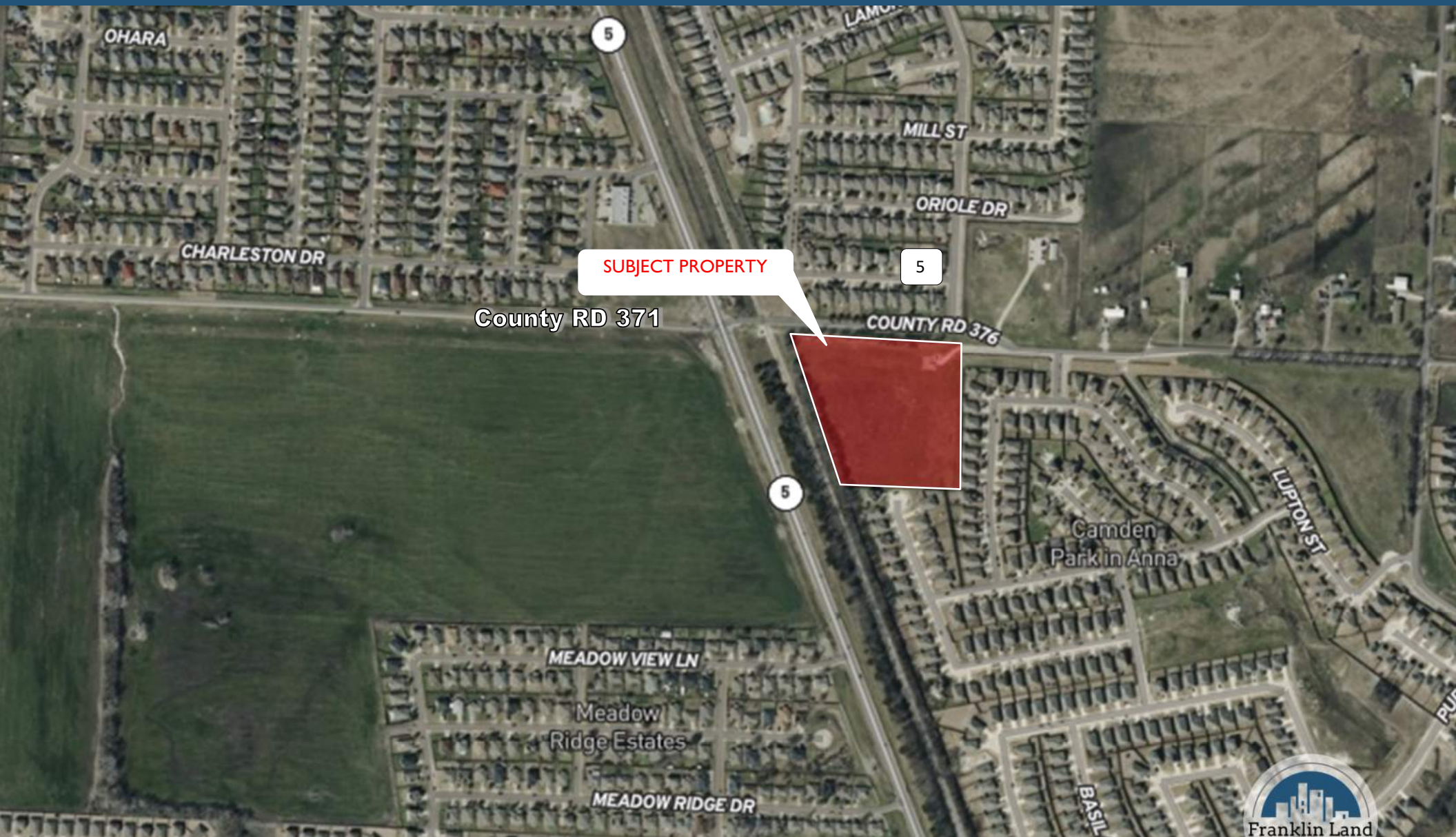


FOR SALE

+/- 8 Acre Development Opportunity

County Road 376 @ Highway 5
Anna, Texas



Logan Call, Land Coordinator
+1 469 247 5821
logan@franklinlandco.com

Sam Franklin, Director of Real Estate
+1 469 450 6269
sam@franklinlandco.com



LOCATION INFORMATION | Property Description

Outstanding opportunity to acquire +/- 8 acres located off Highway 5 (S. Powell Parkway) and County Road 376, in between Northpointe Crossing and Camden Park. Just across the railroad tracks from Highway 5.

