

anna CORNERS



www.BryanHaggardLand.com

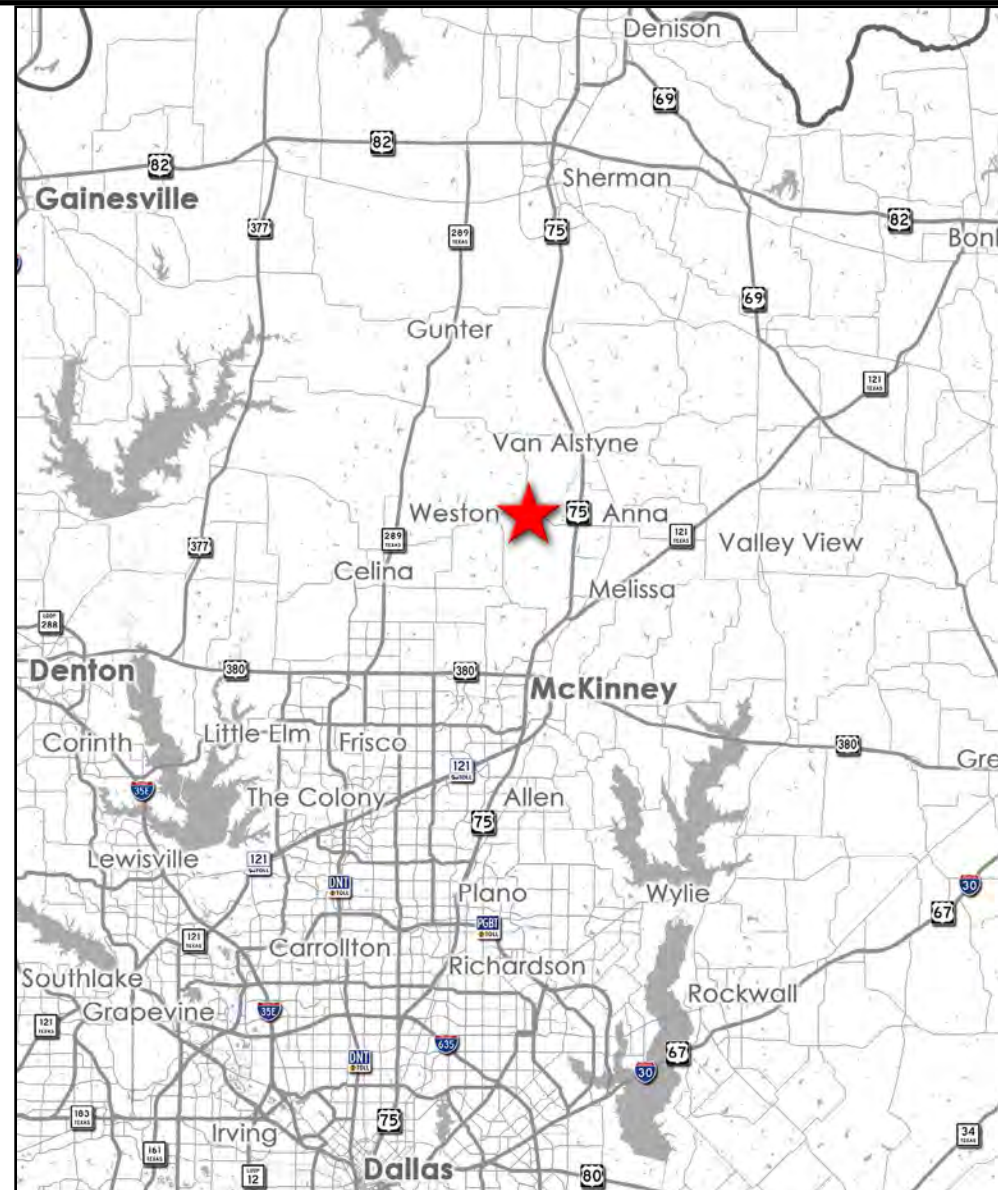
BRYAN HAGGARD LAND GROUP has been exclusively retained to present **Anna Corners**. Situated in Anna's rapidly **expanding Western Corridor**, Anna Corners is a **40-acre property with no zoning restrictions**, offering unparalleled flexibility for investment. Positioned between two upcoming master-planned communities, Oak Ridge and City Park West, and just **7 minutes from US 75**, this tract is ideally located **near major retailers like Walmart and Chick-fil-A**. Future infrastructure improvements, including the planned Taylor Road and the creation of a hard corner at CR 285, further enhance the site's commercial potential.

