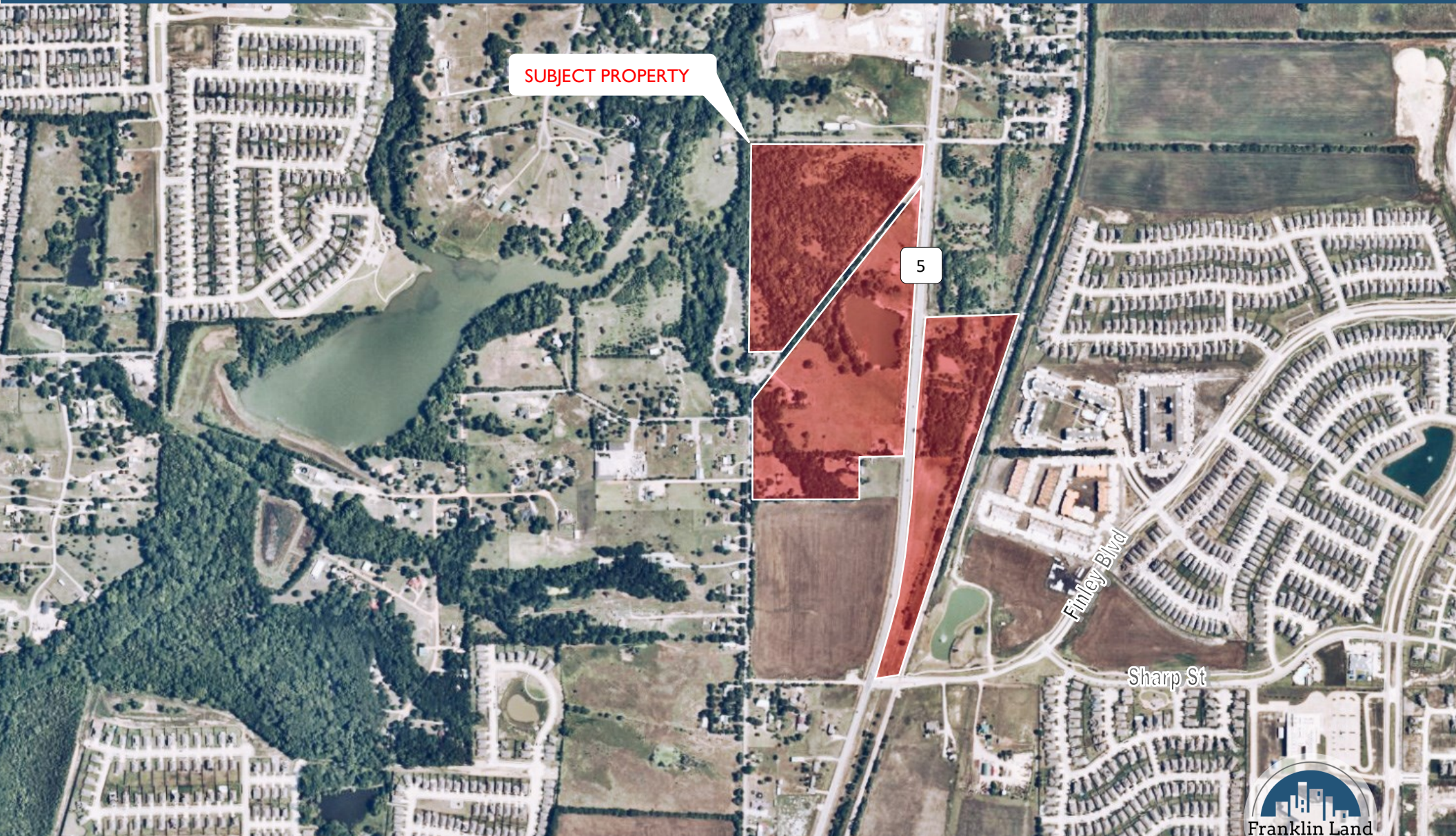


FOR SALE

+/-57.5 Acre Development Opportunity

County Road 423 @ Highway 5
Anna, Texas



Rick Franklin
+1 972 658 1088
rick@franklinlandco.com

Sam Franklin
+1 469 450 6269
sam@franklinlandco.com



LOCATION INFORMATION | Property Description

Outstanding opportunity to acquire +/-57.5 acres located off Highway 5 (S. Powell Parkway) and County Road 423, just north of East Foster Crossing, a high-growth and prime development area in Anna, Texas.