SITE DESCRIPTION

- Location

East side of Highway 5 (S. Powell Pkwy) and CR 423, adjacent to Northpointe Crossing and Camden Park.
- Size

+/- 8 Acres - frontage on CR 376/Lindsey Ln
- Zoning

“AG” Agricultural District
- Utilities

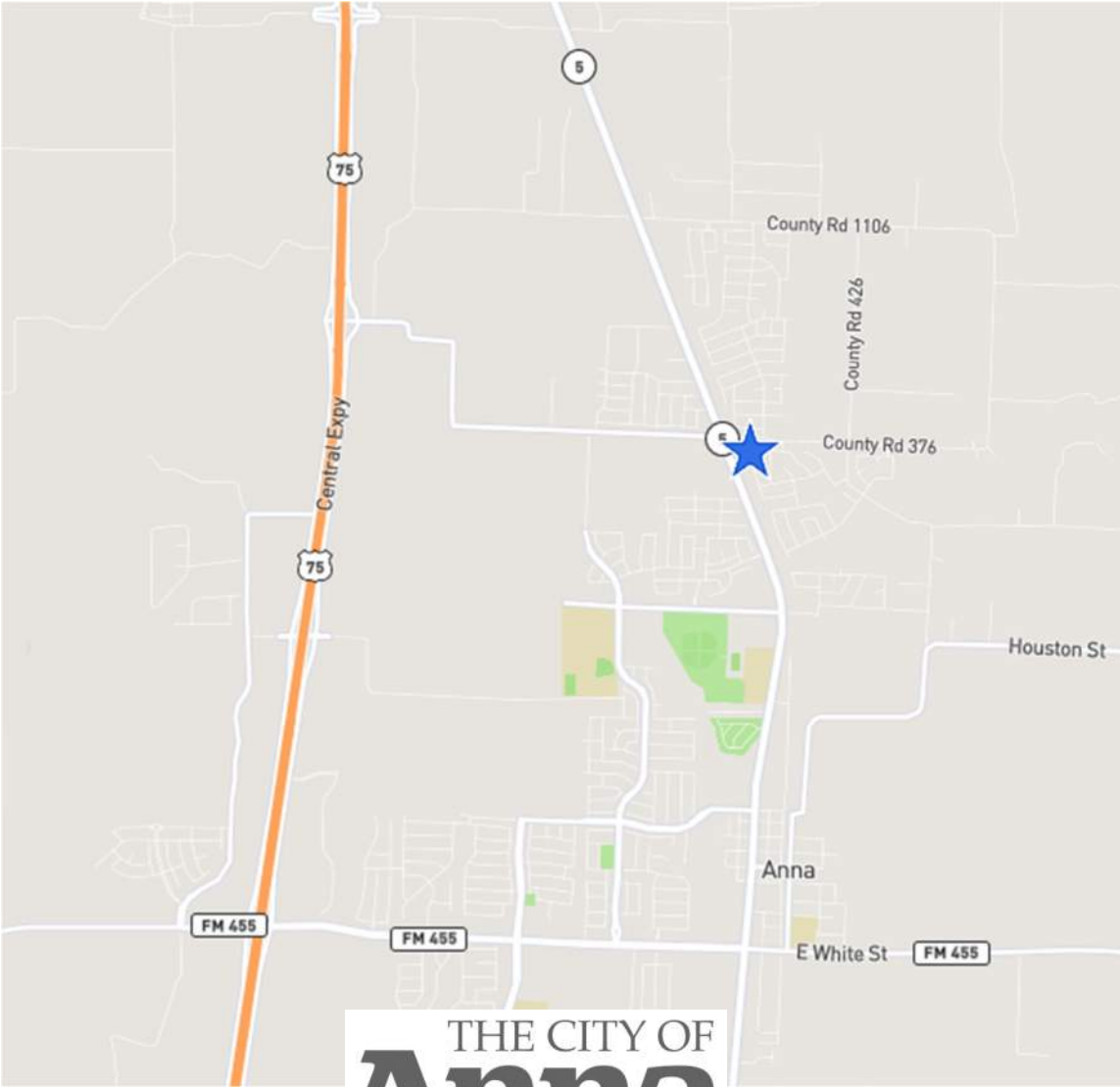
WATER: sting 12” line stubbed to northeast corner of site as well as existing 8” line stubbed out to south side of site.
SEWER: Existing 8” Stubbed to south boundary of tract.
- Traffic Counts

