

# PrestonBend

REAL ESTATE

## FOR LEASE

709 North Powell Parkway, Anna, Texas



## OVERVIEW

- Total Building Size: 2,120 SF
- Suites Available:
  - B - 650 SF - \$2,100/mo gross
  - C - 620 SF - \$1,900/mo gross

## PROPERTY DETAILS

Be in the heart of Anna's rapid growth! This remodeled, professional building offers versatile spaces ideal for both office and retail users seeking visibility, convenience, and efficiency. Each suite is equipped with its own mini-split HVAC system for independent climate control and comfort. The property sits along Powell Pkwy/Hwy 5 just minutes from U.S. 75, surrounded by strong residential growth and new commercial development. Contact Brokers for more information!



[prestonbendre.com](http://prestonbendre.com)

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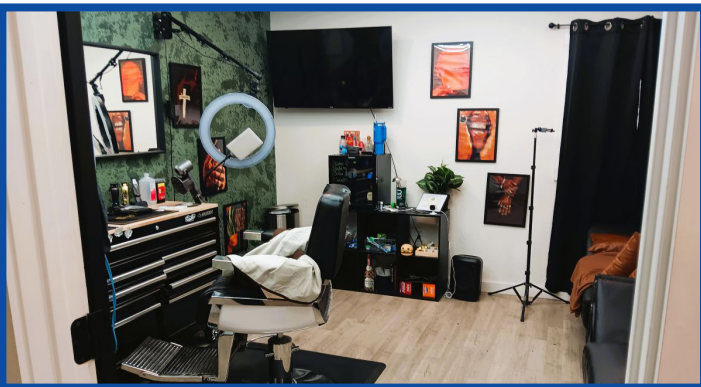
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## PROPERTY DETAILS - SUITE B 709 North Powell Parkway, Anna, Texas



- 650 SF total
- All utilities included
- Three private salon/office spaces
- Common foyer, restroom & mailbox
- Plumbing in place for mini-salons
- Ideal for hairdresser/barber, aesthetician or other professional services



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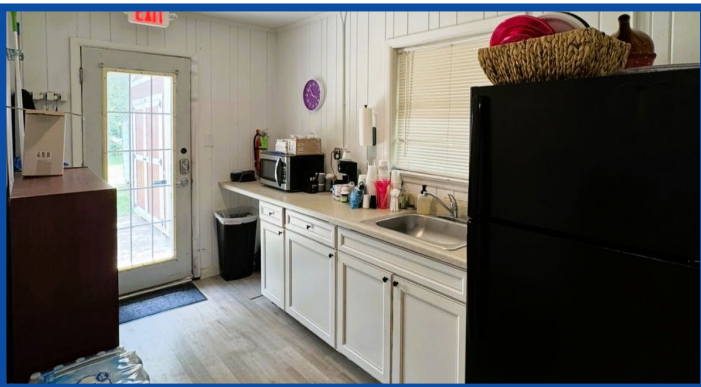
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## PROPERTY DETAILS - SUITE C 709 North Powell Parkway, Anna, Texas



- 620 SF
- All utilities included
- Private entrance, restroom & mailbox
- Conference room or private office
- Collaborative work space
- Kitchen
- Ideal for insurance, real estate, financial or other professional services