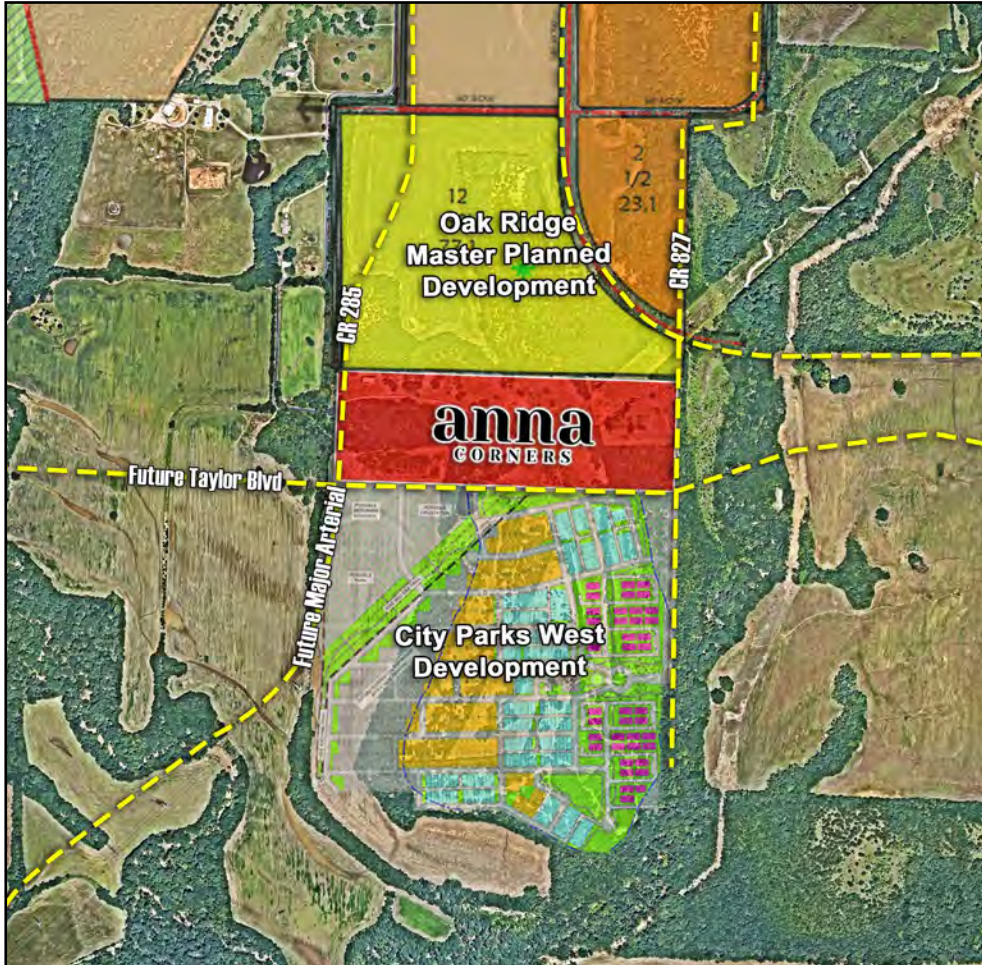
The site is approximately **22 miles from the \$30 billion Texas Instruments Chip Manufacturing Plant in Sherman** and approximately **15 miles from The Dallas North Tollway**.

The property is well-equipped to be positioned for future development, including a **2" water line with a 12" located 1 mile North**. A **48" sewer trunk line is located just past the Eastern boundary** of the tract with a wastewater treatment plant expected to be operational just South within the next 12-14 months.

The City of Anna, recently ranked the #4 fastest-growing city in the U.S., is revising its comprehensive plan to emphasize commercial development at this location, with a focus on retail, restaurants, and office condos on this particular tract—making Anna Corners a perfect fit for these needs.

Given its strategic location near major employment hubs like Frisco, Plano, and Dallas, along with its alignment with the city's vision for growth, Anna Corners represents a unique and timely investment opportunity. Investors can leverage the site's flexibility and future infrastructure to meet the growing demand in one of Texas's most dynamic regions.





