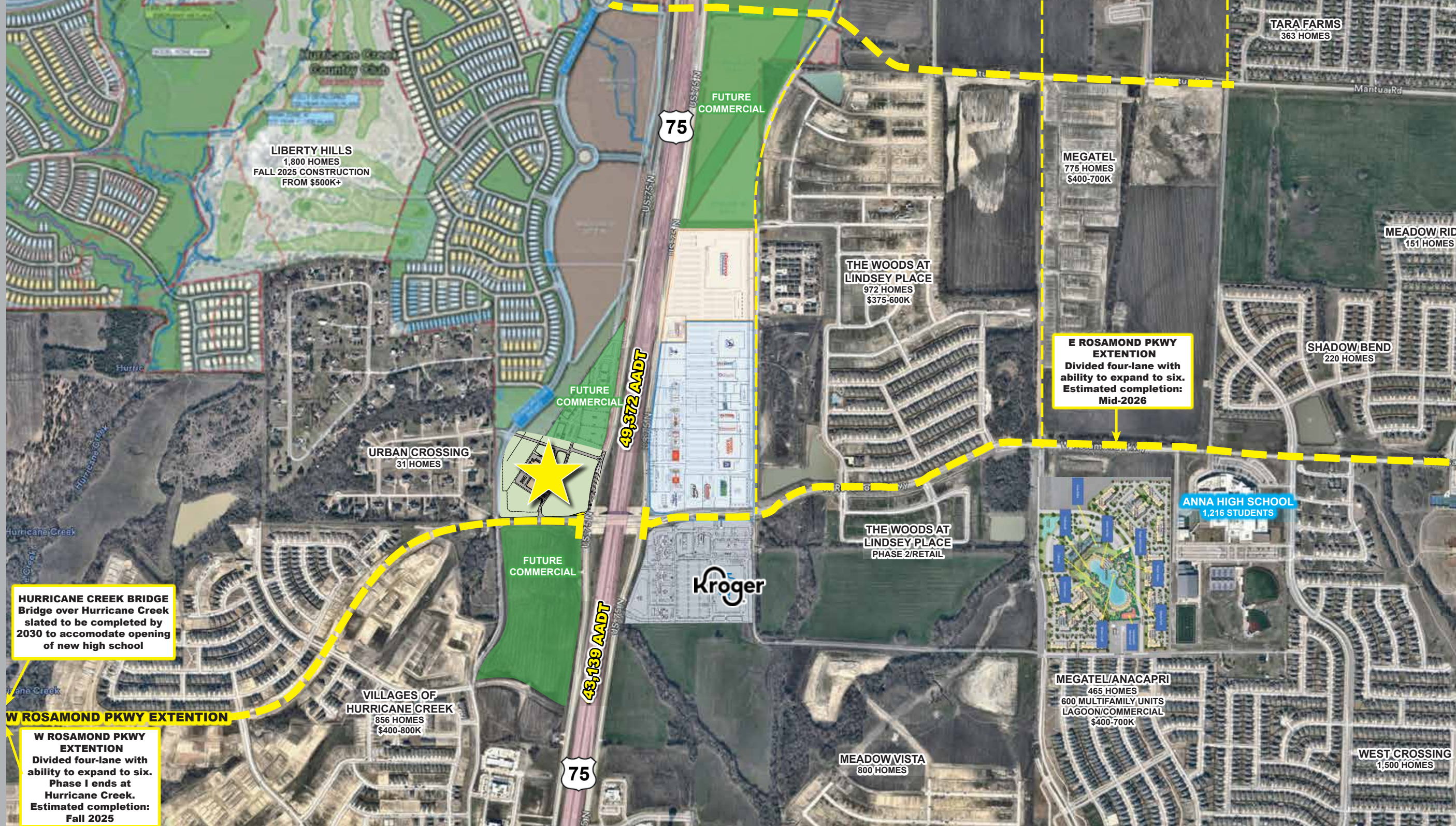


GROCERY-ANCHORED CTR.

ANNA, TX



SITE DESCRIPTION

U.S. HIGHWAY 75
& W. ROSAMOND PKWY

± 5.20 ACRES
49,372 AADT ON HWY 75

The site boasts exceptional frontage on US-75 at the corner of W. County Road 370, in Anna, Texas (one of the fastest growing cities in North Texas and the nation). It capitalizes on strong and rising traffic flow, along with its location amidst a surge of new residential, commercial, and business projects (many already underway, planned, or recently completed). Adding to its appeal, W. County Road is undergoing expansion to become the new Rosamond Parkway extension, situated just west of US-75. This extension is a significant infrastructure development improving east-west connectivity, enhancing access to key locations, opening up new areas for residential, commercial, and business development, relieving traffic congestion, attracting new retail and commercial opportunities to the immediate area, and much more.

