

LIBERTY HILLS RETAIL

ANNA, TEXAS

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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A development by:



Hunington Properties, Inc.

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com | 214.720.0004

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LIBERTY HILLS RETAIL | NWC of US-75 & Rosamond Pkwy, Anna, Texas 75093

OVERVIEW

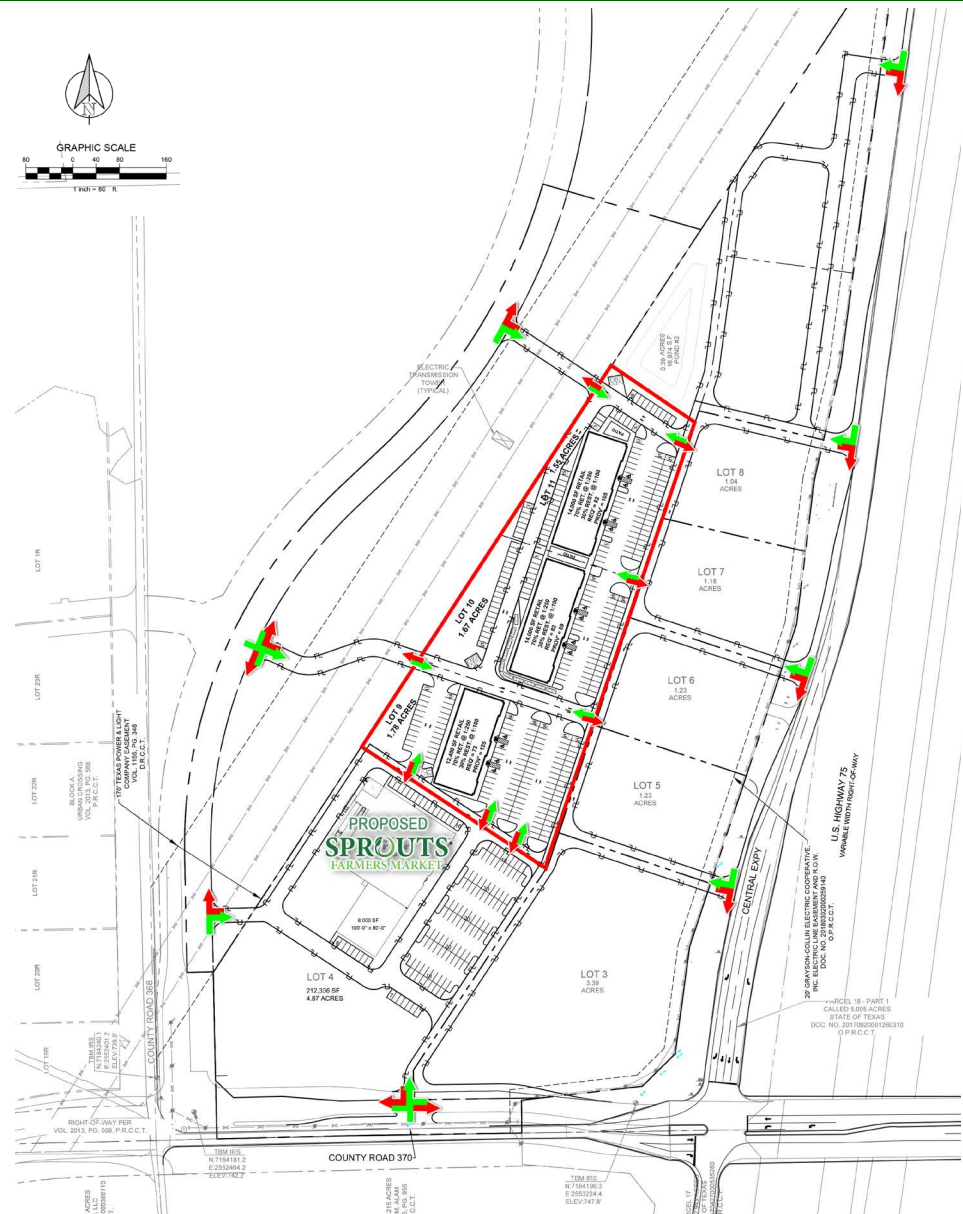
- Up to 30,000 SF Retail Space Available
- Located at the northwest corner of US-75 & Rosamond Pkwy in Anna, Texas
- Situated at the main entrance to Liberty Hills, a 695.8 acre master planned community with 1,831 single family homes upon completion
- Across from future Rosamond Corners development anchored by Kroger Marketplace
- Surrounded by new residential developments in a rapidly growing area between McKinney and Sherman
- Call for Info & Price