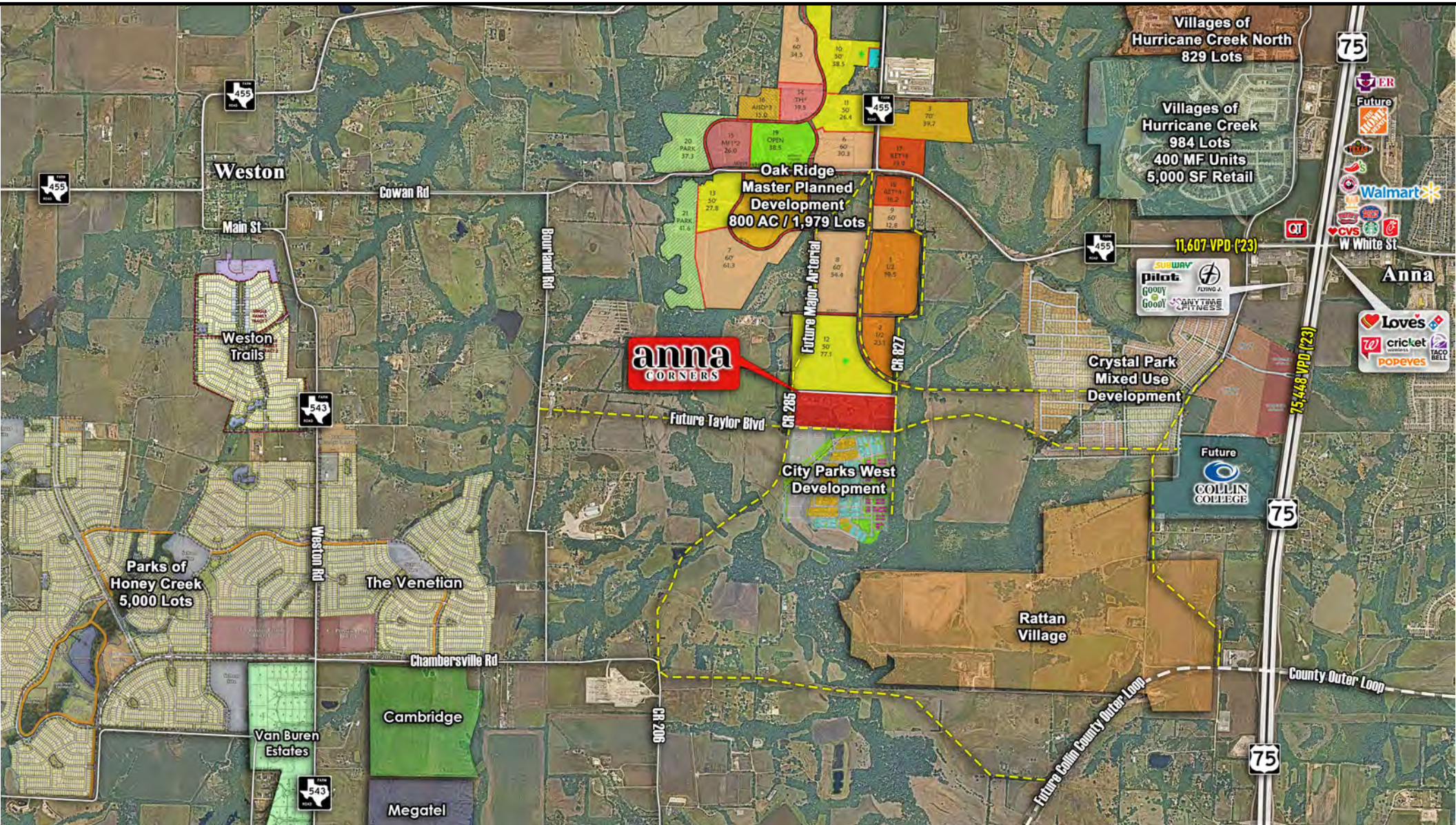
5 MILE DEMOGRAPHIC SNAPSHOT

2024 Population	2029 Proj. Pop.	Households	Avg HH Income
51,373	86,684	16,583	\$156,086

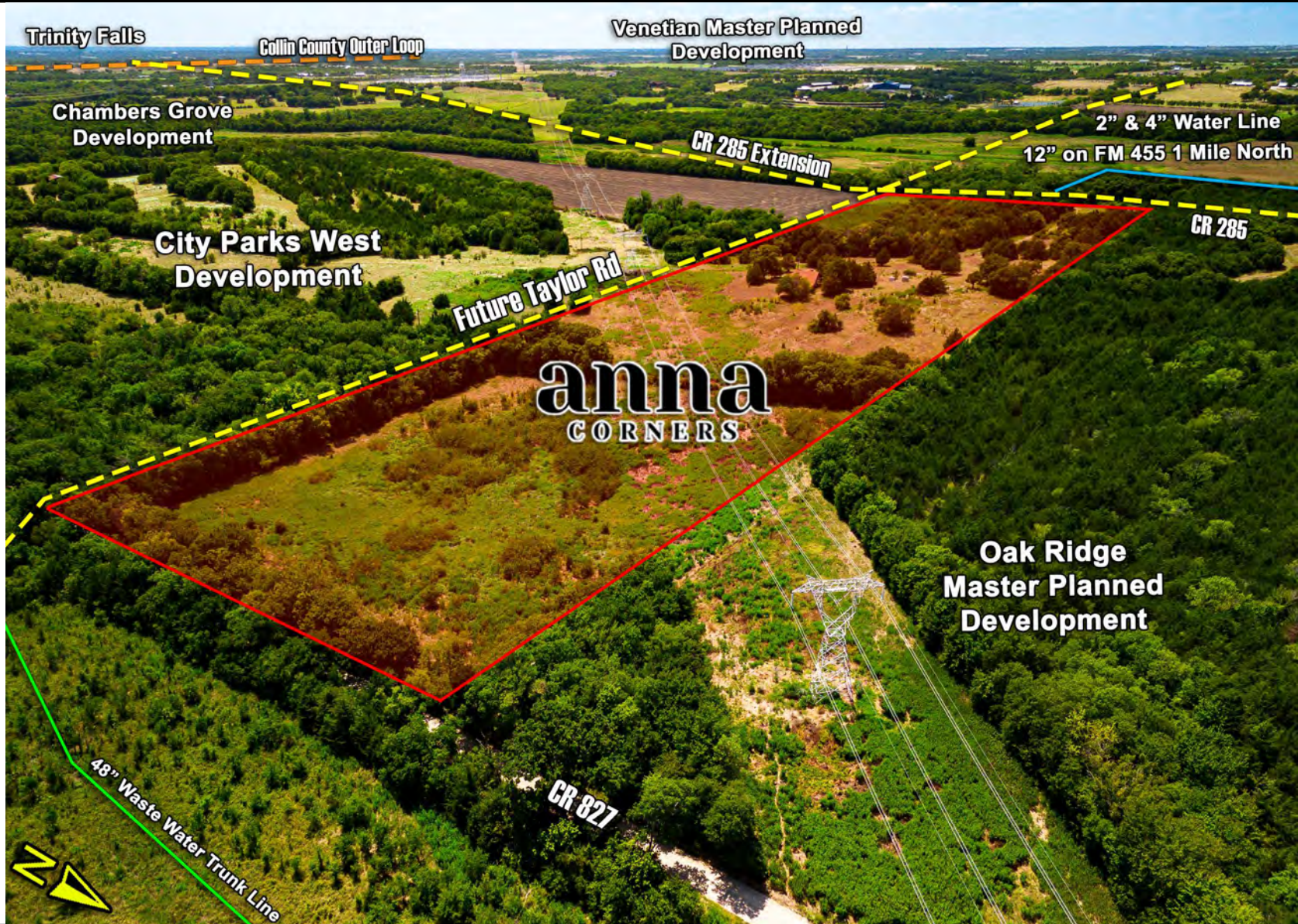
AVAILABLE: ±40 Acres
PRICE: Call for Pricing
ZONING: Anna ETJ, no zoning