SITE DESCRIPTION

- Location** West and East side of Highway 5 (S. Powell Pkwy) and CR 423, adjacent to Anna Town Square Master Planned Community, Anna, Texas
- Size** +/-57.5 Acres - frontage on Highway 5
- Zoning** "SF-E" Single-Family Residential - Large Lot
- Utilities**

WATER: Existing 8" line on east side of Hwy 5, north of tract. City working on extending 12" line along west side of Hwy 5, along eastern edge of tract

SEWER: Existing 12" line on-site
- Traffic**

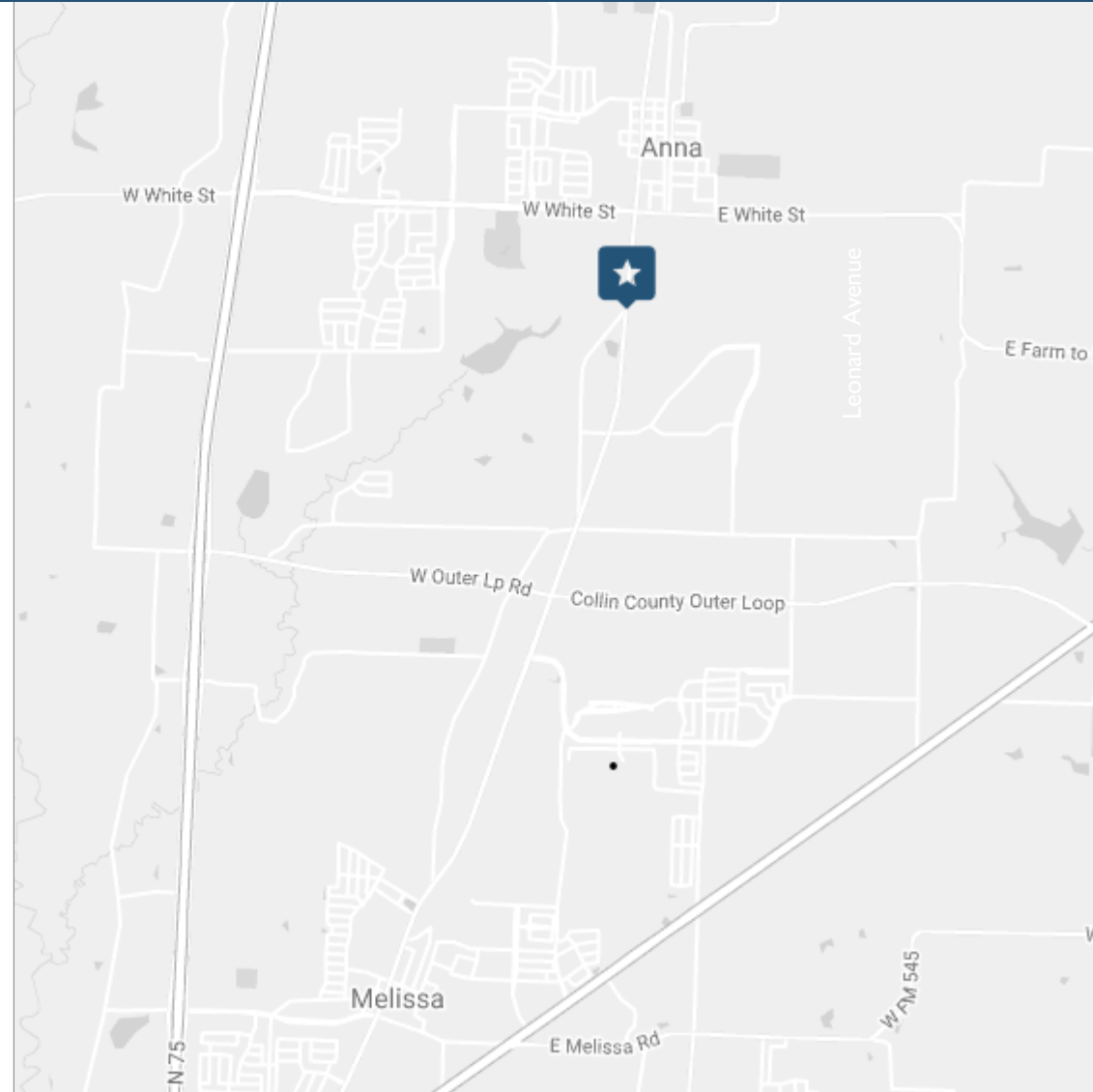
11,915 cars/day on Highway 5, north of Cunningham

17,045 cars/day on FM 455, west of Highway 5

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2023 Population	29,886	37,671	96,370
2023 Households	10,335	13,055	32,384
Average Household Income	\$122,101	\$125,792	\$114,640
Growth Projection (5 Year)	16.34%	15.19%	12.58%
Total Consumer Spending	\$411.3M	\$526M	\$1.2B

SOURCE: CoStar



THE CITY OF
Anna

1915%

GROWTH SINCE 2000

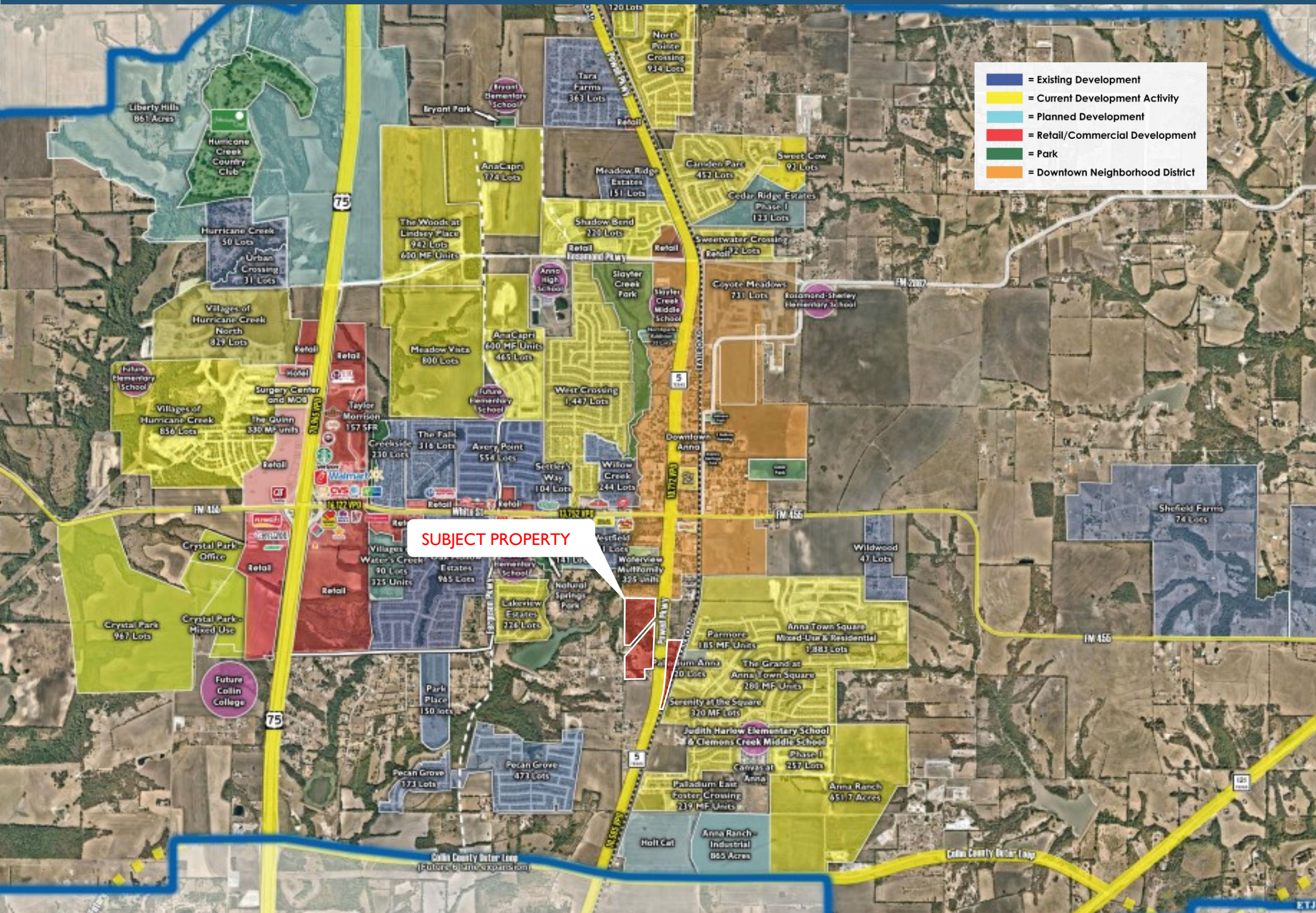
\$95k

MEDIAN INCOME

5.4k

HOUSING STARTS SINCE '15

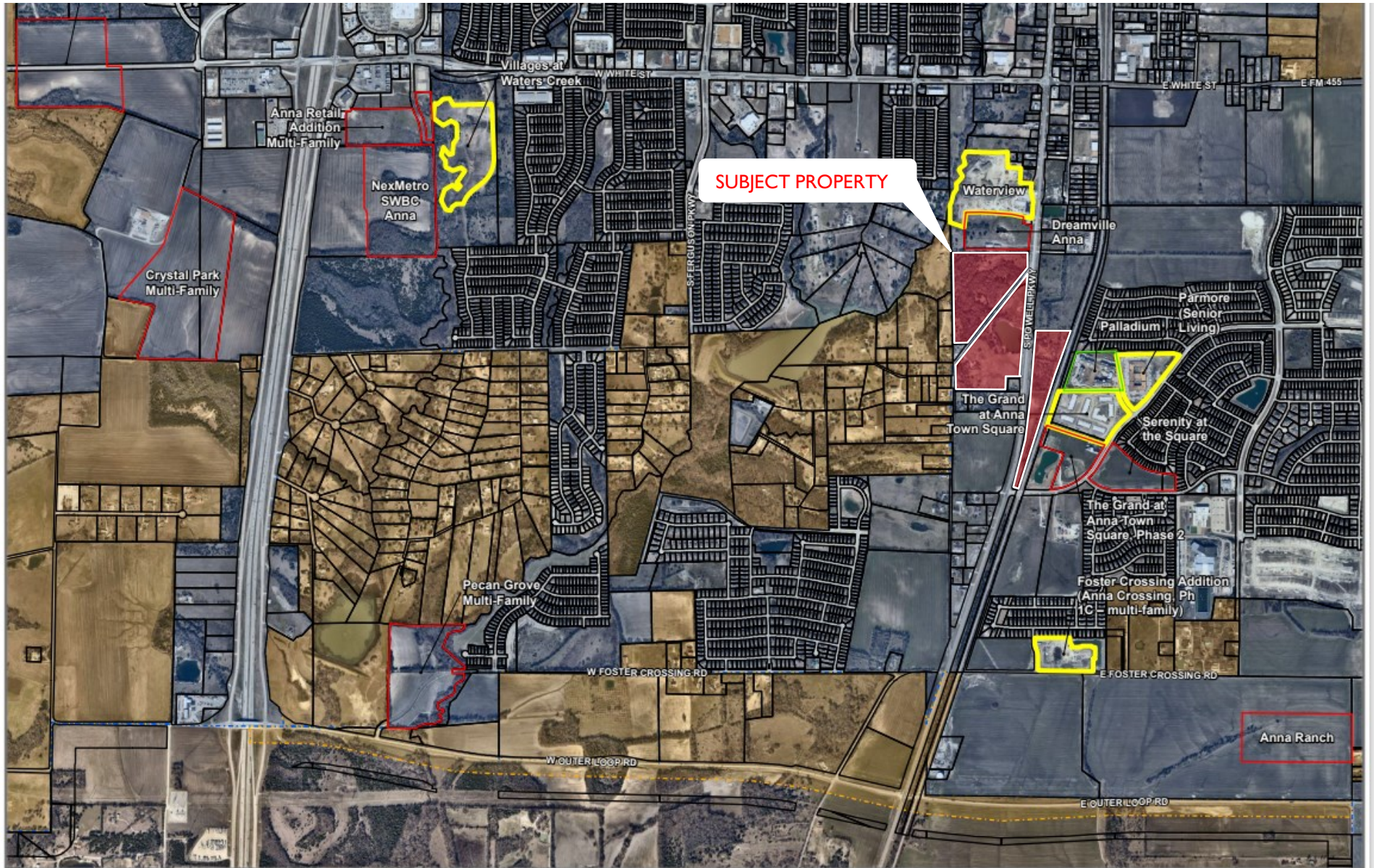
LOCATION INFORMATION | Development Aerial



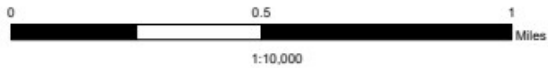
- █ = Existing Development
- █ = Current Development Activity
- █ = Planned Development
- █ = Retail/Commercial Development
- █ = Park
- █ = Downtown Neighborhood District

SUBJECT PROPERTY

LOCATION INFORMATION | Multi-Family Development



SUBJECT PROPERTY



Multi-Family Zoning Map

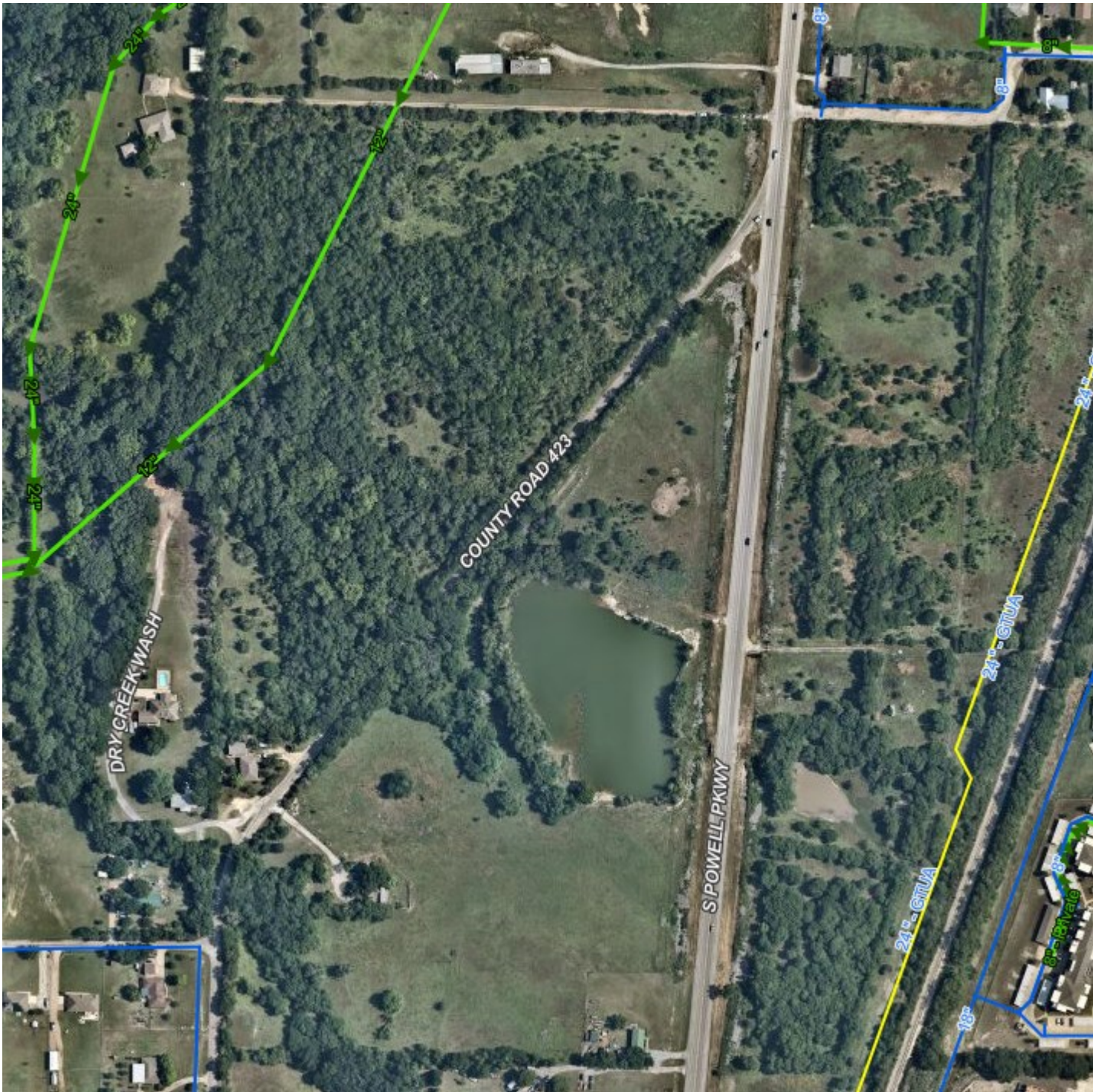
Source: City of Anna GIS
Date: 5/22/2023

Legend

- Existing Multi-Family
- Actively Under Construction
- Planned Multi-Family
- City Limits
- Area #11
- Parks



2023-05-22: This map and information contained on it were developed exclusively for use by the City of Anna. Any use or reliance on this map by anyone other than the City of Anna, its officials or employees for any dissemination, service, or statement which may result in a claim against the City of Anna, its officials or employees, shall be the responsibility of the user.



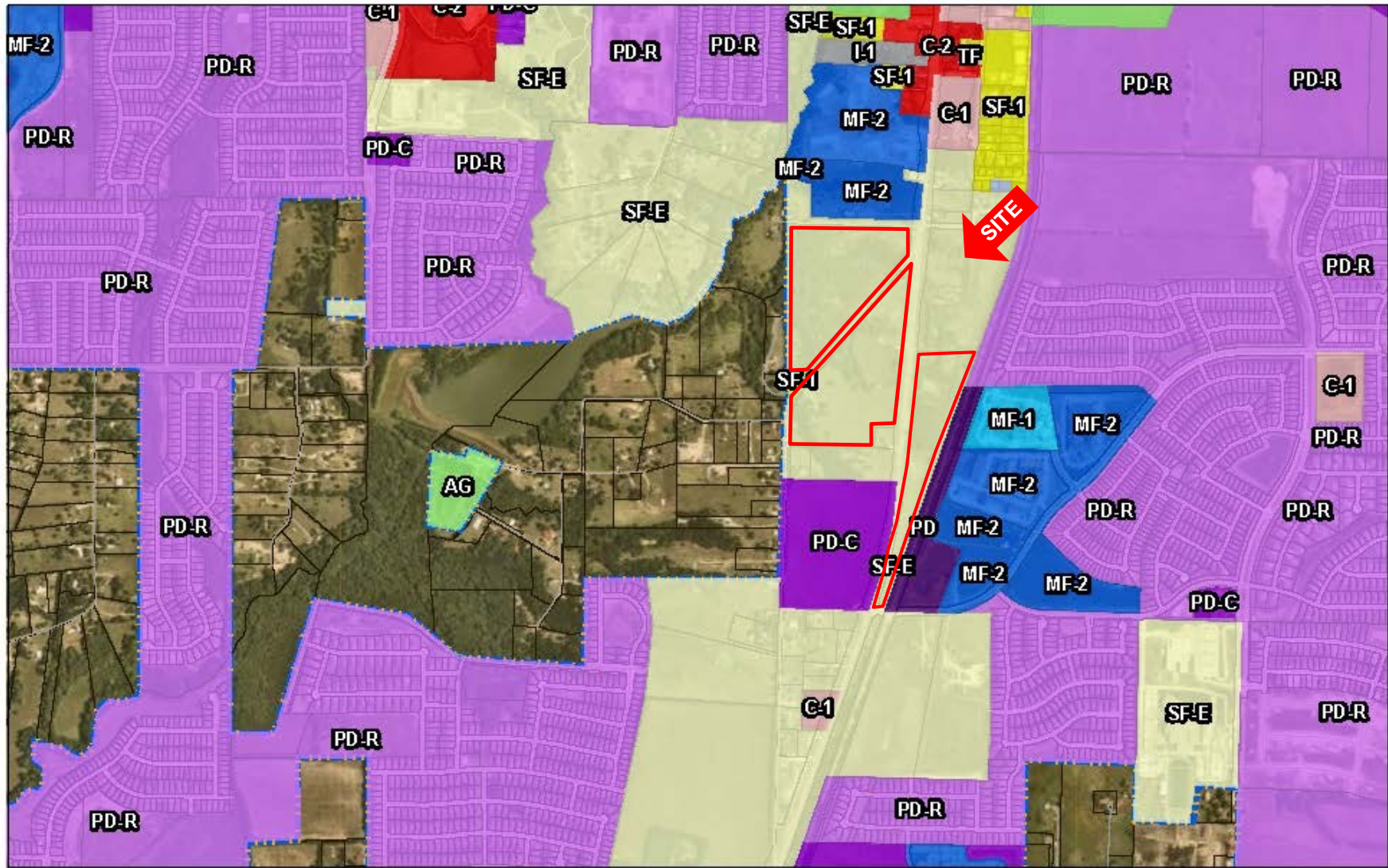
WATER

Existing 8" line on east side of Hwy 5, north of tract. City working on extending 12" line along west side of Hwy 5, along eastern edge of tract

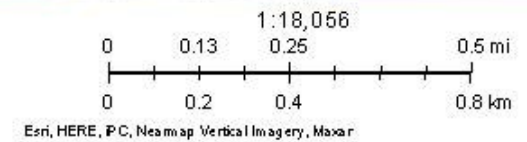
SEWER

Existing 12" line that crosses property

ZONING MAP | "SF-E" Single-Family Residential - Large Lot



August 7, 2023



ARTICLE 9.04.009 SF-E Single-Family Residential - Large Lot.

- (a) General purpose and description. The SF-E district is established to allow for larger lots with one family dwelling structures per lot. This district is intended to provide for residential lands to accommodate more rural settings and accessory yard uses. These lots should be generally located in groups, blocks, or areas where the accessory uses of the land do not either materially or in an obnoxious manner influence neighboring properties. Densities in this district will not usually exceed one unit per gross acre.
- (b) Permitted uses. A building or premises in a SF-E district shall be used only for the following purposes:
- (1) Agricultural uses, but not including commercial dairies, commercial dog kennels, commercial hatcheries, and commercial mink, fox, or other fur-bearing animal farms and rat farms. Buildings and structures used for sheltering or feeding shall be located not less than 25 feet from any adjoining lot in the residence district. All residences shall assure that livestock or pets shall not physically damage shrubbery, fences, or other property of neighbors, that sanitation shall be practiced, and that noise, odor, commotion, and other activity attributed to livestock shall not unduly damage the character of the area.
 - (2) Uses as listed in appendix 2 of this article.
- (c) Permitted specific uses. The following specific uses shall be permitted in a SF-E district, when granted in accordance with section 9.04.036:
- (1) Public, parochial, and private schools and colleges offering courses of general instruction and including convents, monasteries, dormitories, and other related living structures when located on the same site as the school or college.
 - (2) Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a substantial structure.
 - (3) Utility substations necessary to the functioning of the utility, but not including general business offices, maintenance facilities and other general system facilities, when located according to the yard space rules set forth in this article for dwellings and have a landscaped or masonry barrier on all sides. Buildings shall conform to all space limits of this zone and shall be of such exterior design as to harmonize with nearby properties.
 - (4) Public and quasi-public buildings for cultural use.
 - (5) Country clubs as defined herein.
 - (6) Uses as listed in appendix 2 of this article.
 - (7) Public utility and public service uses as follows:
 - (A) Electric substations.
 - (B) Gas odorizing stations and gate stations.
 - (C) Radio and television towers.
 - (D) Railroad right-of-way, but not including railroad yards and shops, freight and service buildings, or right-of-way for switch, lead, spur, or team tracks.
 - (E) Telephone exchanges and transmission equipment buildings.
 - (F) Privately owned water pumping stations and water reservoirs..

ZONING AREA REGULATIONS | “SF-E” Single-Family Residential - Large Lot

ARTICLE 9.04.009 SF-E Single-Family Residential - Large Lot.

- (8) Outdoor recreational premises, clubs and grounds for swimming, tennis, boating, horse riding, skiing, and other sports. Accessory clubhouses and maintenance buildings.
- (9) Home and professional occupations.
- (d) Height and area regulations. See appendix 1 (area, setback, height, and coverage regulations).
- (e) Parking regulations. Two enclosed spaces behind the front yard line for single-family dwelling units and HUD-code manufactured homes. Other off-street parking regulations are set forth in section 9.04.037.
- (f) Permitted accessory uses.
 - (1) Living quarters for persons regularly employed on the premises but not including accommodations for transient labor.
 - (2) Guest houses, not containing cooking facilities, and not rented or otherwise conducted as a business when located in a portion of the site other than a required yard space.
 - (3) Home occupations.
 - (4) Private garages and parking areas.
 - (5) Private swimming pools exclusively for the use of residents of the premises and their nonpaying guests.
 - (6) Private stables, corrals, and paddocks when located no closer than 20 feet from any property line, no closer than 50 feet from a street line and no closer than 150 feet from any dwelling on adjoining property. No horse or other equine shall be kept on a lot of less than one acre in area and two horses or other equines may be kept on an acre but for each additional horse or other equine above two kept there shall be an additional 20,000 square feet in lot area.
- (g) Signs. Signs in this district shall comply with the requirements of the city sign ordinance (as amended).

ZONING AREA REGULATIONS | “SF-E” Single-Family Residential - Large Lot

	AG	SF-E	SF-20.0	SF-14.5	SF-12.0	SF-10.5	SF-84	SF-72	SF-1	SF-60	SF-2	SF-Z	SF-TH	TF	MH-1	MH-2	MF-1	MF-2
Maximum height (feet)	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	45	45
Side yard, interior (feet)	15	15	10 (e)	9 (e)	8 (e)	8 (e)	10	(c)	(c)	(c)	(c)	(a)	(b)	(c)	10	10	10	10
Side yard, corner lot, street side (feet)	25	25	15	15	15	15	15	15	15	15	15	15	15	15	15	15	25	25
Rear yard (feet) (d)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Front yard (feet)	35	25	30	30	30	25	25	25	25	25	25	20	20	25	25	25	25	25
Lot area (feet)	43,560	43,560	20,000	14,500	12,000	10,500	8,400	7,200	7,200	6,000	6,000	4,500	2,700 per unit	7,200	6,000	5,000	6,000	5,000
Min. lot width (feet)	75	75	100	90	80	80	70	60	60	50	50	40	25	60	50	50	50	50
Min. lot depth (feet)	120	120	150	135	130	120	120	120	120	120	120	100	160	120	120	120	120	120
Max. lot coverage (%)	40%	40%	35%	35%	40%	40%	35%	40%	40%	45%	45%	50%	60%	50%	60%	50%	40%	50%
Building size (square feet)	2400	2400	2500	2200	2200	2200	2000	1800	1800	1600	1600	1200	900	1200	None	None	None	None
Masonry* (%)	80%	80%	80%	80%	80%	80%	80%	80%	0%	80%	80%	80%	80%	80%	80%	80%	90%	90%

* Brick or rock veneer; see also [section 9.04.034\(e\)\(6\)](#).

(a) Zero one side with 10 feet separation between buildings.

(b) 14 feet between ends of buildings.

(c) 45 feet where adjacent to single-family or duplex residential district.

(d) The required rear yard shall be open and unobstructed to the sky from a point 30 inches above the average elevation of the graded rear yard, except as permitted herein.

(e) The required side yard or 10% of the lot width, whichever is greater.



Rick Franklin
President
+1 972 658 1088
rick@franklinlandco.com

Sam Franklin
Director of Real Estate
+1 469 450 6269
sam@franklinlandco.com

1650 W. Virginia Street
Suite 110
McKinney, TX 75069
www.franklinlandco.com



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.

Franklin Land Company	9009681	rick@franklinlandco.com	972-658-1088
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Franklin	333777	rick@franklinlandco.com	972-658-1088
Designated Broker of Firm	License No.	Email	Phone
Sam Franklin	686927	sam@franklinlandco.com	469-450-6269
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sam Franklin	686927	sam@franklinlandco.com	469-450-6269
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

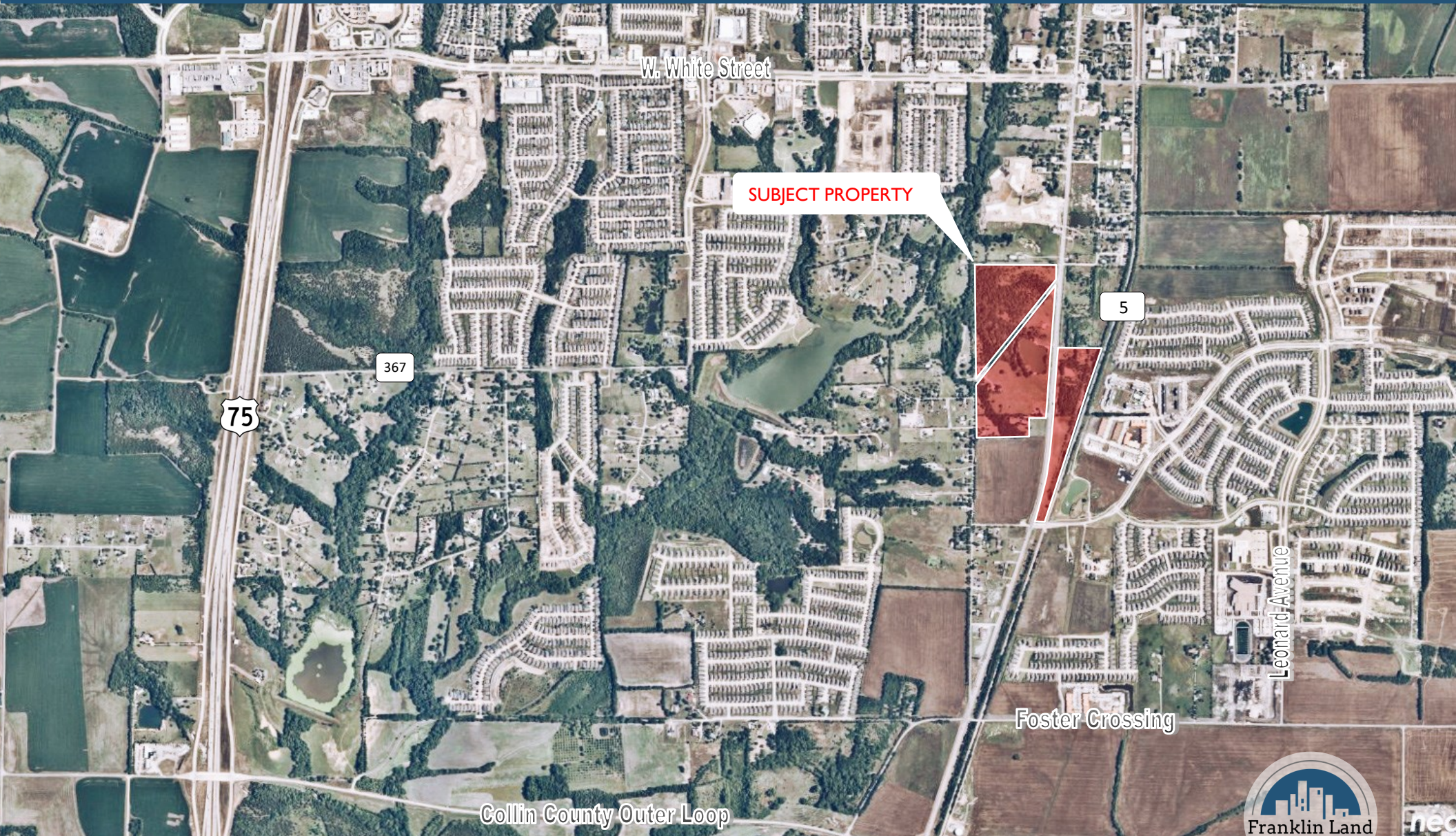
Regulated by the Texas Real Estate Commission

Information available at www.trec.gov
IABS 1-0

FOR SALE

+/-58.27 Acre Development Opportunity

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Anna, Texas



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