11,915 cars/day on Highway 5, north of Cunningham
17,045 cars/day on FM 455, west of Highway 5

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Population	29,886	37,671	96,370
2023 Households	10,335	13,055	32,384
Average Household Income	\$122,101	\$125,792	\$114,640
Growth Projection (5 Year)	16.34%	15.19%	12.58%
Total Consumer Spending	\$411.3M	\$526M	\$1.2B

SOURCE: CoStar



THE CITY OF
Anna

1915%

GROWTH SINCE 2000

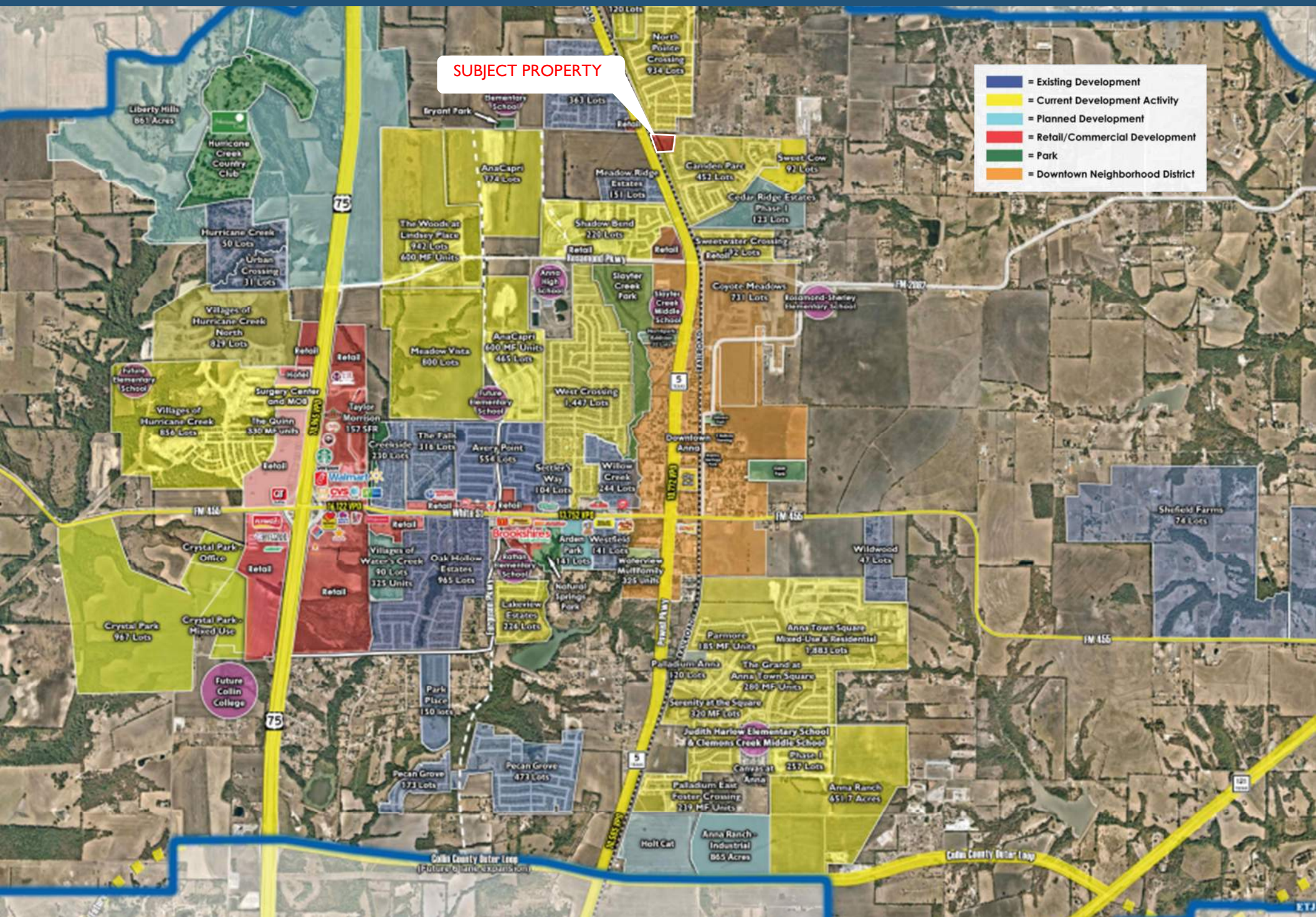
\$95k

MEDIAN INCOME

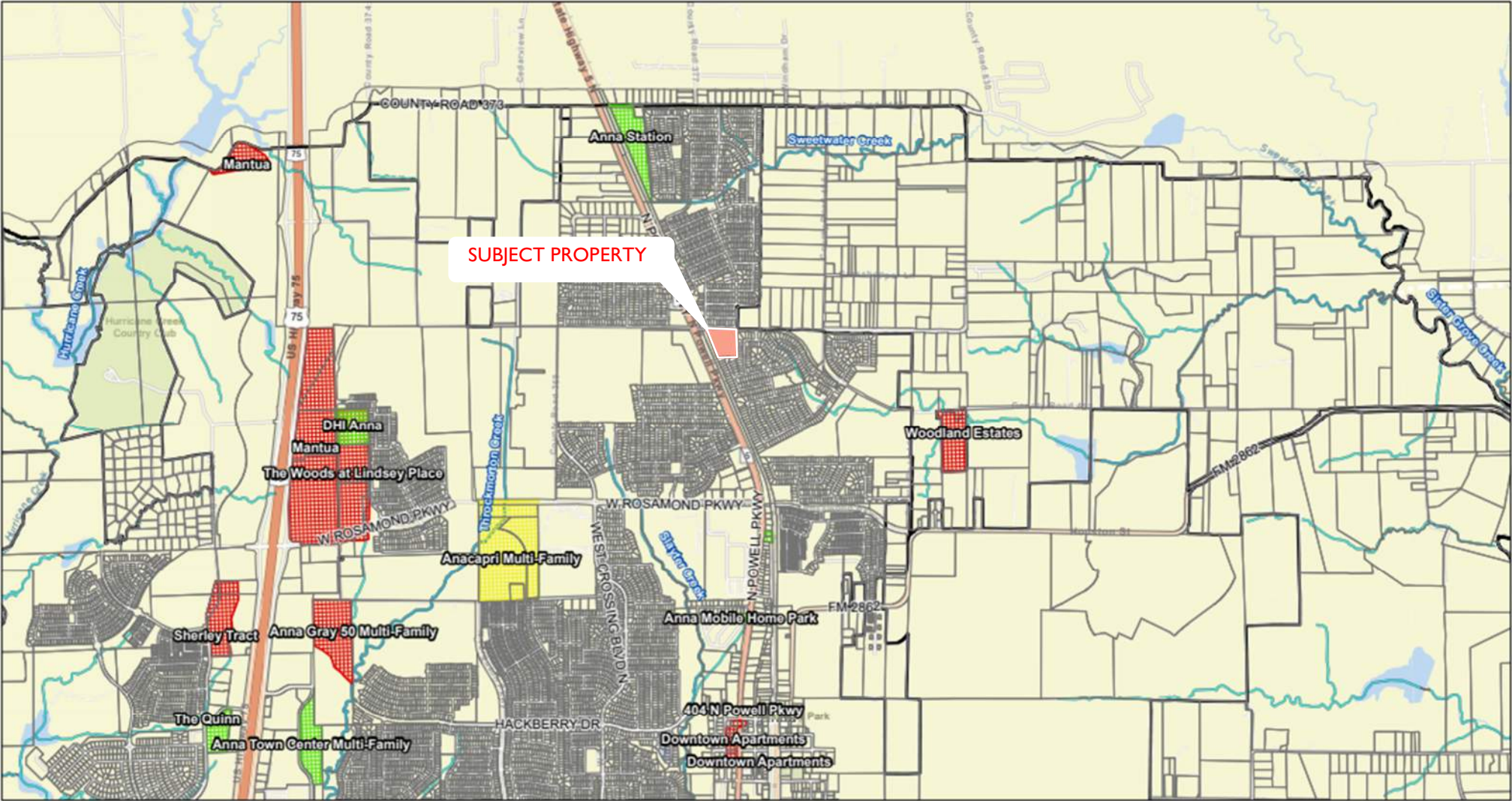
5.4k

HOUSING STARTS SINCE '15

LOCATION INFORMATION | Development Aerial



LOCATION INFORMATION | Multi-Family Development



8/26/2025, 11:46:25 AM

Anna Parcels

Streets

Multi Family Developments

Multi-Family Under Construction

Planned Multi-Family

Existing Multi-Family

City Limits

ETJ

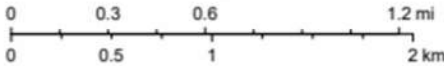
Anna Streams

Ditch

Flowing Stream

Intermittent Stream

1:29,412



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS,
(c) OpenStreetMap contributors, and the GIS User
Community



WATER

Existing 12" line stubbed to northeast corner of site as well as existing 8" line stubbed out to south side of site.

