



14107 COUNTY ROAD 480, ANNA, TX 75495-8210

CONTACT BROKER FOR PRICE

### AREA HIGHLIGHTS

- 4th Fastest-Growing City in the U.S.
- 300,000+ SF of new commercial/medical space coming soon
- \$35B Semiconductor Boom in nearby Sherman driving demand

# For Sale

*±50.2 Acres / Development Ready Land in Anna, TX*

Brian Hanie | 214.253.0789 | [bhanie@dominuscommercial.com](mailto:bhanie@dominuscommercial.com)



# PROPERTY OVERVIEW:

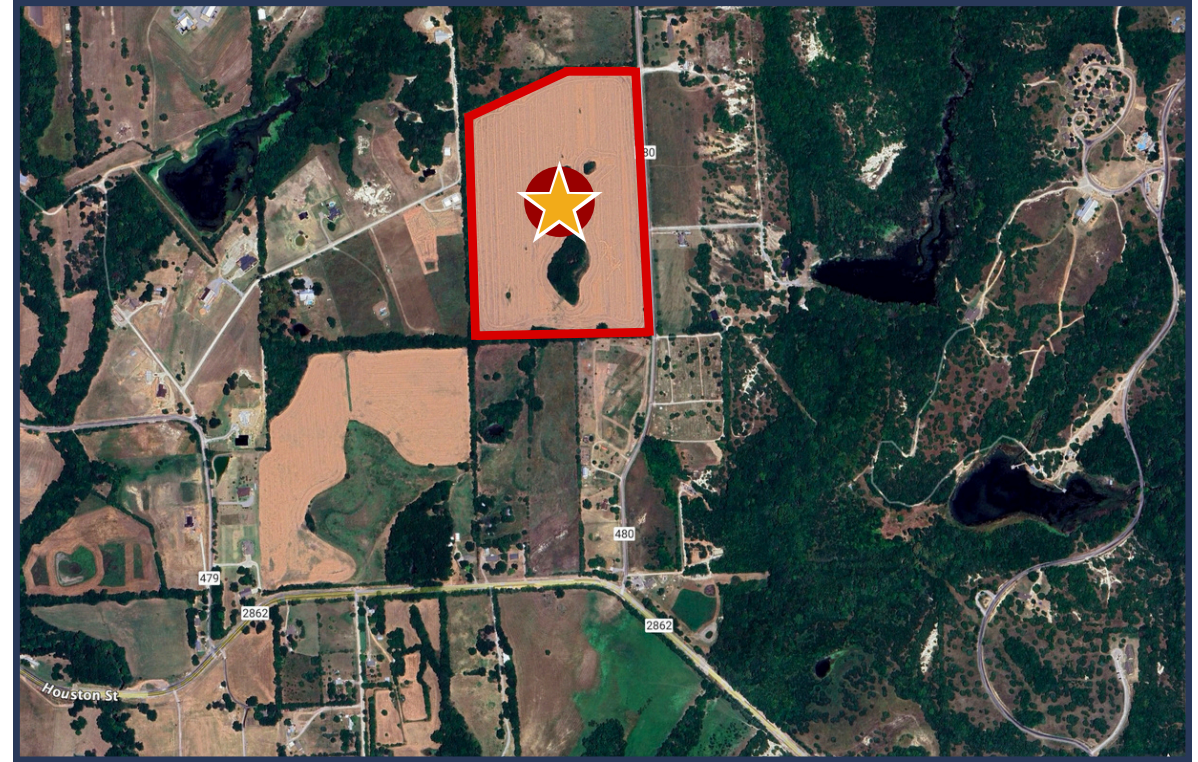
## DESCRIPTION:

Seize this **50.2-acre development opportunity in Anna, TX**, one of the fastest-growing cities in the U.S. Strategically positioned in Anna's ETJ with **no zoning restrictions** and agricultural restrictions that offer **significant tax benefits**, this property provides unmatched flexibility for residential, mixed-use, or commercial development. Currently benefiting from an Agricultural Exemption, the property offers potential tax savings for buyers who wish to continue agricultural use.

Located along County Road 480, the site benefits from electricity availability, COOP water access, and future infrastructure expansion. With FM 2862 planned as a Major Collector Street, the area is set for continued growth, making it a prime location for developers and investors. **Additionally, its proximity to Sherman's \$35B semiconductor expansion is driving massive economic growth and housing demand, further increasing this site's investment potential.**

## DEMOGRAPHICS

Mile Radius:	5	10
Population Growth 20-24:	10.9%	10%
Avg HH Income:	\$100,556	\$116,182
Median Home Value:	\$277,889	\$329,211
Total Businesses (2023):	602	2,176





# Development Map



\$35B Sherman Semiconductor Projects — Major employment hub 20 minutes away



Major Residential Developments



Recreation / Community Centers



Retail, Restaurants, Downtown Redevelopment



Education

- |                               |                       |                                |                         |
|-------------------------------|-----------------------|--------------------------------|-------------------------|
| 1 Villages of Hurricane Creek | 4 Arden Park          | 7 Anna Ranch                   | 10 Town Center (Retail) |
| 2 Meadow Vista (Bloomfield)   | 5 Liberty Hills       | 8 Rockhill Development         | 11 ER - Medical Center  |
| 3 The Woods at Lindsey Place  | 6 Anacapri by Megatel | 9 Hurricane Creek Country Club | 12 Collin College       |

**\$60M Downtown Master Plan — Municipal complex with a library, water/wastewater upgrades, and new incentives.**

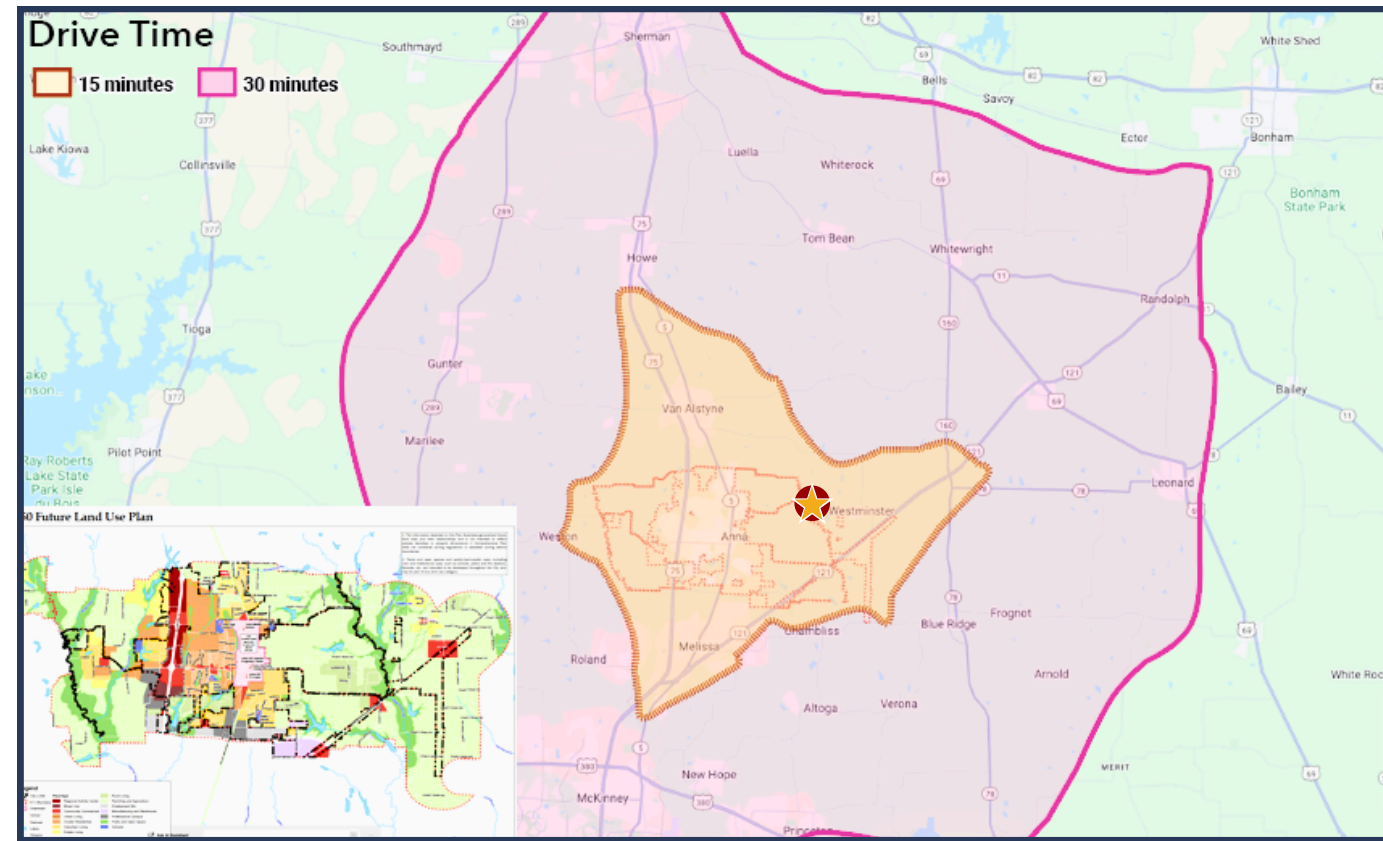


# ABOUT ANNA, TX:

Anna, TX is rapidly evolving with ongoing infrastructure improvements like road expansions and new community facilities designed to support its growing population. The city's landscape is continually shaped by the growth of residential neighborhoods, commercial developments, and recreational spaces.

## WHY INVEST IN ANNA, TX?

- **Education Hub:** Collin College is developing a 100-acre campus in Anna's ETJ, enhancing educational and economic opportunities.
- **Major Mixed-Use Developments:** Projects like Liberty Hills (1,000 acres mixed-use) and Rockhill Development (83 acres single-family, 35 acres multifamily) reflect Anna's evolving landscape
- **Downtown Redevelopment:** A new \$60M Downtown Master Plan includes a municipal complex with a library, water/wastewater upgrades, and new incentives.
- **Pro-Business Environment:** The city boasts a pro-business, pro-development City Council with a streamlined permitting process.
- **Robust Residential Expansion:** Multiple large-scale residential developments, including 9 multifamily projects under construction and 4-5 more starting in late 2025.



# FOR SALE

50.2 Acres in Fast-Growing Anna, TX

Contact Brokers For Price

14107 County Road 480, Anna, TX 75495

## Access & Location

**Directions: Exit 48A toward Anna Weston on Highway 75 N → Continue on West White Street toward Downtown Anna → Left on FM 2862 → Drive six miles → Left on County Rd 480 → Property is on the left.**



**Brian Hanie || Vice President**  
**214.253.0789 || [bhanie@dominuscommercial.com](mailto:bhanie@dominuscommercial.com)**

**Dominus Commercial || 214.941.9500**  
**600 E Las Colinas Blvd, #130 || Irving, TX 75039**

My Information About Brokerage Services

This document has been prepared by Dominus Commercial, Inc for advertising and general information only. Dominus Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Dominus Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. © 2025 Dominus Commercial, Inc. All rights reserved.