



WILDWOOD  
± 47 LOTS

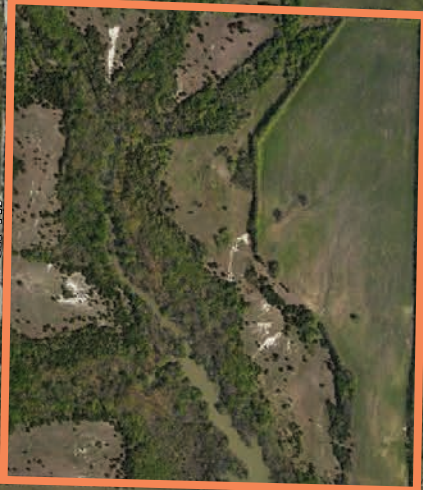
ANNA TOWN SQUARE  
MIXED-USE & RESIDENTIAL  
± 933 LOTS  
± 600 UNITS

FM 456

CR 419

FM 455

CR 419



**LOWORN TRACT  
ANNA, TEXAS 75409**



**CHRIS YOUNG**  
214.416.8216  
cyoung@rangerealtyadvisors.com

**DANIEL BATEY**  
214.416.8217  
dbatey@rangerealtyadvisors.com

**JOHN THRASH**  
214.416.8226  
jthrash@rangerealtyadvisors.com

# PROPERTY OVERVIEW



## LOCATION

10487 County Road 419  
Anna, TX 75409



## ACREAGE

Gross: ± 178.71  
Net: ± 101.61



## ZONING

Anna ETJ



## PROPOSED USE

Investment / Residential / Industrial



## UTILITIES

Water: Off Site  
Sewer: Off Site



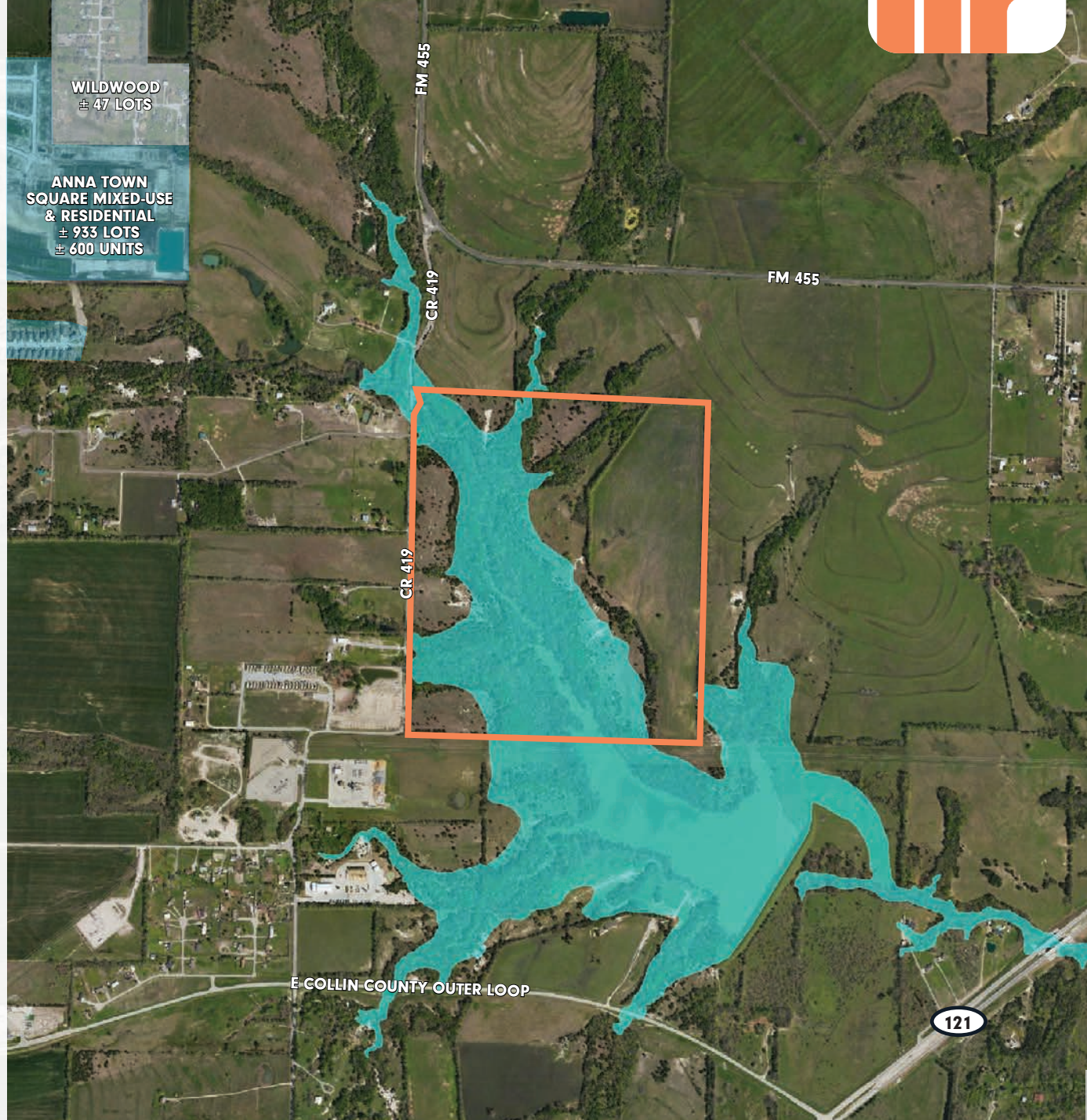
## ISD

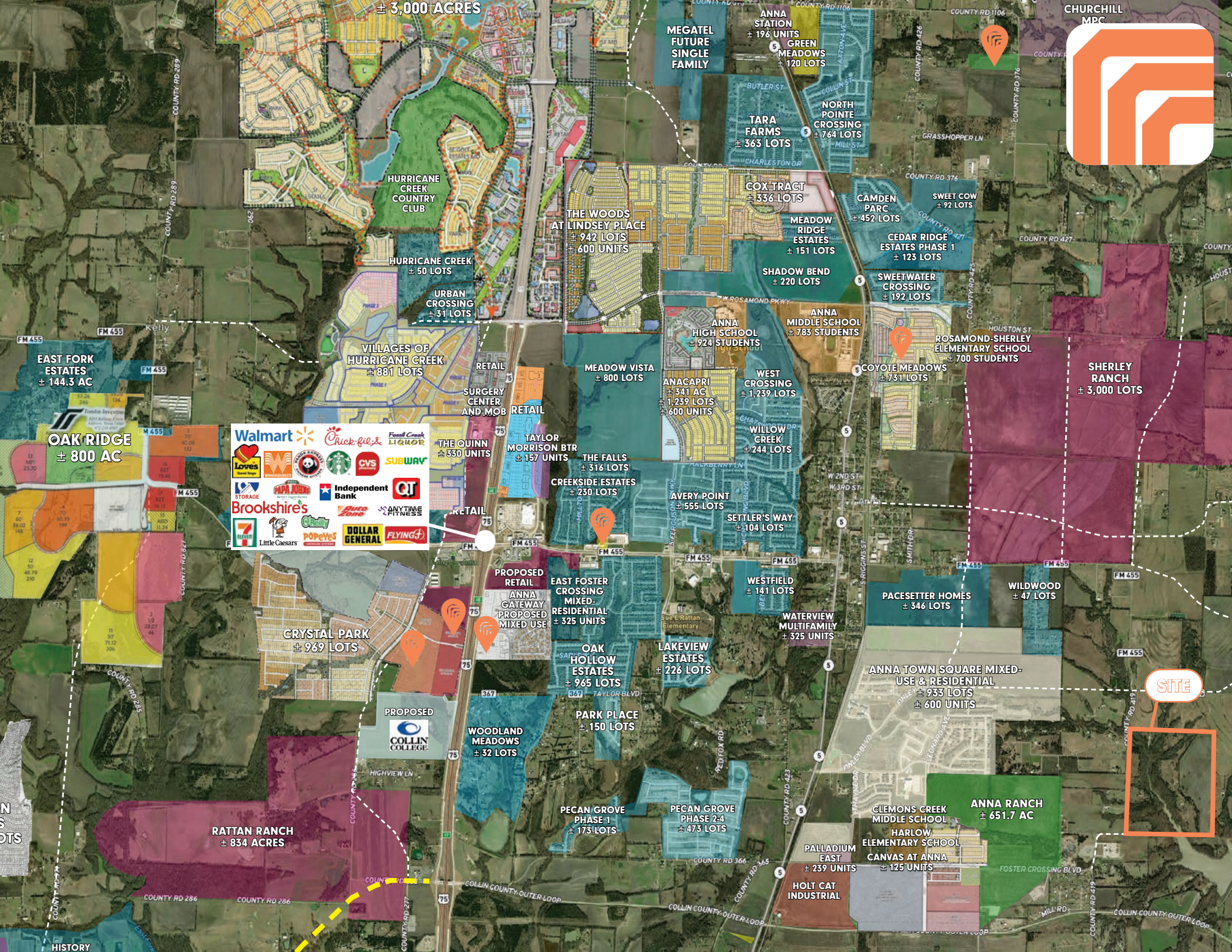
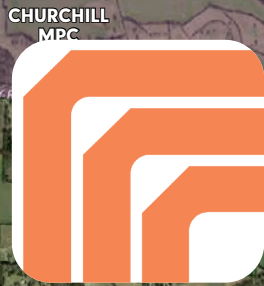
Anna ISD



## VPD

FM 455: ± 2,126





± 3,000 ACRES

EAST FORK ESTATES ± 144.3 AC  
OAK RIDGE ± 800 AC

CRYSTAL PARK ± 969 LOTS

RATTAN RANCH ± 834 ACRES

HURRICANE CREEK COUNTRY CLUB  
HURRICANE CREEK ± 50 LOTS  
URBAN CROSSING ± 31 LOTS  
VILLAGES OF HURRICANE CREEK ± 881 LOTS

THE WOODS AT LINDSEY PLACE ± 942 LOTS ± 600 UNITS

MEADOW VISTA ± 800 LOTS  
TAYLOR MORRISON BTR ± 157 UNITS  
THE FALLS ± 316 LOTS  
CREEKSIDE ESTATES ± 230 LOTS

PROPOSED RETAIL ANNA GATEWAY PROPOSED MIXED USE ± 325 UNITS  
OAK HOLLOW ESTATES ± 965 LOTS  
PARK PLACE ± 150 LOTS

WOODLAND MEADOWS ± 32 LOTS  
PECAN GROVE PHASE 1 ± 173 LOTS  
PECAN GROVE PHASE 2 ± 473 LOTS

MEADOW RIDGE ESTATES ± 151 LOTS  
SHADOW BEND ± 220 LOTS

ANACAPRI ± 341 AC 1,239 LOTS ± 600 UNITS  
WEST CROSSING ± 1,239 LOTS  
WILLOW CREEK ± 244 LOTS  
AVERY POINT ± 555 LOTS  
SETTLER'S WAY ± 104 LOTS

EAST FOSTER CROSSING MIXED-RESIDENTIAL ± 325 UNITS  
LAKEVIEW ESTATES ± 226 LOTS

WATERVIEW MULTIFAMILY ± 325 UNITS

HOIT CAT INDUSTRIAL ± 239 UNITS

COX TRACT ± 536 LOTS  
MEADOW RIDGE ESTATES ± 151 LOTS  
SHADOW BEND ± 220 LOTS

ANNA HIGH SCHOOL ± 924 STUDENTS  
ANNA MIDDLE SCHOOL ± 783 STUDENTS  
WEST CROSSING ± 1,239 LOTS  
WILLOW CREEK ± 244 LOTS  
AVERY POINT ± 555 LOTS  
SETTLER'S WAY ± 104 LOTS

WESTFIELD ± 141 LOTS  
WATERVIEW MULTIFAMILY ± 325 UNITS

ANNA TOWN SQUARE MIXED-USE & RESIDENTIAL ± 933 LOTS ± 600 UNITS

PALLADIUM EAST ± 239 UNITS

CAMDEN PARC ± 452 LOTS  
CEDAR RIDGE ESTATES PHASE 1 ± 123 LOTS  
SWEETWATER CROSSING ± 192 LOTS

COYOTE MEADOWS ± 731 LOTS

PACESETTER HOMES ± 346 LOTS  
WILDWOOD ± 47 LOTS

ANNA RANCH ± 651.7 AC

CLEMONS CREEK MIDDLE SCHOOL  
HARLOW ELEMENTARY SCHOOL  
CANVAS AT ANNA ± 125 UNITS

TARA FARMS ± 363 LOTS  
NORTH POINTE CROSSING ± 764 LOTS

ROSAMOND-SHERLEY ELEMENTARY SCHOOL ± 700 STUDENTS

SHERLEY RANCH ± 3,000 LOTS

ANN STATION ± 196 UNITS  
GREEN MEADOWS ± 120 LOTS

ANN RANCH ± 651.7 AC



# MARKET OVERVIEW



## SUMMARY

ANNA, TEXAS, IS A CITY SITUATED IN COLLIN COUNTY. ANNA IS CURRENTLY ONE OF THE FASTEST GROWING CITIES IN THE METROPLEX. ANNA HAS EXPERIENCED SIGNIFICANT GROWTH AND DEVELOPMENT IN RECENT YEARS, DRIVEN BY ITS PROXIMITY TO THE DALLAS-FORT WORTH METROPOLITAN AREA. THE CITY HAS ATTRACTED NEW RESIDENTS AND BUSINESSES SEEKING A BALANCE BETWEEN URBAN AMENITIES AND A MORE RELAXED, SUBURBAN LIFESTYLE.

INFRASTRUCTURE IMPROVEMENTS, SUCH AS ROAD EXPANSIONS AND THE DEVELOPMENT OF COMMUNITY FACILITIES, HAVE BEEN IMPLEMENTED TO ACCOMMODATE THE INCREASING POPULATION. THE EXPANSION OF RESIDENTIAL AREAS, COMMERCIAL SPACES, AND RECREATIONAL FACILITIES HAS CONTRIBUTED TO ANNA'S EVOLVING LANDSCAPE.

## DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	19,240	37,206	89,346
2029 POPULATION	21,847	41,812	98,044
POP. GROWTH 2024-2029	2.7%	2.5%	1.9%
2024 TOTAL HOUSEHOLDS	6,690	12,886	30,257
MEDIAN HOUSE HOLDS INCOME	\$100,174	\$104,521	\$92,643
2024 TOTAL BUSINESSES	258	707	3,251
2024 TOTAL EMPLOYMENT	1,901	5,650	28,454



THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS ARE REQUIRED TO CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS  
4633 N CENTRAL EXPY, SUITE 250  
DALLAS, TX 75205**

**214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)**



# 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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Daniel Batey	730487	dbatey@rangerealtyadvisors.com	214-416-8217
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_