



**THE FALLS OFFICE PARK
ANNA, TX 75409**

RANGE
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PROPERTY OVERVIEW



LOCATION

2016 W. White St
Anna, TX 75409



ACREAGE

Gross: \pm 2.17
Net: \pm 2.17



ZONING

PD - Commercial



FUTURE LAND USE

Retail / Office



UTILITIES

Water: To Site
Sewer: To Site



ISD

Anna ISD



VPD

Hwy 75: \pm 46,569
White St: \pm 6,257
E FM 455: \pm 7,941

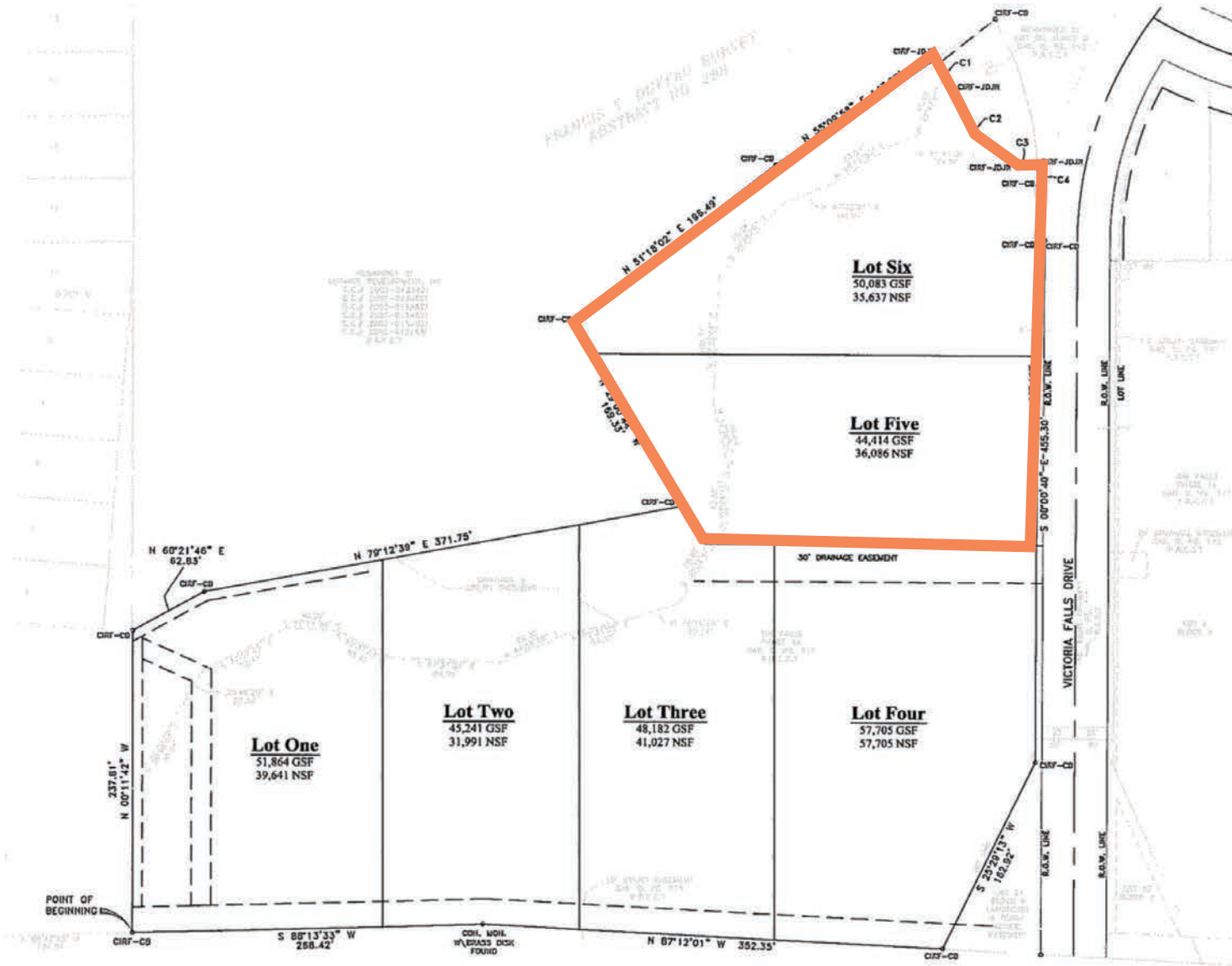


WHITE ST

VICTORIA FALLS DR

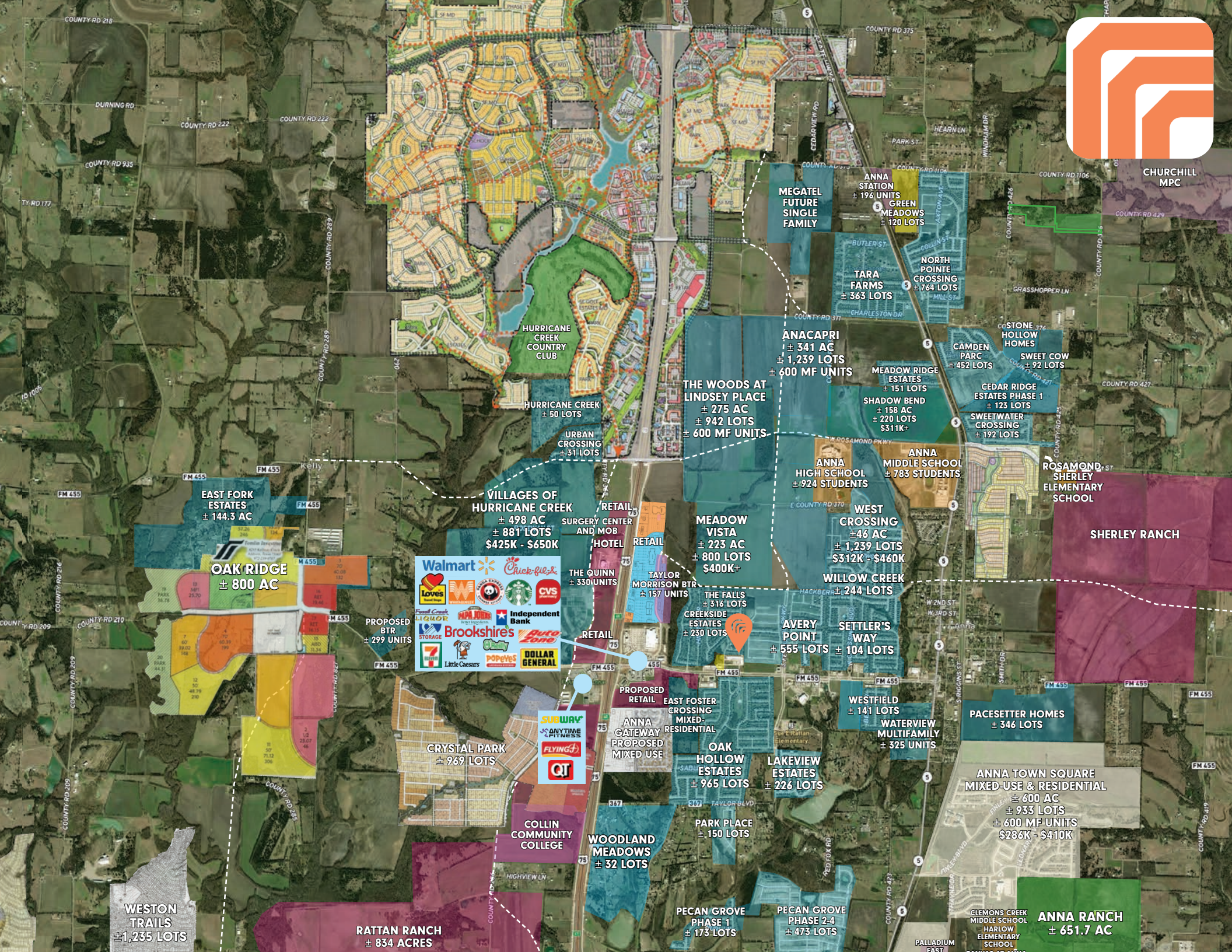
WHITE ST

SITE PLAN



F.M. HWY. NO. 455
(C.C. 997-0037110)
D.R.C.C.T.





