Retail & 86 Acres Industrial	73	Villages of Melissa 1,088 Lots				
18	Hurricane Creek 1,685 Lots	37	South Gate 300 MF Units Proposed			74	Country Ridge 1,088 Lots				
19	MF Development	38	NexMetro 211 BTR Units Proposed			75	Stoneridge				

ANNA 2045 MASTER THOROUGHFARE PLAN

SEPTEMBER 2023

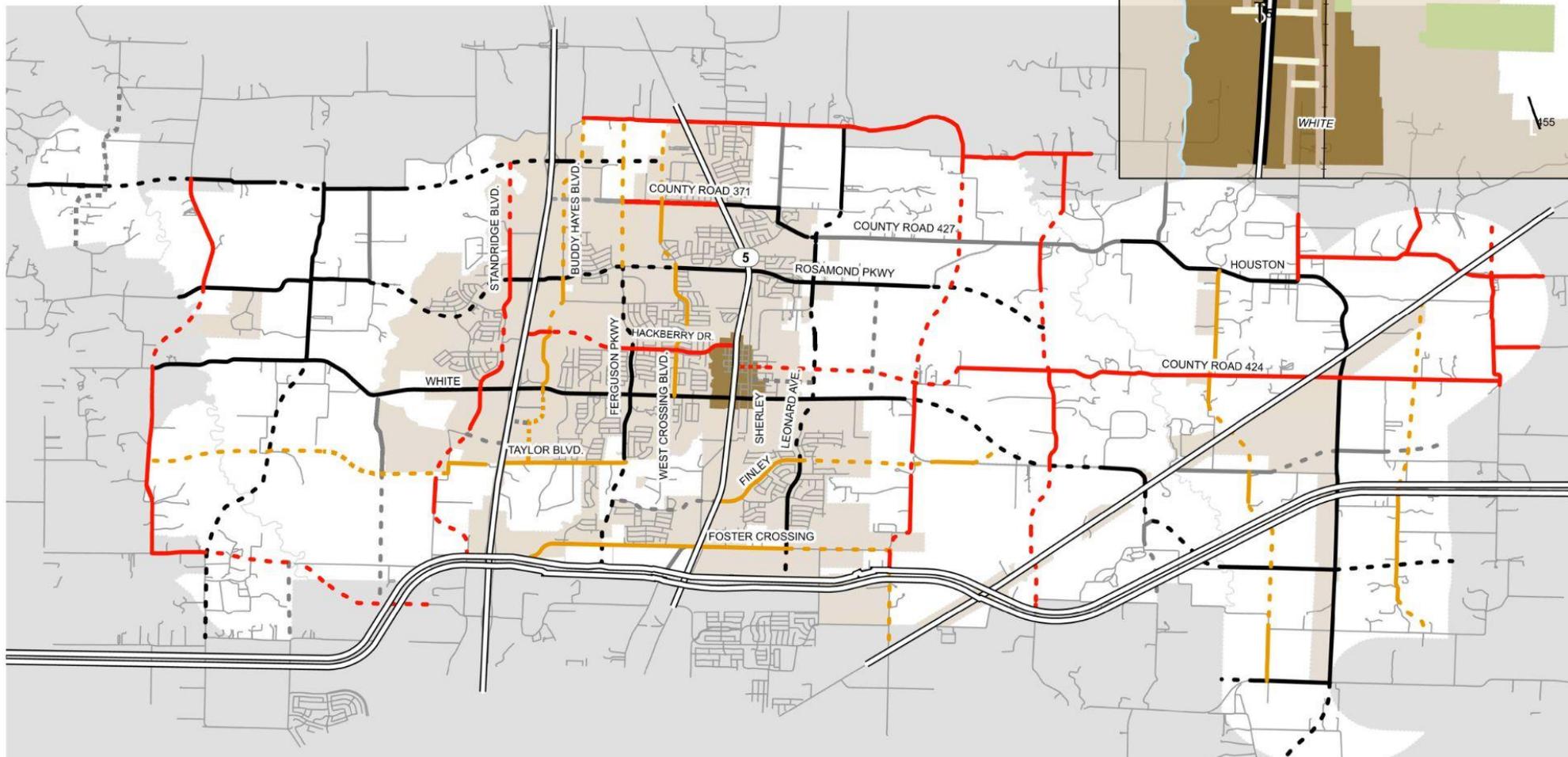
DOWNTOWN INSET MAP

Reference the Anna 2050 Comprehensive Plan for detailed street sections

- Major Arterial (120') ROW - Existing
- - - Major Arterial (120') ROW - New
- Minor Arterial (90') ROW - Existing
- - - Minor Arterial (90') ROW - New
- Major Collector (80') ROW - Existing
- - - Major Collector (80') ROW - New
- Minor Collector (60') ROW - Existing
- - - Minor Collector (60') ROW - New
- Major Highways
- Anna City Limits
- Downtown Core
- Anna ETJ
- Roads

