

FOR SALE

12897 CR 511, Anna, TX 75409

± 18.06 Acres



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LOCATION: Northeast Anna; approx. 1.3 mi north of SH 121

ACREAGE: ±18.06 Ac

ZONING: Farm & Ranch Single Family

BEDROOMS/BATHROOMS: 5 / 3.5

LIVING AREA (HVAC): 3,800 SF

ATTACHED GARAGE: 2-CAR

TOTAL COVERED AREA: 5,300 SF

JURISDICTION: City of Anna

ISD: Anna

WATER/SEWER: North Collin SUD / City of Anna

ELECTRIC/GAS: Texas-New Mexico Power Company / Grayson-Collin Electric Cooperative

CABLE/FIBER: Rise Broadband, AT&T / Grayson Collin Communications

FRONTAGE: CR 511 (Future Major Arterial: 6LD 120' ROW) – Approx. 470'

LEGAL DESCRIPTION: John Rowland Survey, Abstract No. 784, Sheet 3, Tract 30

CAD PROPERTY ID: 178532

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WHERE PRIVACY, BEAUTY & FUTURE GROWTH CONVERGE

This approximately 18-acre property offers a truly rare opportunity to own a scenic piece of land in the direct path of North Texas growth, while still maintaining the privacy, serenity, and character increasingly difficult to find in Collin County.

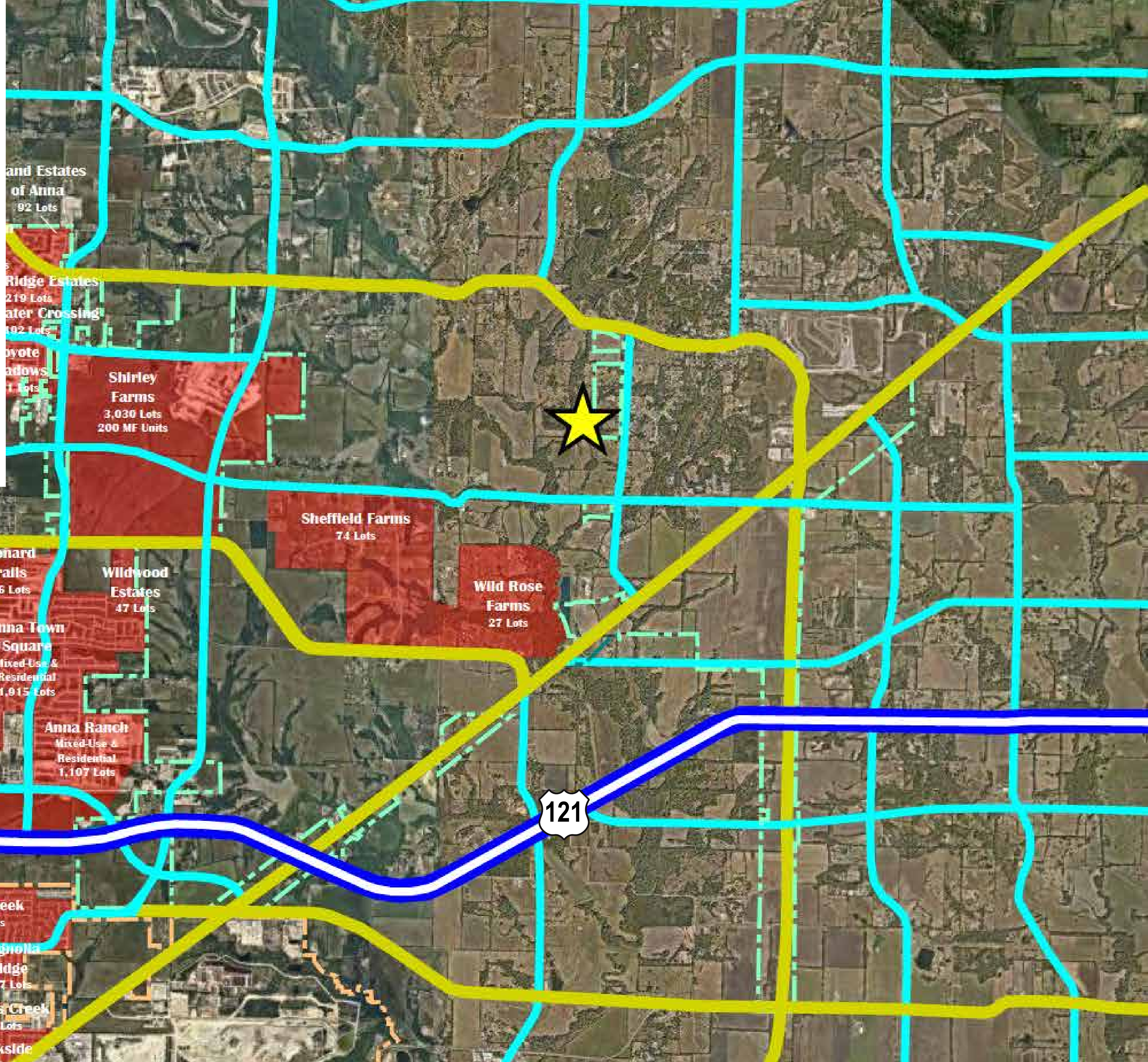
The property's rolling terrain, mature hardwood trees, and picturesque 5-acre lake create a setting that feels secluded and timeless. Whether envisioned as a private family retreat, future homesite, weekend escape, or long-term investment hold, the property offers a unique combination of natural beauty and strategic positioning.

Located within one of the fastest-growing regions in the country, the surrounding area continues to experience significant residential and commercial expansion, infrastructure improvements, and increasing land values. Opportunities to acquire properties with this level of character, topography, and water features within the path of growth have become exceptionally limited.

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THOROUGHFARE PLAN:

-  Freeway
 Principal Arterial
 Major Arterial

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PEACEFUL COUNTRY LIVING JUST MINUTES FROM MODERN CONVENIENCE

Despite its peaceful and secluded atmosphere, the property remains conveniently located within close proximity to the rapidly expanding communities of Collin County and the greater North Texas region. Residents and visitors alike can enjoy the tranquility of country living without sacrificing accessibility to nearby retail, dining, entertainment, and major transportation corridors.

Situated within the future path of continued regional growth, the property is well positioned for long-term appreciation as surrounding infrastructure and development continue to expand outward from nearby urban centers. The combination of scenic beauty, accessibility, and investment potential makes this property uniquely suited for buyers seeking both lifestyle value and future upside.

Towering trees, gently rolling topography, scenic water views, and expansive open space combine to create a setting that is both peaceful and highly functional — a property equally attractive as a long-term hold, recreational retreat, or future estate homesite.

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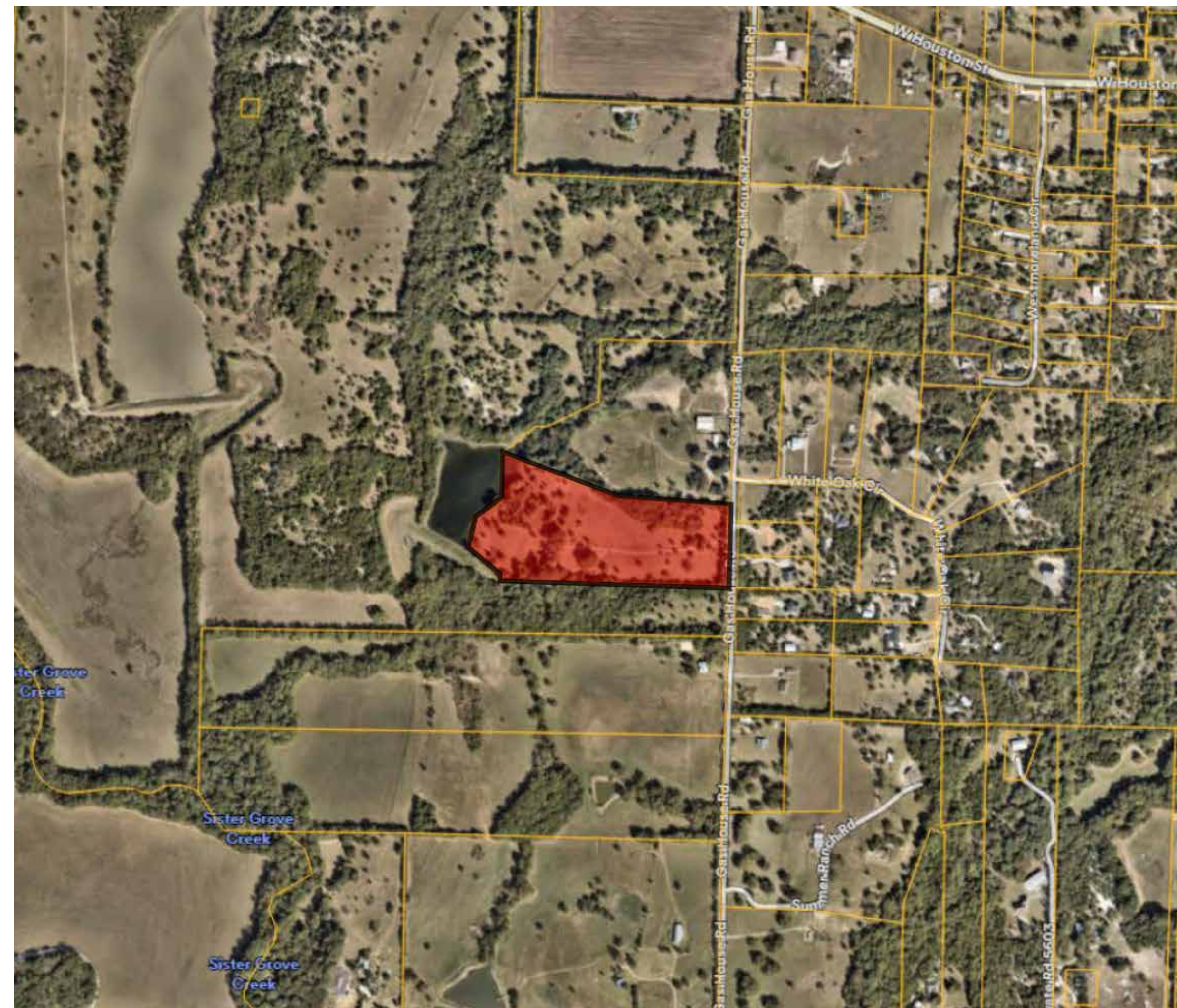
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KEY FEATURES

- Approx. 18 Acres of Scenic Ranch Land
- Gorgeous 5-Acre Lake
- Mature Hardwood Trees Throughout Property
- Rolling Topography & Scenic Elevation Changes
- Extremely Private & Secluded Setting
- Existing Homesite with Long Private Drive
- Ideal for Recreation, Weekend Retreat, or Estate Use
- Abundant Wildlife & Recreational Appeal
- Located Within the Path of Future Collin County Growth
- Convenient Access to Nearby Cities & Amenities
- Rare Combination of Natural Beauty & Investment Potential
- One-of-a-Kind Legacy Property Opportunity



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Craig International is a full-service commercial real estate brokerage, development, and consulting firm, family owned and operated in Collin County since 1980.

Headquartered in McKinney, Texas, Craig International has built a respected reputation over more than four decades through perseverance, dedication, and a long-standing commitment to its clients, partners, and community.

As an established leader in commercial real estate investment and development, the company has been associated with some of the region's most high-profile projects.

Guided by vision, attention to detail, and follow-through, Craig International continues to build on a proven track record of performance, success, and lasting value creation.

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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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Craig International, Inc.	403157	sandy@craigintl.com	(972) 529-1371
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone

James Tolivar Craig, III	531352	jcraig@craigintl.com	(972) 529-1371
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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