TRAFFIC COUNTS

US Hwy 75: 63,366 VPD (TXDOT 2023)

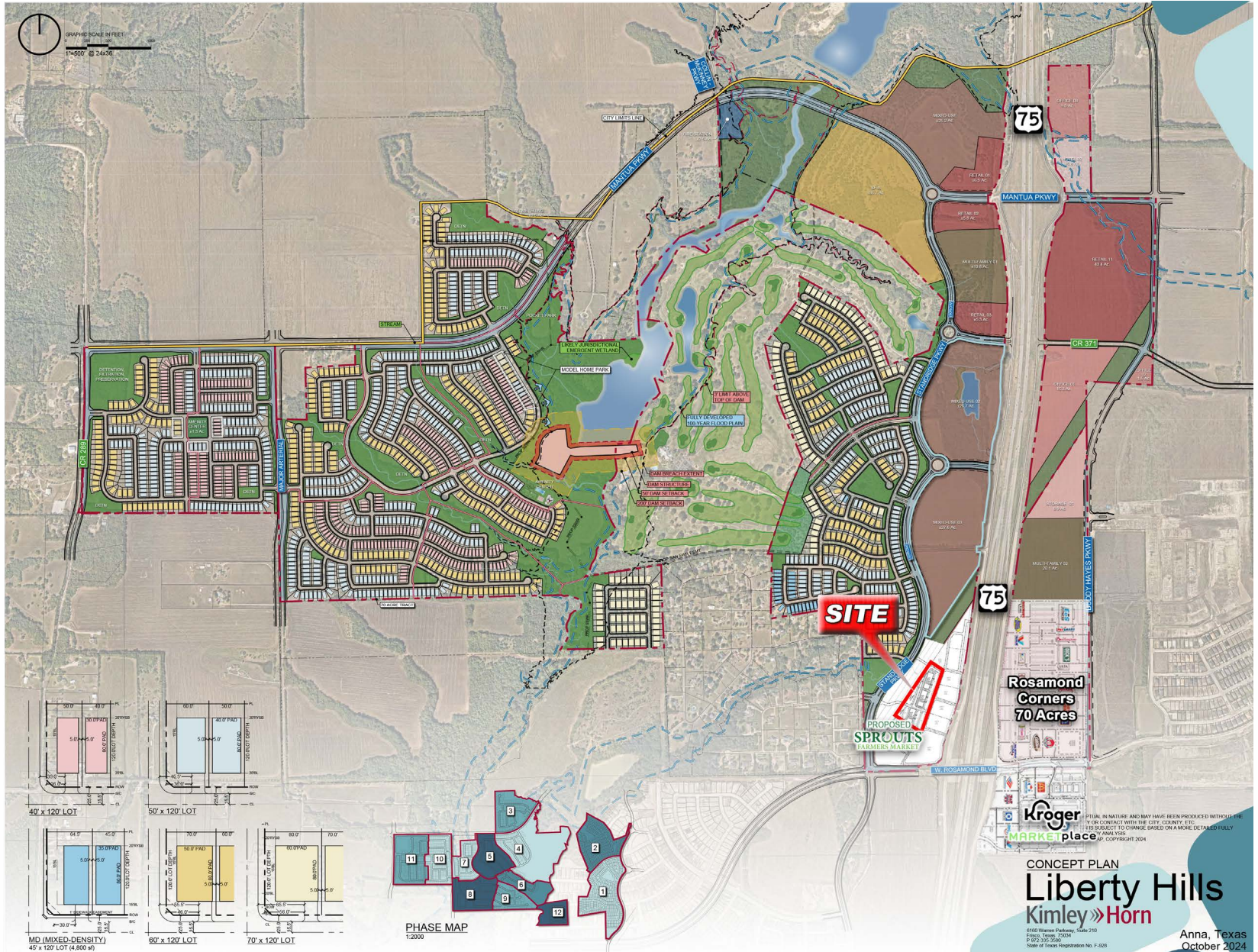
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	1,750	26,034	49,203
2029 Projected Pop.	4,782	37,204	66,767
Daytime Pop.	2,012	18,701	35,835
Avg HH Income	\$119,994	\$115,209	\$130,274