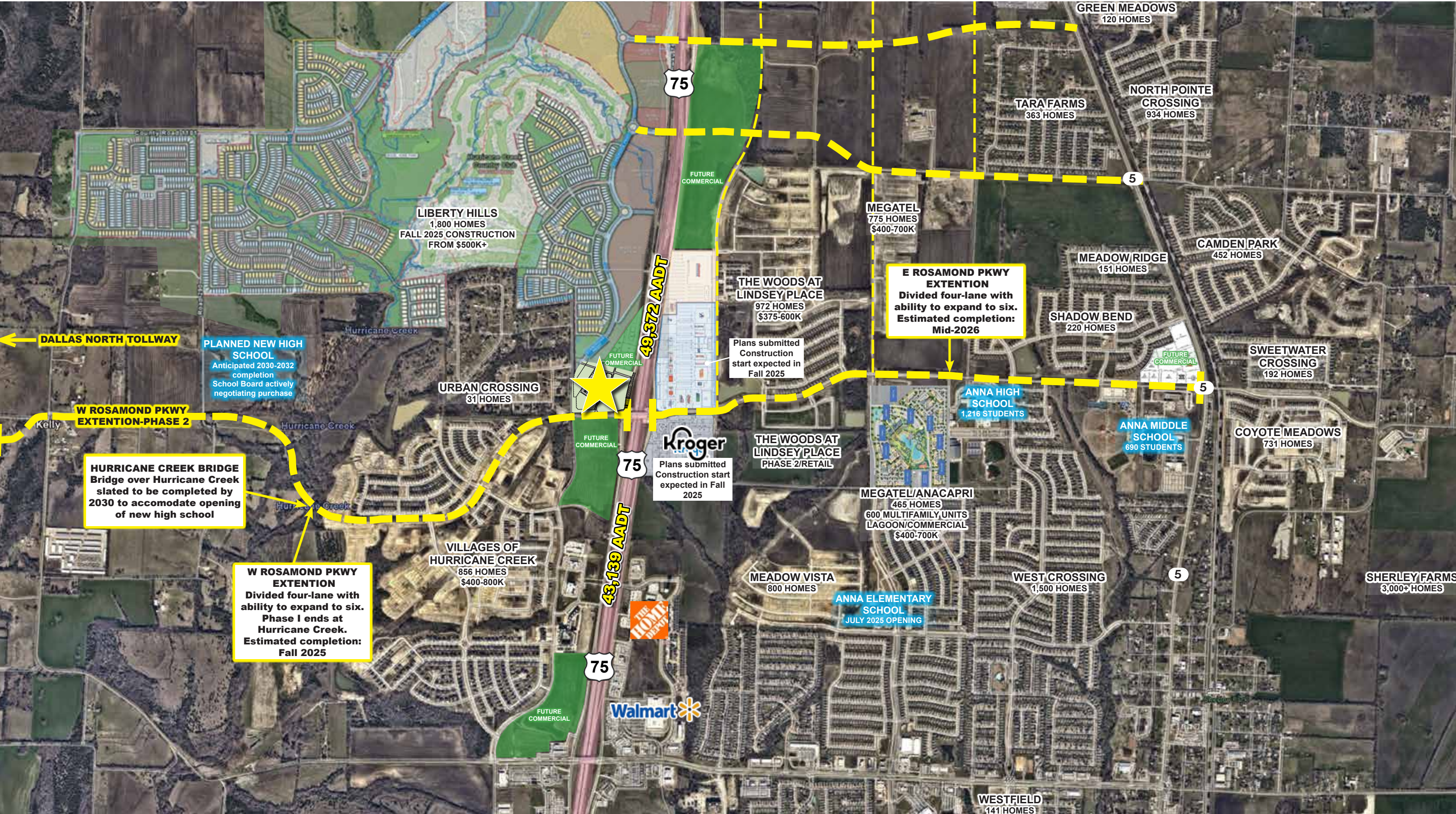
Anna's location along the US-75 corridor, between the dynamic Dallas-Fort Worth Metroplex and the burgeoning tech center of Sherman, creates a compelling environment for both businesses and residents. The city's commitment to infrastructure development and its supportive business policies are key to its sustainable economic growth and the preservation of a high quality of life for its residents.





