

**±17.26  
ACRES**

# ±17.26 Acre Multi-Family Opportunity in Anna ETJ

NWQ of CR 423 & E Finley Blvd, Anna, TX, 75409



**BROKER CONTACT:**

Tom Dosch, Principal  
 tom@dmre.com  
 214.206.9533

Trey McGhin, Senior Director  
 trey.mghin@dmre.com  
 775.815.7387

## ADDRESS

NWQ of CR 423 & E Finley Blvd  
Anna, TX, 75409

## SIZE

±17.26 Acres

## LAT., LONG.

33.32918177972931, -96.55843053105433

## ZONING

ETJ

## UTILITIES

Water and Sewer from Pecan Grove (community to the southwest) with city plans for 12" Water along CR 423 and 15" Sewer to the West end of the site

## PARCEL

R-6464-000-0060-1

## TAX

1.485763%

## SCHOOLS

Anna Independent School District  
Harlow Elementary School  
Clemons Creek Middle School  
Anna High School

## LEGAL

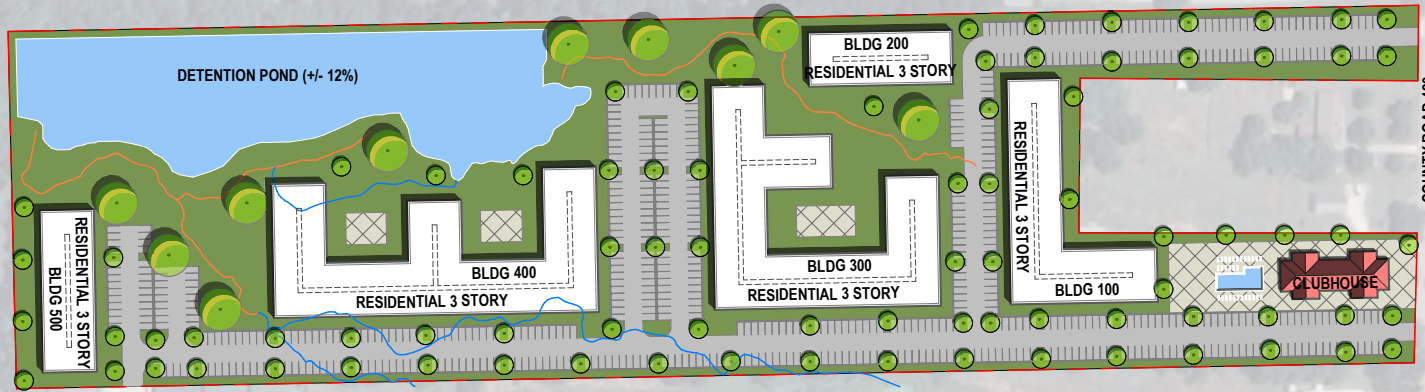
ABS A0464 R C INGRAHAM SURVEY, TRACT 6,  
17.26 ACRES

## PRICE

Call for Pricing

*DMRE is an investor in this Property*





**PROJECT DATA**

Site Area +/- 17.2 Acres (750,725 SF)

**BLDG 100 - RESIDENTIAL 3 Story** (Avg 950 SF/Unit)  
 Gross Area - 86,310 SF (28,770 SF X 3 Story)  
 Net Residential Area (80% Eff) - 69,048 SF  
 Number of Units - 72

**BLDG 200 - RESIDENTIAL 3 Story** (Avg 950 SF/Unit)  
 Gross Area - 39,165 SF (13,055 SF X 3 Story)  
 Net Residential Area (80% Eff) - 31,332 SF  
 Number of Units - 32

**BLDG 300 - RESIDENTIAL 3 Story** (Avg 950 SF/Unit)  
 Gross Area - 146,298 SF (48,766 SF X 3 Story)  
 Net Residential Area (80% Eff) - 117,038 SF  
 Number of Units - 123

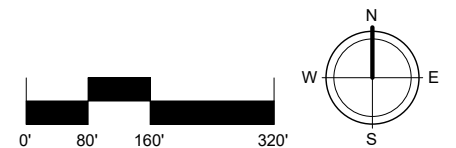
**BLDG 400 - RESIDENTIAL 3 Story** (Avg 950 SF/Unit)  
 Gross Area - 151,044 SF (50,348 SF X 3 Story)  
 Net Residential Area (80% Eff) - 120,835 SF  
 Number of Units - 127