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Property Summary		
Perimeter & Area Rights of Way (ROW)	61.8	0.4%
Commercial - Fire Station	2.5	0.3%
Commercial - Office	27.5	2.8%
Commercial - Retail	5.8	0.8%
Commercial - Retail	123.2	12.8%
Commercial - Storage	8.8	0.9%
Mixed Use	80.8	8.3%
Multi-Family Residential	33.8	3.5%
Single Family High Density	36.7	3.8%
Golf Course Area	6.4	0.6%
Open Space - Single Family	188.1	17.4%
Open Space - Remaining	77.3	
Net Single Family Residential Area	410.7	42.5%
Total	965.8	
Single Family Open Space Summary		
Open Space	188.1	
Area (Net of ROW)	578.7	
Total Percentage of Open Space	29.0%	
Single Family Lot Summary		
40' Lots	376	20.8%
50' Lots	37	2.0%
60' Lots	792	43.3%
60' Lots	809	27.8%
70' Lots	117	6.4%
Total Lots	1831	
Density Summary (Units per Acre)		
Gross	1.9	
Net Single Family	3.2	
Phase 1 Lot Summary		
40' Lots	37	19.8%
50' Lots	139	91.7%
60' Lots	81	30.1%
70' Lots	12	4.5%
Total Lots in Phase	269	
Phase 2 Lot Summary		
40' Lots	70	36.7%
50' Lots	84	35.4%
60' Lots	47	26.0%
Total Lots in Phase	181	
Phase 3 Lot Summary		
40' Lots	25	17.0%
50' Lots	73	49.7%
60' Lots	49	33.3%
Total Lots in Phase	147	
Phase 4 Lot Summary		
40' Lots	46	34.6%
50' Lots	43	32.3%
60' Lots	42	31.6%
70' Lots	2	1.5%
Total Lots in Phase	133	
Phase 5 Lot Summary		
40' Lots	34	22.7%
50' Lots	94	62.7%
60' Lots	22	14.7%
Total Lots in Phase	150	
Phase 6 Lot Summary		
40' Lots	12	16.9%
50' Lots	15	21.1%
60' Lots	44	62.0%
Total Lots in Phase	71	
Phase 7 Lot Summary		
40' Lots	0	0.0%
50' Lots	43	42.6%
60' Lots	58	57.4%
Total Lots in Phase	101	
Phase 8 Summary		
40' Lots	73	34.6%
50' Lots	89	46.9%
60' Lots	39	18.5%
Total Lots in Phase	211	
Phase 9 - Summary		
40' Lots	47	44%
50' Lots	25	23%
60' Lots	36	33%
Total Lots in Phase	108	
Phase 10 - Summary		
40' Lots	84	42.4%
50' Lots	114	57.6%
60' Lots	0	0.0%
Total Lots in Phase	198	
Phase 11 - Summary		
40' Lots	58	26.7%
50' Lots	77	37.4%
60' Lots	74	35.9%
Total Lots in Phase	206	
Phase 12 - Summary		
70' Lots	58	