Downtown Street Types

- Downtown Arterial
- Downtown Type A
- Downtown Type B



SURVEY

LEGEND

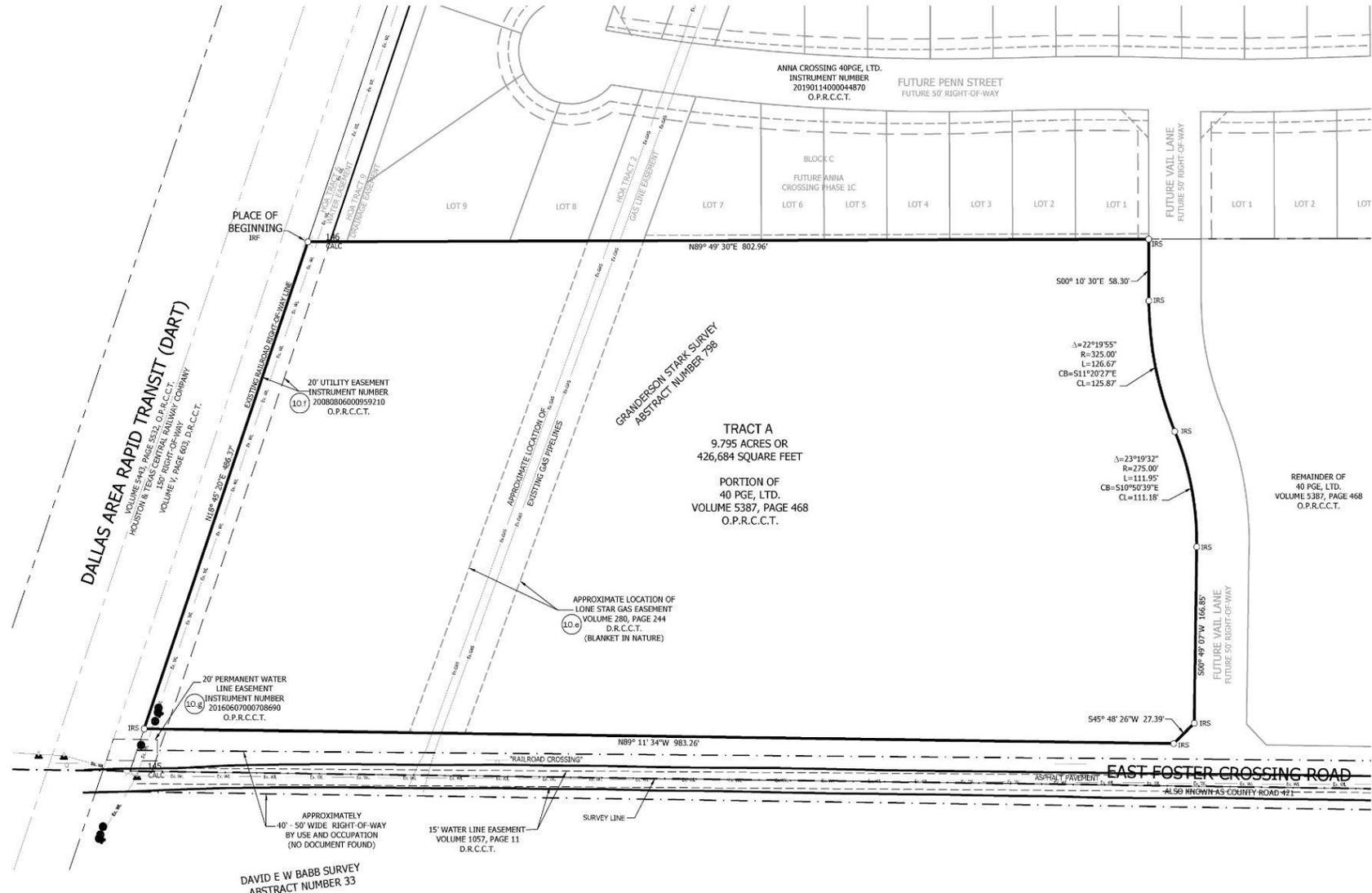
- D.R.C.C.T.
- DEED RECORDS
- COLLIN COUNTY, TEXAS
- O.P.R.C.C.T.
- OFFICIAL PUBLIC RECORDS
- COLLIN COUNTY, TEXAS
- ▲ AIR COND TOWER UNIT
- ▲ UTILITY PIN FLAG
- ⊙ GAS MANHOLE
- ▽ GAS MARKER
- ⊙ GAS METER
- ⊙ TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE RISER
- ⊙ MAIL BOX
- ⊙ SIGN
- ⊙ POWER POLE
- ⊙ LIGHT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEAN-OUT
- ◆ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊕ FIRE WATER CONNECTION
- ⊕ IRRIGATION CONTROL VALVE
- ⊙ TRAFFIC SIGNAL
- ⊙ BOLLARD
- ⊕ DRAIN INLET
- ⊙ STORM MANHOLE
- N NORTH/NORTHING
- S SOUTH/SOUTHING
- E EAST/EASTING
- W WEST
- ⊙ FOREFEES
- ⊙ MINUTES/FEET
- ⊙ SECONDS/INCHES