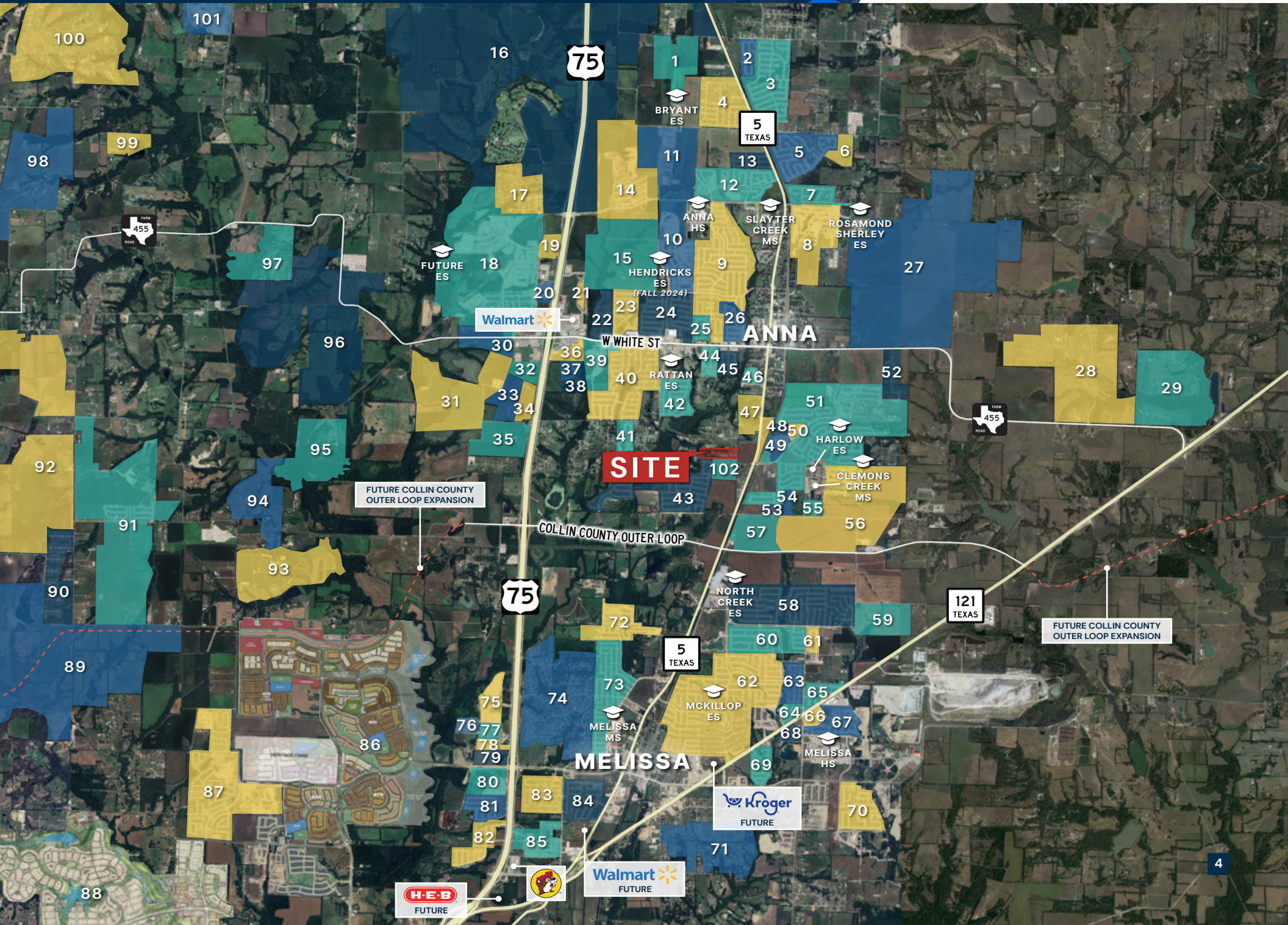
**BLDG 500 - RESIDENTIAL 3 Story** (Avg 950 SF/Unit)  
 Gross Area - 39,270 SF (13,090 SF X 3 Story)  
 Net Residential Area (80% Eff) - 31,416 SF  
 Number of Units - 33

Total Number of Units - 387

Leasing/ Clubhouse - 7,000 SF

**PARKING PROVIDED**  
 Surface Parking - 638 Spaces (1.64 Spaces/Unit)





1. **Megatel**
2. **Green Meadows**  
120 Lots
3. **North Pointe Crossing**  
934 Lots
4. **Tara Farms**  
363 Lots
5. **Camden Parc**  
452 Lots
6. **Sweet Cow**  
92 Lots
7. **Sweetwater Crossing**  
192 Lots
8. **Coyote Meadows**  
731 Lots
9. **West Crossing**  
1,447 Lots
10. **AnaCapri**  
600 MF Units  
465 Lots
11. **AnaCapri**  
774 Lots
12. **Shadow Bend**  
220 Lots
13. **Meadow Ridge Estates**  
151 Lots
14. **Woods at Lindsey Place**  
942 Lots  
600 MF Units
15. **Meadows Vista**  
800 Lots
16. **Mantua MPC**  
3,000 Acres – Mixed-Use  
6,000 Homes Planned
17. **Urban Crossing**  
31 Lots
18. **Hurricane Creek**  
1,685 Lots
19. **MF Development**
20. **The Quinn**  
330 MF Units
21. **Taylor Morrison**  
157 BTR Units  
Under Construction
22. **Creekside**  
230 Lots
23. **The Falls**  
316 Lots
24. **Avery Pointe**  
554 Lots
25. **Settlers Way**  
104 Lots
26. **Willow Creek**  
244 Lots
27. **Sherley Farms (Proposed)**  
970 Acres / 3,000 SF Lots  
100+ Acres Mixed-Use
28. **Sheffield Farms**  
74 Lots
29. **Wild Rose**  
27 Lots
30. **Future MF**
31. **Crystal Park**  
967 Lots  
Mixed-Use
32. **Retail**
33. **Bloomfield Mixed-Use**
34. **Retail**
35. **Future Collin College Campus**
36. **Mixed-Use Development**  
300 MF Units & Retail
37. **South Gate**  
300 MF Units  
Proposed
38. **NexMetro**  
211 BTR Units  
Proposed
39. **Villages of Water's Creek**  
90 Lots  
325 MF Units
40. **Oak Hollow Estates**  
965 Lots
41. **Park Place**  
150 Lots
42. **Lakeview Estates**  
226 Lots
43. **Pecan Grove**  
646 Lots
44. **Arden Park**  
144 BTR Units  
Under Construction
45. **Westfield**  
141 Lots
46. **Waterview MF (Proposed)**  
325 MF Units
47. **Powell Corners (Proposed)**  
58 Acres / Mixed-Use  
324 MF Units / 11 Acres of SF  
Commercial & Industrial
48. **Palladium Anna**  
120 MF Units
49. **Grand at Anna**  
531 MF Units
50. **Paramore**  
185 MF Units  
Senior Living
51. **Anna Town Square**  
Mixed-Use/Residential  
1,915 Lots
52. **Wildwood**  
47 Lots
53. **Palladium**
54. **E Foster Crossing**  
239 MF Units
55. **Prose Town Square-Alliance Residential**  
354 MF Units  
Under Construction
56. **Canvas at Anna**  
125 BTR Units
57. **Anna Ranch**  
651.7 Acres / 556 Lots  
Retail & 86 Acres Industrial
58. **Holt/Cat**  
Industrial
59. **North Creek Estates**  
1,009 Lots
60. **Future SF**
61. **Creek Crossing**  
308 Lots
62. **Magnolia Ridge**  
174 Lots
63. **Liberty**  
1,351 Lots
64. **Hunters Creek**  
184 Lots
65. **Brookside West**  
176 Lots
66. **Brookside East**  
124 Lots
67. **FarmHouse121**  
287 MF Units
68. **Milrany Ranch**  
240 Lots
69. **Avilla Springs**  
212 Units
70. **Trails of Melissa**  
340 Lots
71. **Meadow Run**  
949 Lots
72. **Berry Farms**  
132 Lots
73. **Wolf Creek Farms**
74. **Villages of Melissa**  
1,088 Lots
75. **Country Ridge**  
1,088 Lots
76. **Stoneridge**  
194 Lots
77. **Taylor Morrison**  
378 Lots  
Under Construction
78. **Crow Holdings**  
Under Construction
79. **Avilla Stoneridge**  
217 BTR Units  
Under Construction
80. **NexMetro**  
217 BTR Units  
Under Construction
81. **Prose Melissa**  
336 MF Units  
Under Construction
82. **Stoneridge BTR**  
222 BTR Units  
Under Construction
83. **MF Development**  
350 MF Units  
Under Construction
84. **Auburndale**  
235 Lots
85. **The Quarry**  
254 Lots
86. **Hunters Ridge**  
382 Lots
87. **Legacy Ranch**  
330 Lots
88. **Willow Grove**  
270 SF Lots  
600 MF Units
89. **Trinity Falls MPC**  
JDC Development  
2,000 Acres  
5,000 Planned Lots
90. **Preserve At Honey Creek**  
Lennar
91. **Honey Creek MPC**  
Republic Property Group
92. **Colmena Ranch**  
2,538 Future Lots
93. **Van Buren Estates**  
60 Future Lots  
95 Total Lots
94. **Honey Creek Venetian MPC**
95. **Megatel**  
Under Construction
96. **Parks of Honey Creek**  
5,000 Lots
97. **7032 CR 971**  
266 Acres  
Proposed SF
98. **2200 Polaris Rd**  
205 Acres  
Under Contract
99. **7936 CR 285**  
197 Acres  
Under Contract
100. **Oak Ridge**  
800 Acres
101. **East Fork Estates**  
35 Lots
102. **4858 Weston Ridge Trl**  
409 Acres  
Under Contract
103. **1500 Eden Ridge**  
49 Acres  
Under Contract
104. **Hills of Lone Star**  
15 Future Lots  
112 Total Lots
105. **Capitol Hill**  
61 Lots
106. **Proposed SF**  
28.74 Acres

## Development Site Located In Anna, TX

- In the past three years, Anna has added more than 80 new businesses and finalized agreements for commercial and residential projects representing investments of over \$3 Billion.
- While residential building permits have soared in a handful of Collin County's cities, Anna led the pack with a 525% year-over-year increase through February.
- Collin County ranked #2 among U.S. Counties for estimated population increase from mid-2022 to mid-2023, according to U.S. Census Bureau data.



## Convenient Access To Major Thoroughfares

- Site is located less than 2 miles East of US-75
- The 55 mile Collin County Outer Loop, which will link Anna with the Dallas North Tollway, is under construction, with crews working on a frontage road West of US 75.



## Direct Access to McKinney, Plano, & Dallas Via US-75

- Downtown McKinney: 13 minutes
- Plano: 28 minutes
- Frisco: 30 minutes
- Downtown Dallas: 40 minutes
- DFW Airport: 45 minutes

**1,915%**  
Growth  
Since 2000

**\$95,000**  
Median Income

Since 2019, Anna has  
seen over \$3B in  
investment

**5,900**  
Housing Starts  
Since 2015

**45%**  
Estimated Trade Area  
Growth by 2025

**Anna 2050 Plan**

New/Updated:

- Municipal Complex
- City Hall
- Police/Fire Stations
- Library
- City Plaza



**70,000+**  
VPD Traffic Count:  
(US-75)

**Top 20%**  
in Sales Tax Growth

**9th**  
Fastest Growing City  
in Texas

**109,426**  
Trade Area Weekday  
Daytime Population

**Collin County Growth**

**\$334,054**  
Median New Home  
Value

**14,000**  
SF Households Expected  
in Next 5 Years

**6th**  
Fastest Growing County  
(Nationally)

**2.4M**  
Expected Population  
by 2050









### 2023 TAX RATES

GCN	Collin County	0.149343
JCN	Collin College	0.081220
SAN	Anna ISD (2024 Rate)	1.255200
<b>TOTAL</b>		<b>1.485763</b>

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	3,087	31,024	47,868
5 YEAR EST. POPULATION GROWTH	37%	30%	32%
AVERAGE HOUSEHOLD INCOME	\$92,698	\$125,541	\$120,783
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$442,042	\$409,548	\$426,107



# Dallas-Fort Worth, Texas



Dallas is located in the north central region of Texas and is part of the Dallas-Fort Worth metroplex, a region that includes 12 counties and is home to over 7.8 million people.

The city is a major hub for business and commerce, with numerous Fortune 500 companies headquartered in the city, including:



While DFW is still smaller than major metros New York City and Los Angeles, it surpassed both cities in percentage of jobs added.

Dallas is known for its strong economy and diverse job market, with industries ranging from technology and finance to healthcare and education.



## CONTACT US



**Tom Dosch**

Principal

tom@dmre.com

214.206.9533



**Trey McGhin**

Senior Director

trey.mcghin@dmre.com

775.815.7387



**Anne Bryan**

Transaction Director

anne.bryan@dmre.com

214.623.5616



**Brandon Kendall**

Associate

brandon.kendall@dmre.com

214.838.8948

# INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

### A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

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BUYER, SELLER, LANDLORD OR TENANT

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BUYER, SELLER, LANDLORD OR TENANT

## Houston

777 Post Oak Blvd, Suite 255

Houston, TX 77056

[713.955.3120](tel:713.955.3120)

## Dallas-Fort Worth

14951 N Dallas Pkwy, Suite 400

Dallas, TX 75254

[214.206.4154](tel:214.206.4154)

## Central Texas

901 S Mopac Expressway, Bldg. 3, Suite 375

Austin, TX 78746

[254.913.1931](tel:254.913.1931)

## Phoenix

2801 E Camelback Rd, Suite 200

Phoenix, AZ 85016

[214.919.3912](tel:214.919.3912)