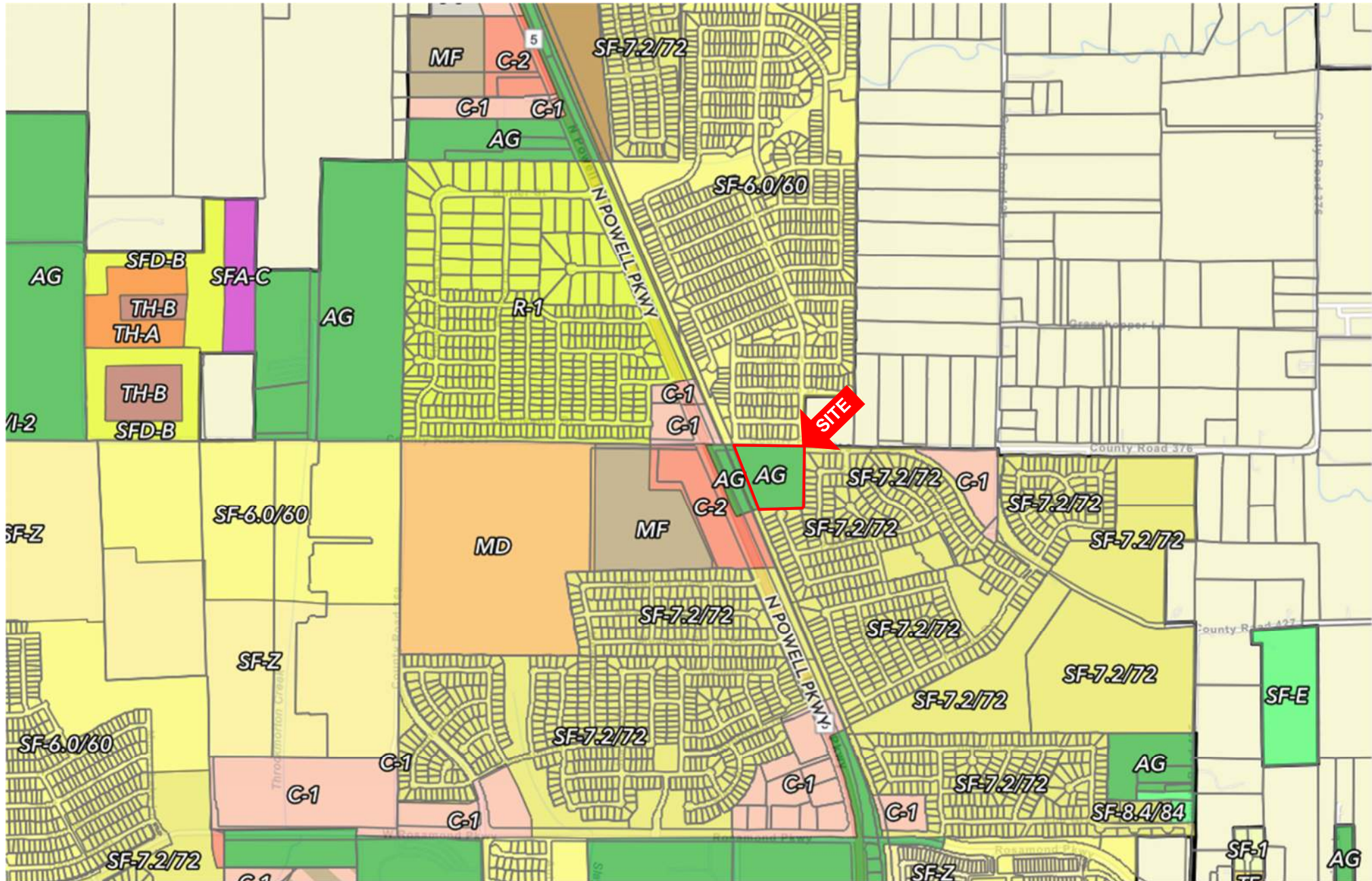
GAS

Existing 8" Gas line at north side of site.

SEWER

Existing 8" line stubbed out to south side of site.

ZONING MAP | "AG" Agricultural District



Division 2. Zoning Districts
Sec. 9.04.009 Agricultural (AG) District

Article 9.04. Zoning Ordinance

Sec. 9.04.009. Agricultural (AG) District

- (a) Purpose. The Agricultural (AG) district provides, preserves, and maintains large tracts of undeveloped land for agricultural pursuits such as crop production and farming, ranching, and raising livestock, wildlife management, and agrarian lifestyle practices. This district protects agricultural areas from the encroachment of urban and suburban development. This district implements the character and intent of the Comprehensive Plan’s Ranching and Agriculture and Rural Living PlaceTypes.
- (b) Uses. See Table 19: Use Table and all applicable regulations in Division 3.
- (c) Dimensional Standards. Development in the Agricultural (AG) district shall follow Table 2: Agricultural (AG) District Dimensional Standards.

Table 2: Agricultural (AG) District Dimensional Standards

Agricultural (AG) District Dimensional Standards		
Lot Requirements		
A	Lot Area (min.)	43,560 square feet
B	Lot Width (min.)	100 feet
C	Lot Depth (min.)	150 feet
D	Lot Coverage (max.)	30%
Setback Requirements		
E	Front Yard (min.)	25 feet
F	Rear Yard (min.)	25 feet
G	Side Yard (min.)	15 feet
H	Corner Side Yard (min.)	25 feet
Building Requirements		
I	Building Height (max.)	35 feet
Additional Applicable Requirements within the Zoning Ordinance		
Sec. 9.04.041 – Dimensional Regulations Sec. 9.04.042 – Site Design Requirements Sec. 9.04.043 – Parking Sec. 9.04.044 – Loading Sec. 9.04.045 – Landscaping		Sec. 9.04.046 – Screening and Fencing Sec. 9.04.047 – Outdoor Lighting Sec. 9.04.048 – Trash Sec. 9.04.049 – Performance Standards

- (d) Special Regulations. The Agricultural (AG) district is the district to be assigned to newly annexed properties unless a different district is selected for initial zoning.

ZONING AREA REGULATIONS | “AG” Agricultural District

	AG	SF-E	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-84	SF-72	SF-1	SF-60	SF-2	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Maximum height (feet)	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	45	45
Side yard, interior (feet)	15	15	10 (e)	9 (e)	8 (e)	8 (e)	10	(c)	(c)	(c)	(c)	(a)	(b)	(c)	10	10	10	10
Side yard, corner lot, street side (feet)	25	25	15	15	15	15	15	15	15	15	15	15	15	15	15	15	25	25
Rear yard (feet) (d)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Front yard (feet)	35	25	30	30	30	25	25	25	25	25	25	20	20	25	25	25	25	25
Lot area (feet)	43,560	43,560	20,000	14,500	12,000	10,500	8,400	7,200	7,200	6,000	6,000	4,500	2,700 per unit	7,200	6,000	5,000	6,000	5,000
Min. lot width (feet)	75	75	100	90	80	80	70	60	60	50	50	40	25	60	50	50	50	50
Min. lot depth (feet)	120	120	150	135	130	120	120	120	120	120	120	100	160	120	120	120	120	120
Max. lot coverage (%)	40%	40%	35%	35%	40%	40%	35%	40%	40%	45%	45%	50%	60%	50%	60%	50%	40%	50%
Building size (square feet)	2400	2400	2500	2200	2200	2200	2000	1800	1800	1600	1600	1200	900	1200	None	None	None	None
Masonry* (%)	80%	80%	80%	80%	80%	80%	80%	80%	0%	80%	80%	80%	80%	80%	80%	80%	90%	90%

* Brick or rock veneer; see also [section 9.04.034\(e\)\(6\)](#).

(a) Zero one side with 10 feet separation between buildings.

(b) 14 feet between ends of buildings.

(c) 45 feet where adjacent to single-family or duplex residential district.

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except as permitted herein.

(e) The required side yard or 10% of the lot width, whichever is greater.



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*



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Franklin Land Company

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Richard Franklin

Designated Broker of Firm

Sam Franklin

Licensed Supervisor of Sales Agent/Associate

Logan Call

Sales Agent/Associate's Name

9009681

License No.

333777

License No.

686927

License No.

837107

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.gov
IABS 1-0

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