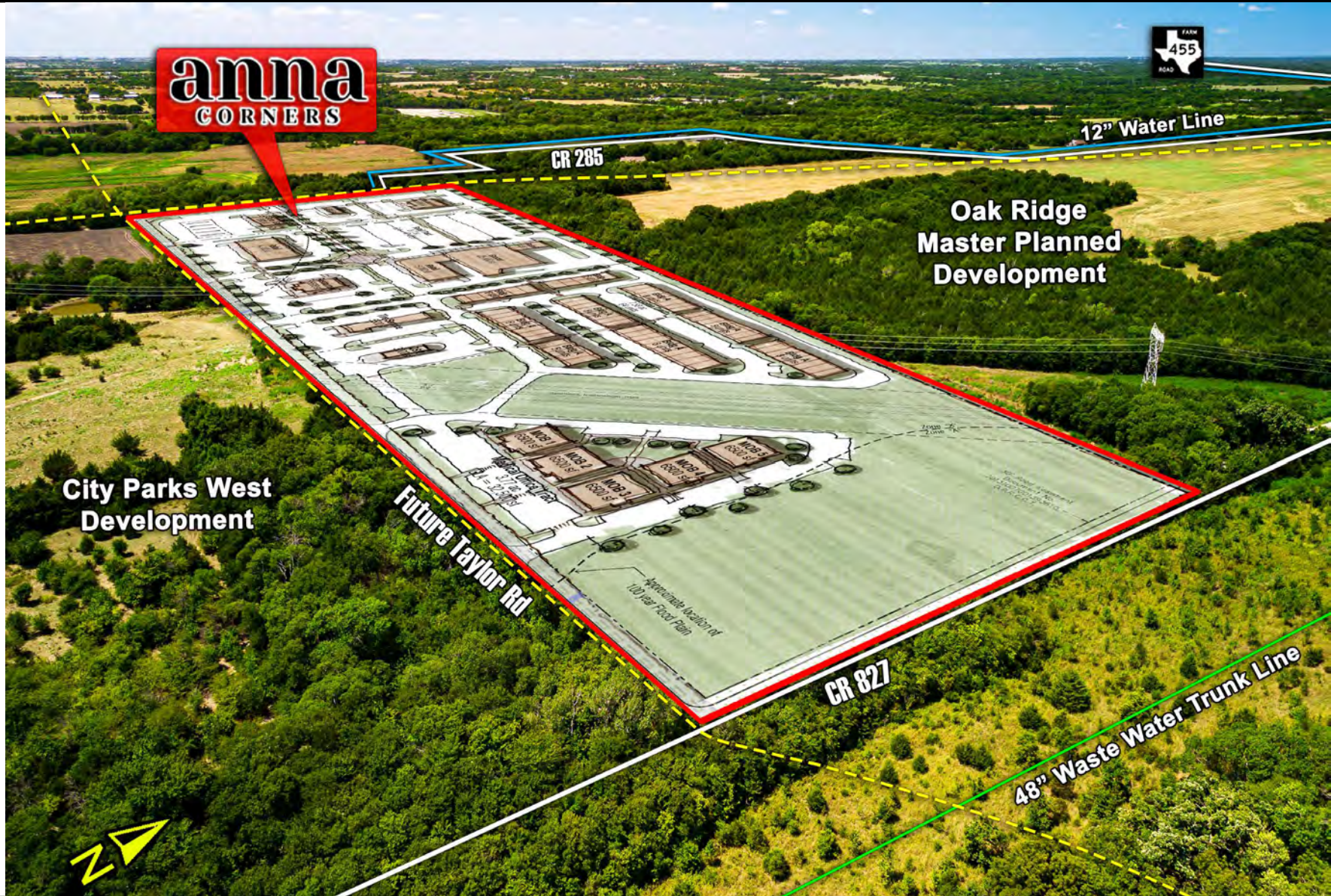
HIGHLIGHTS:

- Positioned between 2 upcoming master planned communities, Oak Ridge and City Park West.
- Just 7 minutes away from US 75, Walmart, Chick-Fil-A and other major retailers.
- The Collin County Outerloop is currently under construction approximately 2 miles from the Site.
- Future Taylor Road is a major 120' East/West arterial planned on the South end of the tract creating access directly to US75.
- CR 285 and future Taylor Rd. will also create a hard corner on the western side of the tract.
- The city comprehensive plan is undergoing a revision and the city has expressed that this will be pegged for commercial development, emphasizing the need for a small grocery store, local retail, restaurants and some office condo components.
- 4" and 2" water located on the western portion of the property, 12" water line located 1 mile north of FM455.
- 48" Sewer Trunk Line located on the eastern side of the property
- Wastewater treatment plant estimated to be complete within the next 12-14 months just south.
- Anna was ranked the #4 fastest growing city in the United States.
- 44 miles from DFW airport
- 25 miles to Frisco
- 20 miles to Plano
- 42 miles to Downtown Dallas