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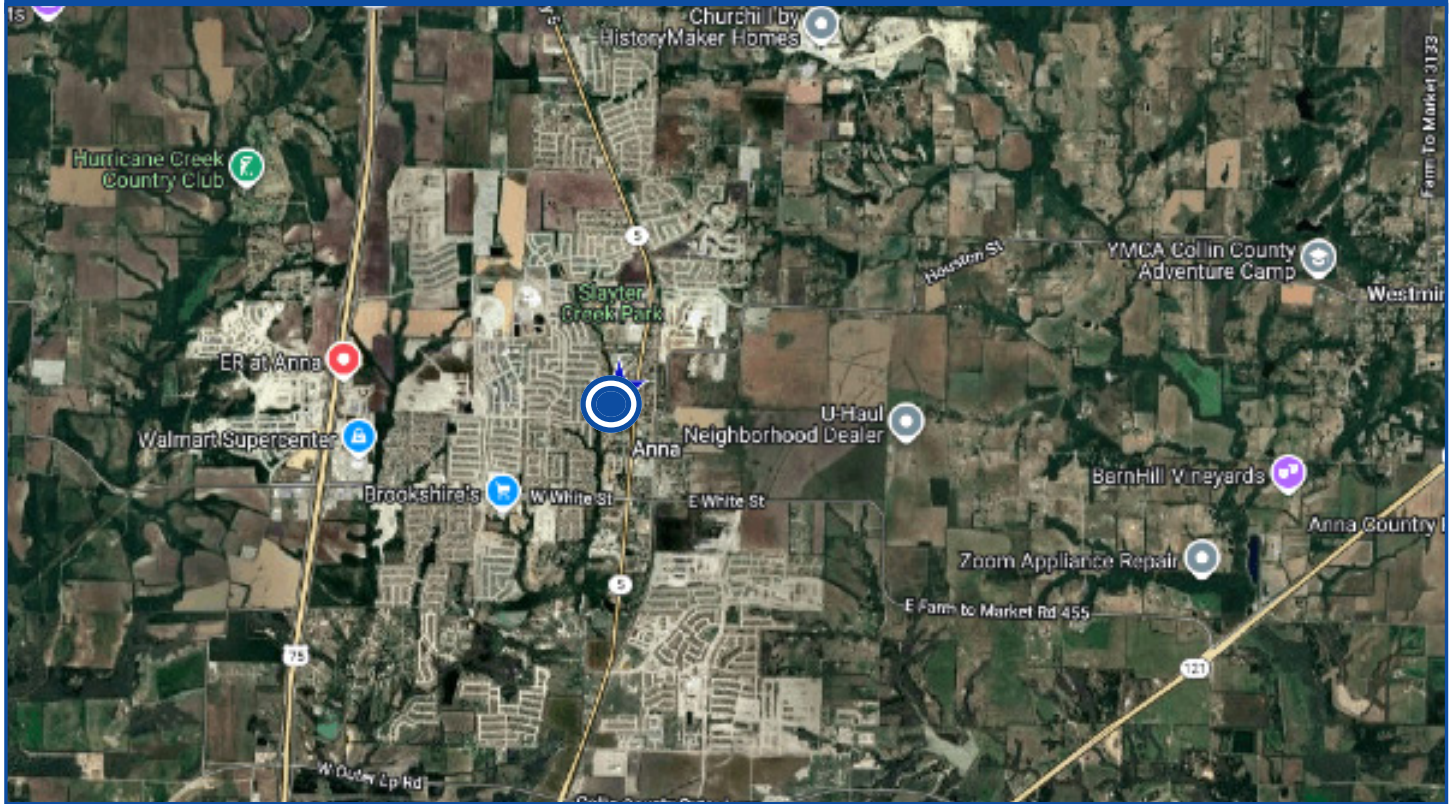
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## SITE AERIAL

709 North Powell Parkway, Anna, Texas



THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



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## LOCATION OVERVIEW

Anna, Texas



Anna, Texas, is quickly becoming one of North Texas's most promising markets for commercial real estate and business development. Conveniently located in Collin County along the busy U.S. 75 corridor, Anna offers exceptional access to the DFW Metroplex with a pro-business, community-focused environment. Rapid residential expansion - driven by master-planned developments like Sherley Farms - and the planned revitalization of a vibrant downtown entertainment district are fueling strong demand for retail, office, and light industrial space. Continued infrastructure investment, including the new Hurricane Creek wastewater facility, supports sustainable growth and future commercial opportunities. With a growing population, strategic location, and city leadership committed to smart development, Anna is a top destination for investors, developers, and tenants seeking long-term opportunity in North Texas commercial real estate.



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