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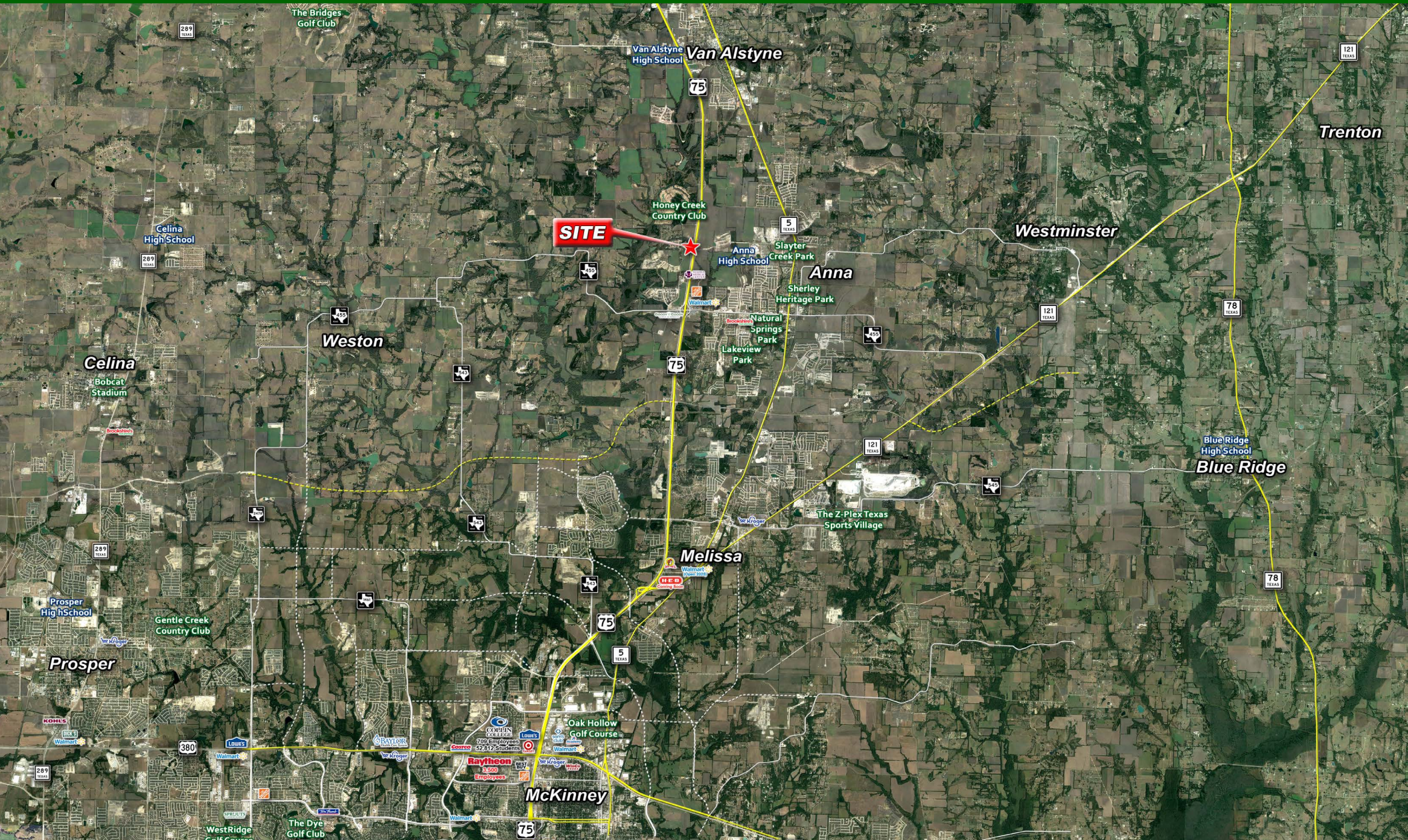
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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