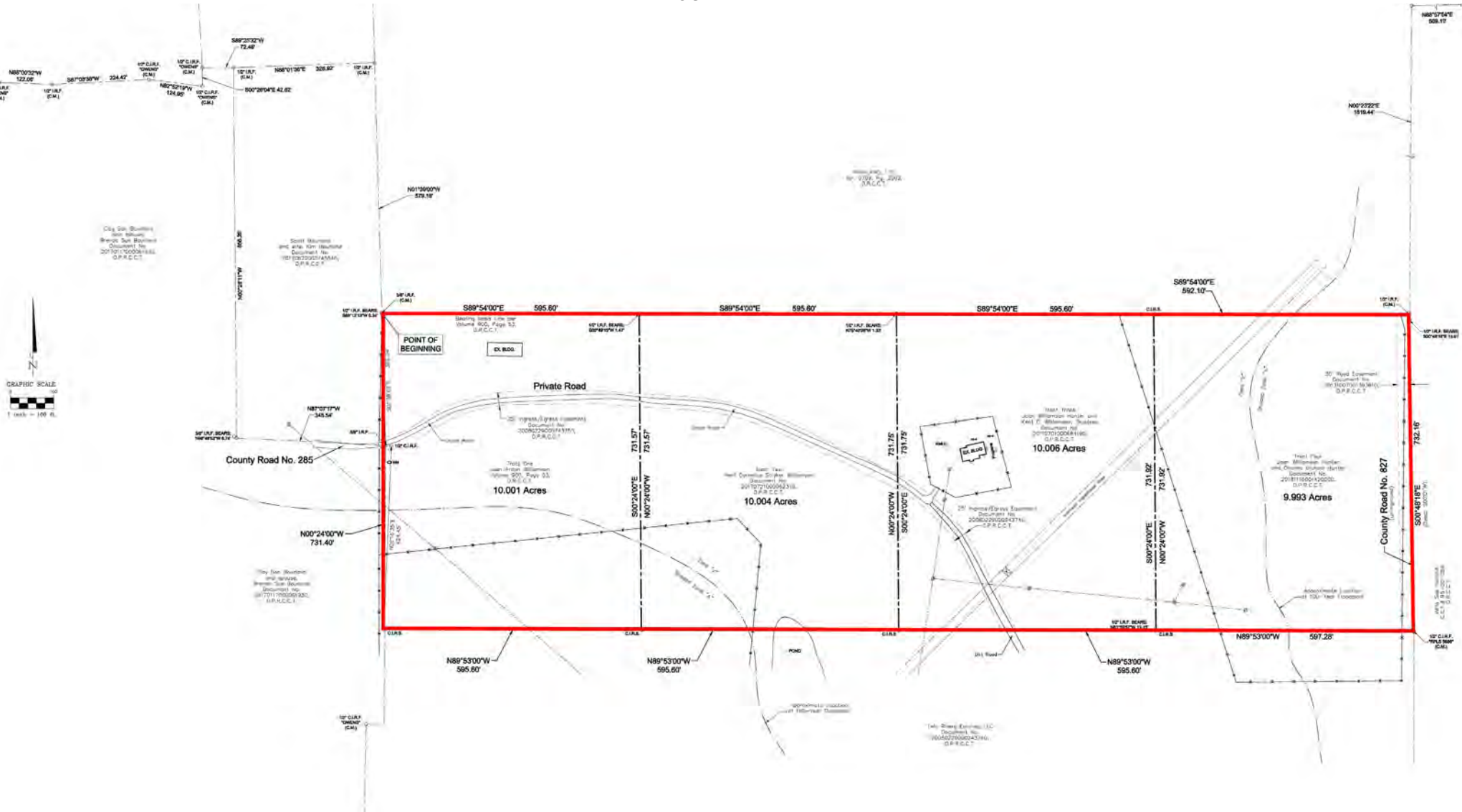








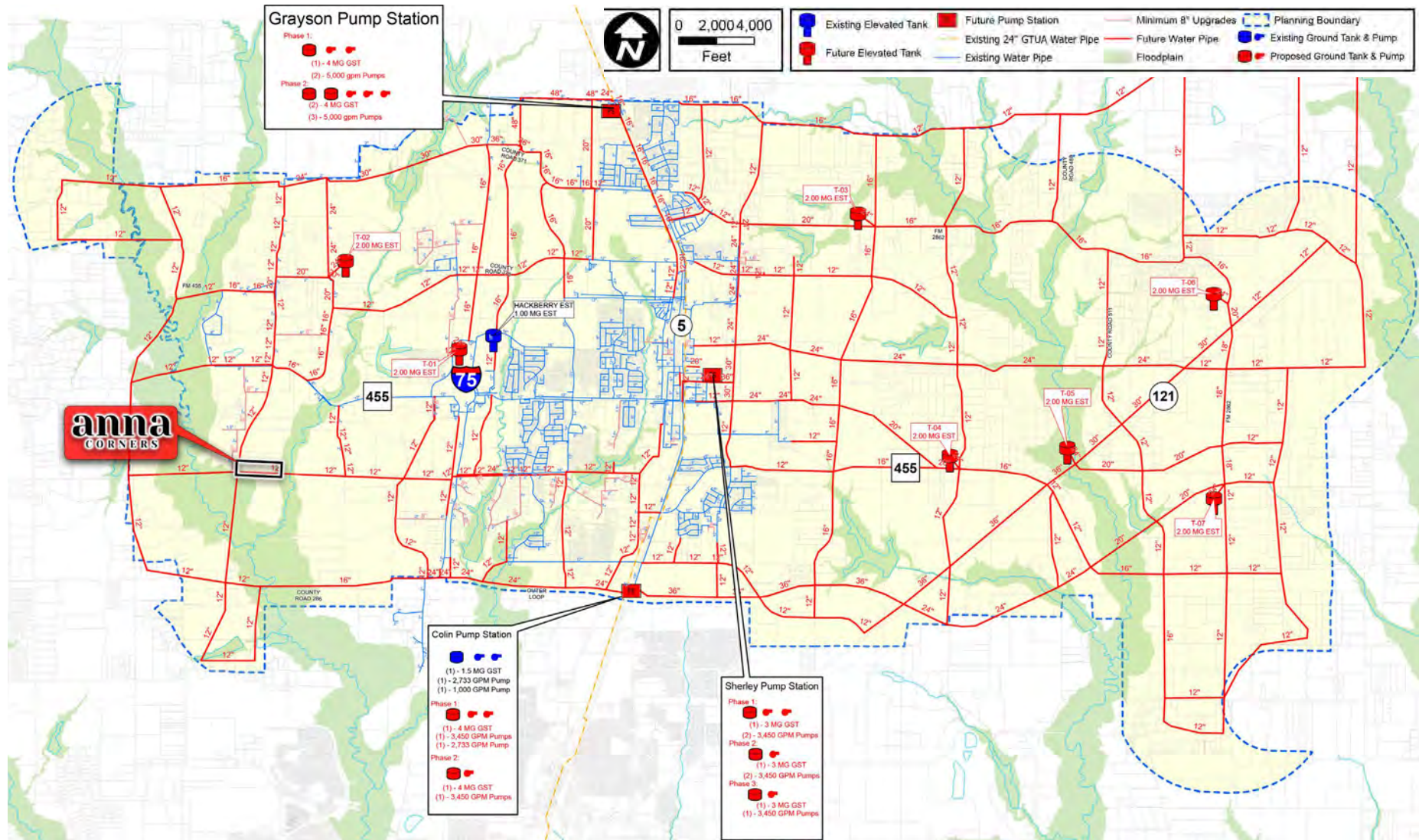
SURVEY



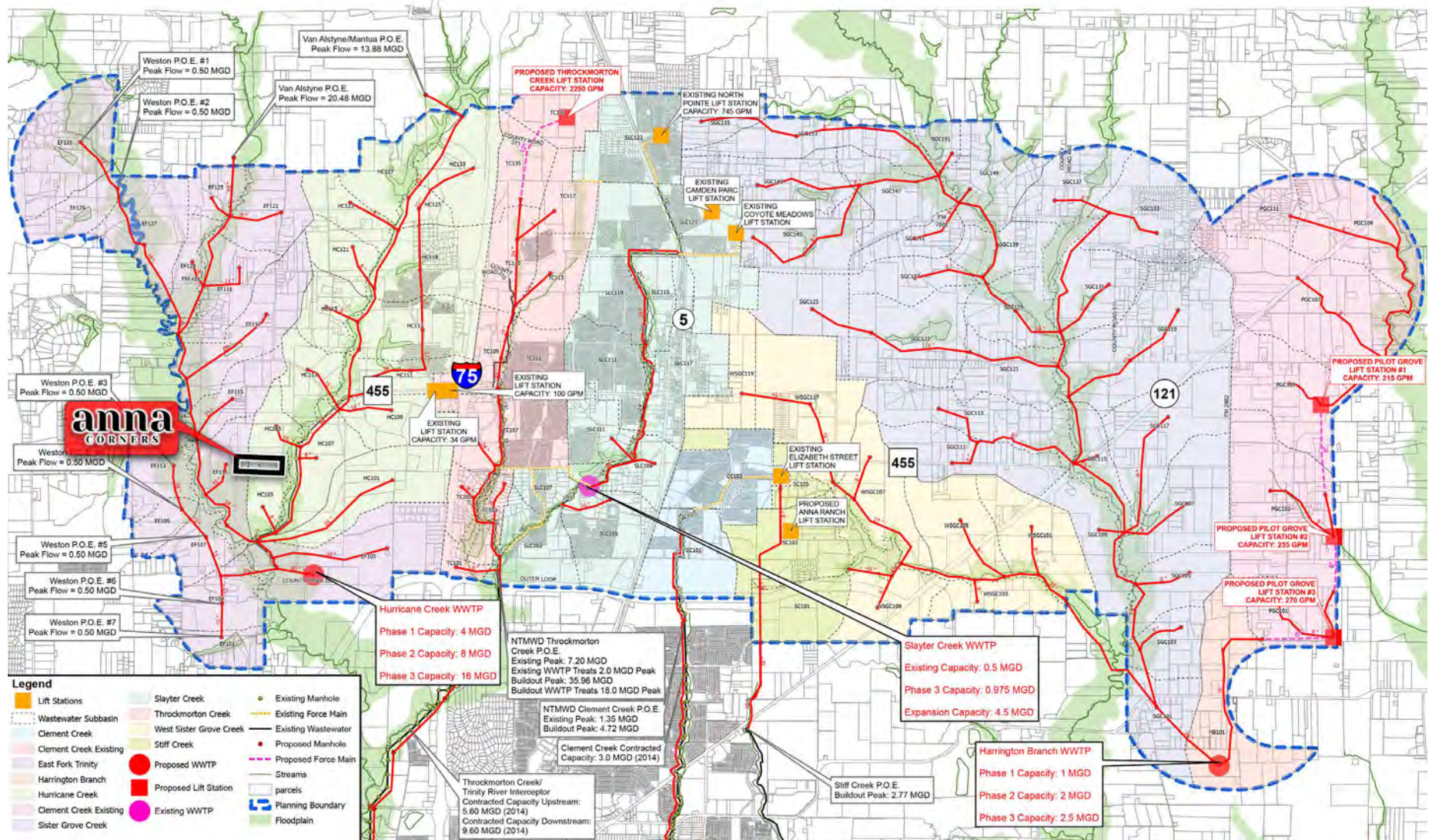
CONTOUR MAP



WATER MASTERPLAN



WASTEWATER MASTERPLAN



WHAT'S SO SPECIAL ABOUT ANNA, TEXAS?

There's a cute little Collin County community tucked along U.S. Highway 75 between Dallas and Grayson County that isn't quite on the radar for big tech companies and families seeking a new home — but it's about to be, city leaders say.

In fact, Anna, Texas, quietly increased its population by 2,100% since 2000 and is ranked among the top five fastest-growing cities in North Texas. Maybe we should be talking about Anna.

Fair warning: This story is going to sound like a paid advertisement for Anna. It's not. The city was highlighted in a recent "Bisnow Morning Brief" newsletter and it prompted our CandysDirt.com team to dig a little deeper into the housing options available there. We were pleasantly surprised.

According to Interim Economic Development Director Bernie Parker, little ol' Anna (our words, not his) has added more than 100 new businesses, created over 500 jobs, and finalized agreements for commercial and residential projects representing investments of over \$3 billion since 2019.

"Strong partnerships with leaders in neighboring towns in Collin and Grayson counties are also spurring Anna's growth as projects like Texas Instruments' semiconductor plant in Sherman come to life," Parker says on the city's Economic Development Corporation website.

Anna Real Estate

More than 600 listings appear in a search of Anna on Realtor.com. There's a lot of land in this best-kept secret just 45 minutes from downtown Dallas and 20 minutes from Sherman.

Over the next five years, over 14,000 new single-family households are expected in the "Anna Trade Area," according to the city's EDC website. Here are a couple of our favorites:

A \$1 million new build at 2403 Old Ironside Ave. offers four bedrooms, four bathrooms, and 4,535 square feet, including a four-car garage, gourmet kitchen, and a covered patio with a fireplace. The modern farmhouse is in the popular Capitol Hill neighborhood with no homeowners association. (Mark Cope of Cope Realty has the listing.)

Another unique gem at 2925 Winding Oaks Trail features three bedrooms, three bathrooms, and 4,052 square feet on a 1.5-acre lot. We like this home so much that we featured it in 2022.

"The contemporary open living room features vaulted ceilings and a concealed loft area. [Insulated Concrete Form] construction ensures impressive energy efficiency, providing a comfortable living environment year-round," the listing states. "Enjoy outdoor living with over 2,000 square feet of concrete patios, perfect for relaxing and entertaining." (The home is listed by Realtor Drew Burgess with Keller Williams Realty Dallas Preston Road for \$899,000.)

And if these hot picks are out of your price range, there are plenty of homes in Anna in the high \$200,000s.

Anna

Downtown Anna Master Plan

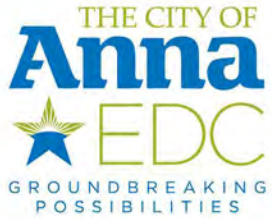
The future is bright in Anna, Texas. Through its 2050 Downtown Master Plan, the City of Anna is reimagining its downtown area into a thriving community hub with a modern 37,000-square-foot municipal complex, city hall, and police and fire stations, the EDC website states.

“Recently, 3 Nations Brewing opened at the gateway to Downtown Anna, and the city also kicked off construction on a new \$22 million library and \$3.5 million city plaza,” promotional materials announced. “By creating a vibrant downtown filled with retail, dining, and entertainment, Anna’s enhanced lifestyle offerings will attract visitors, sustain high-quality employment opportunities, and draw new businesses.”