- FEMA ZONE
- ~500~
- FEMA BASE FLOOD ELEVATION
- ⊙
- TITLE COMMITMENT ITEM
- EX_GAS - GAS LINE
- EX_W - WATER LINE
- EX_SS - SLOPED LINE
- EX_SD - STORM DRAIN LINE
- EX_OH - OVERHEAD UTILITY
- EX_TEL - UNDERGROUND TELEPHONE
- EX_U - BURIED ELECTRIC
- EX_CTV - BURIED CABLE LINE
- EX_FOC - BURIED FIBER OPTIC
- GR - GUARD RAIL
- CL - CHAIN LINK FENCE
- W - WIRE FENCE
- WOOD - WOOD FENCE
- METAL - METAL FENCE
- IRON - IRON FENCE
- SILT - SILT FENCE
- G - GUY WIRE



**Know what's below.
Call before you dig.**

(@ least 48 hours prior to digging)



Local Market Overview

Located in northern Collin County just off U.S. Highway 75, Anna is among the fastest-growing cities in the United States for communities over 20,000 residents. Fueled by strong regional migration, its population has surged dramatically in recent years — more than doubling since 2010 and projected to continue robust growth toward 45,000–50,000 residents by 2030. Anna’s strategic position roughly 45 miles north of Dallas and close to major transportation corridors (US-75, SH-121 and SH-5) makes it a compelling choice for both commuters and employers looking for proximity to the broader Dallas-Fort Worth metro area with more affordable land and development costs than core urban markets.

The local economy and housing market reflect this expansion and demand. Residential development — particularly single-family and master-planned communities — has accelerated, drawing young families, professionals, and those seeking quality schools and open space. Housing demand has supported home price appreciation and new construction, while a growing base of commercial projects and retail services continues to follow population growth, reinforcing Anna’s role as a key exurban growth node. Despite some moderation in home prices and rental rates in late 2025, inventory levels and development activity suggest a structurally expanding market supported by strong demographic momentum.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

Confidentiality & Disclaimer Statement

This Leasing Package contains select information pertaining to the business and affairs of **NEC Hwy 5 & E Foster Crossing Rd, Anna, TX 75409** ("Property"). It has been prepared by Matthews Real Estate Investment Services.™ This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.