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RESIDENTIAL DEVELOPMENTS

GROCERY-ANCHORED CTR. | ANNA, TX

NUMBERS

GROCERY-ANCHORED CTR.
ANNA, TX

POPULATION	
2 MILE	12,715
4 MILE	31,967
6 MILE	61,154

HOUSEHOLDS	
2 MILE	4,319
4 MILE	11,034
6 MILE	21,003

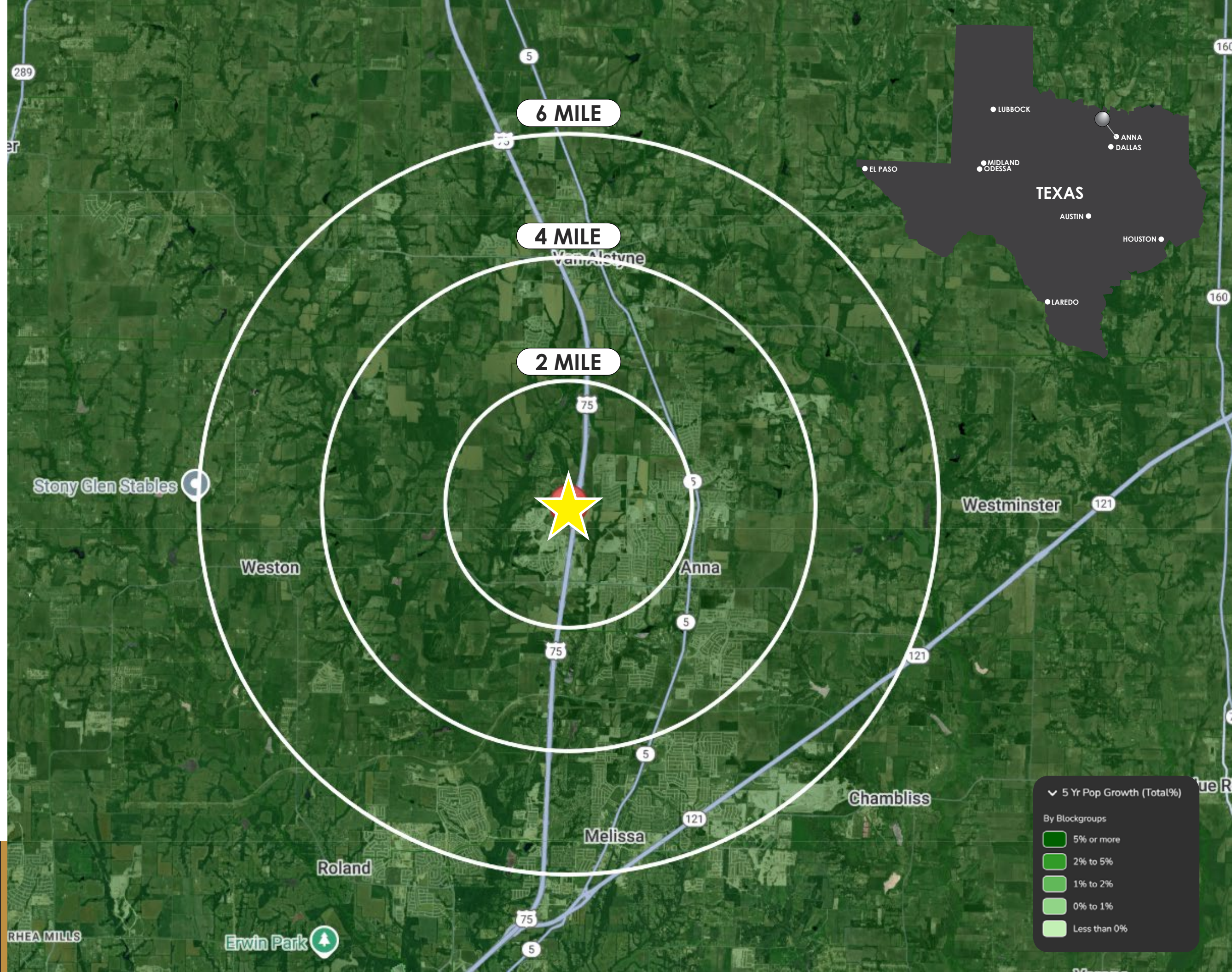
AVG. HH INCOME	
2 MILE	\$129,300
4 MILE	\$124,485
6 MILE	\$144,045

MED. HH INCOME	
2 MILE	\$ 95,420
4 MILE	\$ 90,854
6 MILE	\$108,995

1 MILE - OTHER	
Retail Exp/Mo	\$5,062
College/Higher	79.7%
White Collar	74.3%
Median Age	42

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SITE PLAN

GROCERY-ANCHORED CTR.
ANNA, TX

TOTALS

LAND AREA:	± 5.20 AC
PROPOSED AREA:	32,872 SF
PARKING:	172 SPACES
PARKING RATIO:	5.41/1000
GROCER:	± 3.40 AC
PROPOSED AREA:	23,272 SF
PARKING:	105 SPACES
PARKING RATIO:	4.5/1000
SHOPS:	9,600 SF
PARKING:	68 SPACES
PARKING RATIO:	7.0/1000
OUTPARCEL:	± 1.80 AC



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ROSAMOND PKWY EXTENTION

Divided 4-lane with ability
to expand to 6.
Estimated completion, Mid 2026