For those who want to live on the land and experience country life with city amenities, you may have met your match.

Source: <https://candysdirt.com/2024/08/19/whats-so-special-about-anna-texas/>





1915%
GROWTH SINCE 2000

\$95k
MEDIAN INCOME

5.9k
HOUSING STARTS SINCE '16

Anna by the numbers

AMONG TOP 20% IN SALES TAX GROWTH

9TH FASTEST GROWING CITY IN NORTH TEXAS

70,000+ VPD TRAFFIC COUNT: US-75

109,426 TRADE AREA WEEKDAY DAYTIME POPULATION

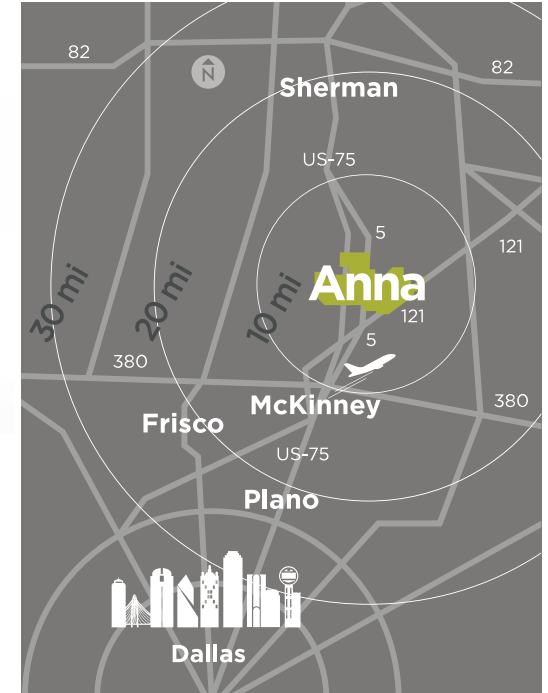
TRADE AREA EST. TO GROW 45% BY 2025

MEDIAN NEW HOME VALUE \$334,054

Population Growth



Housing Starts



DEMOGRAPHIC SUMMARY

Ring of 3 miles

KEY FACTS

3,808

Population

38.0

Median Age



1,343

Households

\$82,139

Median Disposable Income

EDUCATION

4.4%

No High School Diploma



21.8%

High School Graduate



23.0%

Some College/
Associate's Degree



50.9%

Bachelor's/Grad/Prof Degree

INCOME



\$96,896

Median Household Income



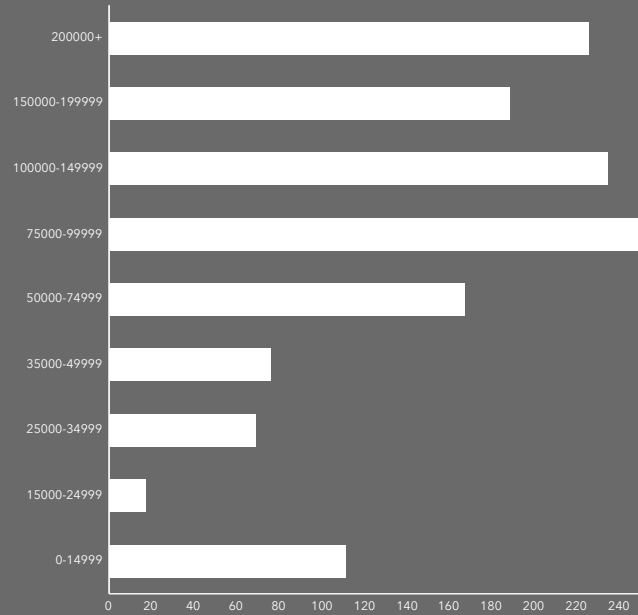
\$45,111

Per Capita Income

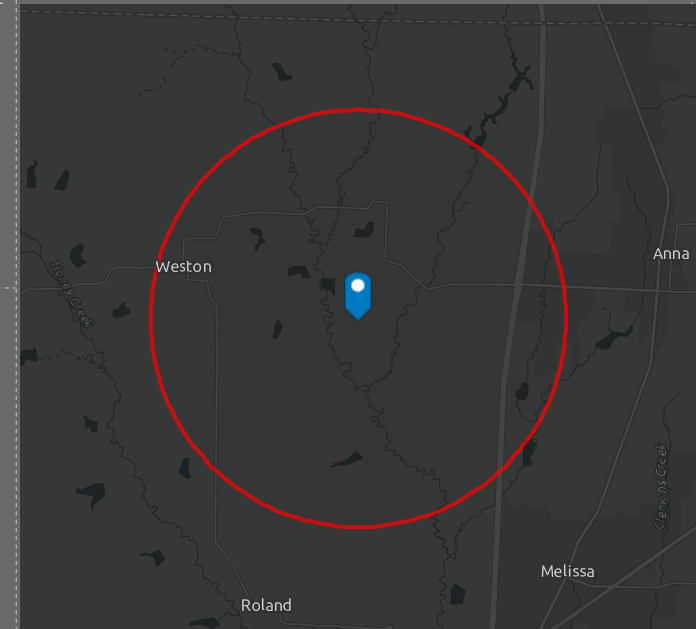


\$414,143

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



69.0%

White Collar



14.2%

Blue Collar



17.6%

Services

1.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

Ring of 5 miles

KEY FACTS

51,373

Population

35.1

Median Age



16,583

Households

\$103,781

Median Disposable Income

EDUCATION