WESTON TRAILS
± 1,235 LOTS

RATTAN RANCH
± 834 ACRES

WOODLAND MEADOWS
± 32 LOTS

CRYSTAL PARK
± 969 LOTS

COLLIN COMMUNITY COLLEGE

ANNA GATEWAY PROPOSED MIXED USE

PROPOSED RETAIL

PROPOSED BTR
± 299 UNITS

Walmart
Chick-fil-ee
Loves
Wawa
Starbucks
CVS
Brookshires
Auto Zone
Little Caesars
Popeyes
Dollar General
Subway
Anytime Fitness
QT

THE QUINN
± 330 UNITS

TAYLOR MORRISON BTR
± 157 UNITS

THE FALLS
± 316 LOTS

CREEKSIDE ESTATES
± 230 LOTS

MEADOW VISTA
± 223 AC
800 LOTS
\$400K+

THE WOODS AT LINDSEY PLACE
± 275 AC
± 942 LOTS
± 600 MF UNITS

ANACAPRI
± 341 AC
± 1,239 LOTS
± 600 MF UNITS

MEADOW RIDGE ESTATES
± 151 LOTS

SHADOW BEND
± 158 AC
± 220 LOTS
\$311K+

THE FALLS CROSSING
± 244 LOTS

AVERY POINT
± 555 LOTS

SETTLER'S WAY
± 104 LOTS

WESTFIELD
± 141 LOTS

WATERVIEW MULTIFAMILY
± 325 UNITS

PACESSETTER HOMES
± 346 LOTS

ANNA TOWN SQUARE MIXED-USE & RESIDENTIAL
± 600 AC
± 933 LOTS
± 600 MF UNITS
\$286K - \$410K

ANNA RANCH
± 651.7 AC

MEGATEL FUTURE SINGLE FAMILY

ANNA STATION
± 196 UNITS

GREEN MEADOWS
± 120 LOTS

TARA FARMS
± 363 LOTS

NORTH POINTE CROSSING
± 764 LOTS

MEADOW RIDGE
± 452 LOTS

CAMDEN PARC
± 123 LOTS

SWEET COW
± 92 LOTS

CESTONE HOLLOW HOMES

CEDAR RIDGE ESTATES PHASE 1
± 123 LOTS

SWEETWATER CROSSING
± 192 LOTS

ANNA HIGH SCHOOL
± 924 STUDENTS

ANNA MIDDLE SCHOOL
± 783 STUDENTS

ROSAMOND SHERLEY ELEMENTARY SCHOOL

SHERLEY RANCH

HURRICANE CREEK COUNTRY CLUB

HURRICANE CREEK
± 50 LOTS

URBAN CROSSING
± 31 LOTS

VILLAGES OF HURRICANE CREEK
± 498 AC
± 881 LOTS
\$425K - \$650K

RETAIL
SURGERY CENTER AND MOB
HOTEL
RETAIL

EAST FORK ESTATES
± 144.3 AC

OAK RIDGE
± 800 AC

WEST CROSSING
± 46 AC
± 1,239 LOTS
\$312K - \$460K

WILLOW CREEK
± 244 LOTS

WESTERLY CROSSING MIXED-RESIDENTIAL

OAK HOLLOW ESTATES
± 965 LOTS

LAKEVIEW ESTATES
± 226 LOTS

PARK PLACE
± 150 LOTS

PECAN GROVE PHASE 1
± 173 LOTS

PECAN GROVE PHASE 2.4
± 473 LOTS

CLEMONS CREEK MIDDLE SCHOOL
HARLOW ELEMENTARY SCHOOL

CHURCHILL MPC

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
2023 POPULATION	20,662	39,117	75,104
2028 POPULATION	23,256	43,944	82,345
POP. GROWTH 2023-2028	.5%	2.5%	1.9%
2023 TOTAL HOUSEHOLDS	7,183	13,627	25,266
MEDIAN HOUSE HOLDS INCOME	\$100,639	\$103,688	\$96,942
2023 TOTAL BUSINESSES	346	602	2,176
2023 TOTAL EMPLOYMENT	3,175	5,286	20,258



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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____