5.3%

No High School Diploma



17.6%

High School Graduate



22.7%

Some College/
Associate's Degree



54.4%

Bachelor's/Grad/Prof Degree

INCOME



\$123,438

Median Household Income



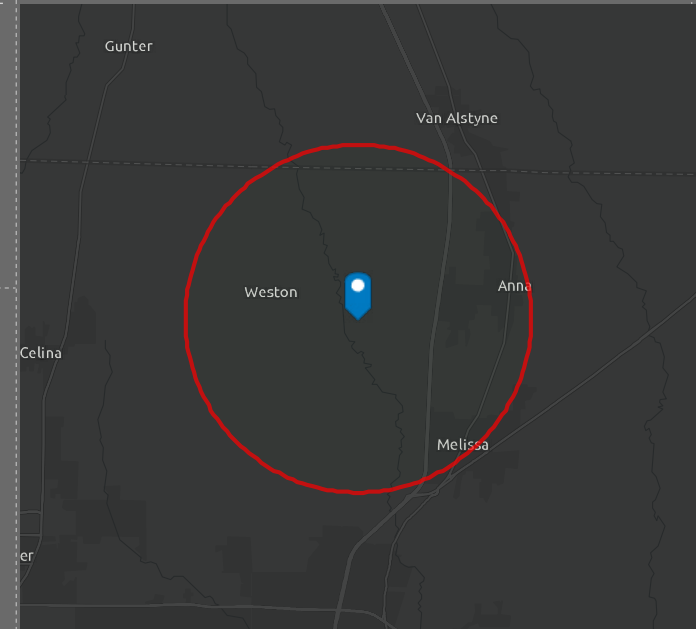
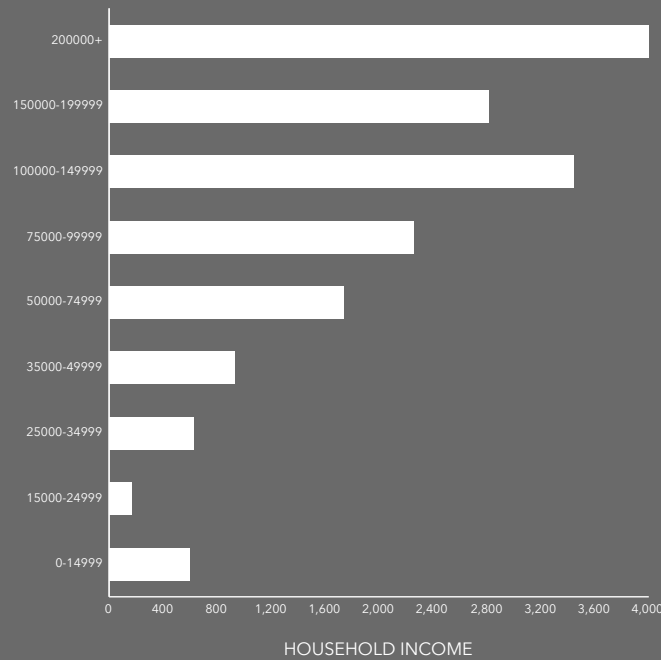
\$50,279

Per Capita Income



\$565,962

Median Net Worth



EMPLOYMENT



73.2%

White Collar



15.0%

Blue Collar



12.8%

Services

2.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri

DEMOGRAPHIC SUMMARY

Ring of 10 miles

KEY FACTS

175,398

Population



57,055

Households

36.1

Median Age

\$104,258

Median Disposable Income

EDUCATION

5.7%

No High School Diploma



19.0%

High School Graduate



26.9%

Some College/
Associate's Degree



48.4%

Bachelor's/Grad/Prof Degree

INCOME



\$124,998

Median Household Income



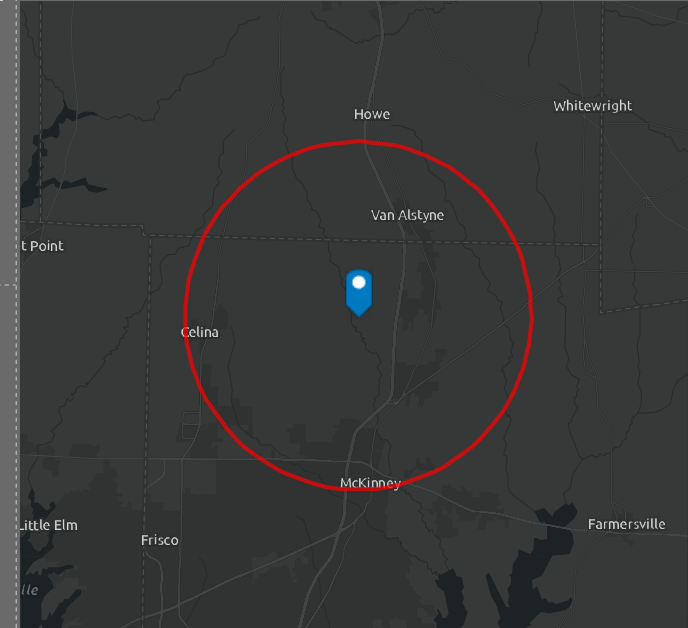
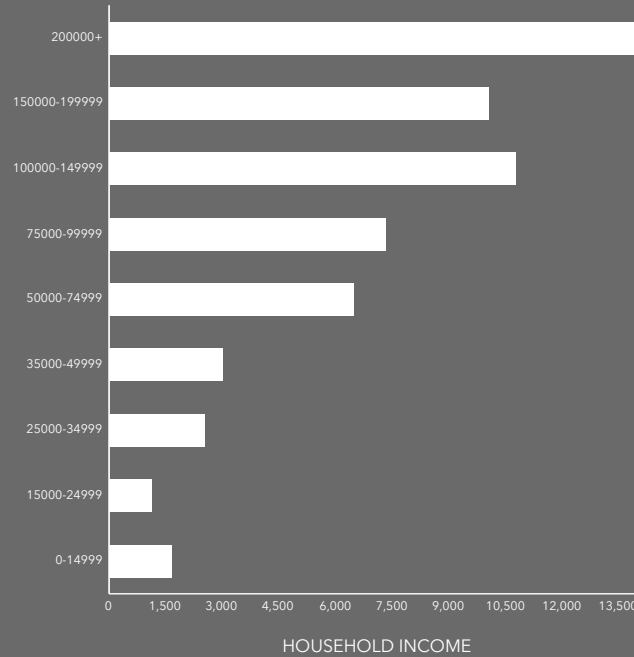
\$51,895

Per Capita Income



\$564,797

Median Net Worth



EMPLOYMENT

White Collar 72.1%

Blue Collar 16.8%

Services 12.6%

2.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri



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.

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:
 - 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.

_____	_____	_____	_____
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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov