

5.442 Collin County Acres In Anna, ...

2862 Hwy, Anna, TX 75409

ROGERS HEALY
AND ASSOCIATES REAL ESTATE

Presented by
Rogers Healy and Associates

ANNA 2045 MASTER THOROUGHFARE PLAN

SEPTEMBER 2023

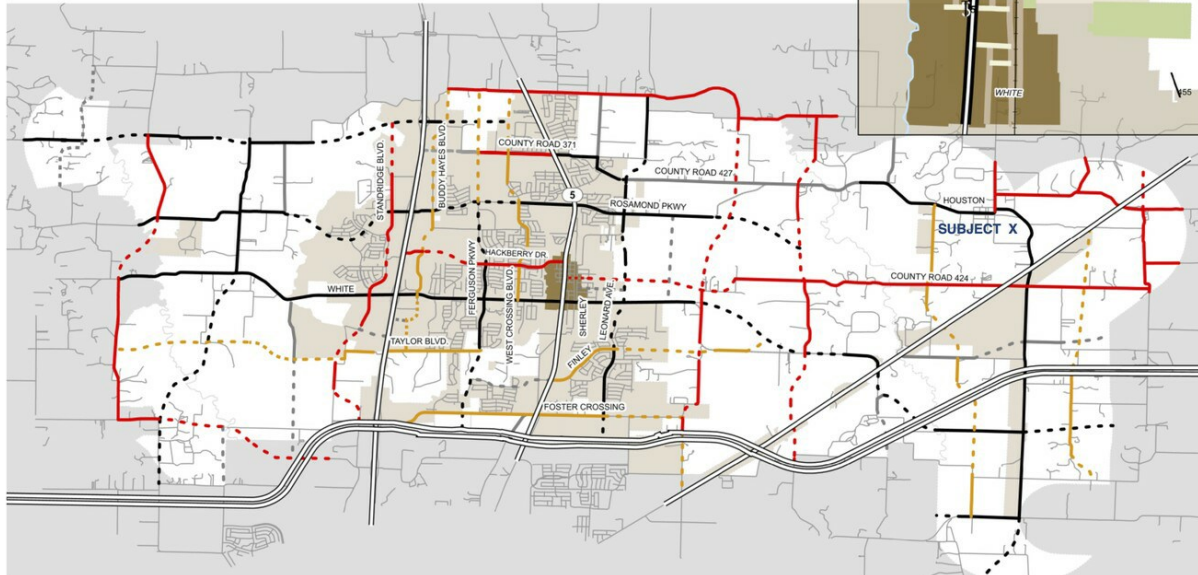
DOWNTOWN INSET MAP

Reference the Anna 2050 Comprehensive Plan for detailed street sections

- Major Arterial (120' ROW) - Existing
- Major Arterial (120' ROW) - New
- Minor Arterial (90' ROW) - Existing
- Minor Arterial (90' ROW) - New
- Major Collector (80' ROW) - Existing
- Major Collector (80' ROW) - New
- Minor Collector (60' ROW) - Existing
- Minor Collector (60' ROW) - New
- Major Highways
- Anna City Limits
- Downtown Core
- Anna ETJ
- Roads

Downtown Street Types

- Downtown Arterial
- Downtown Type A
- Downtown Type B

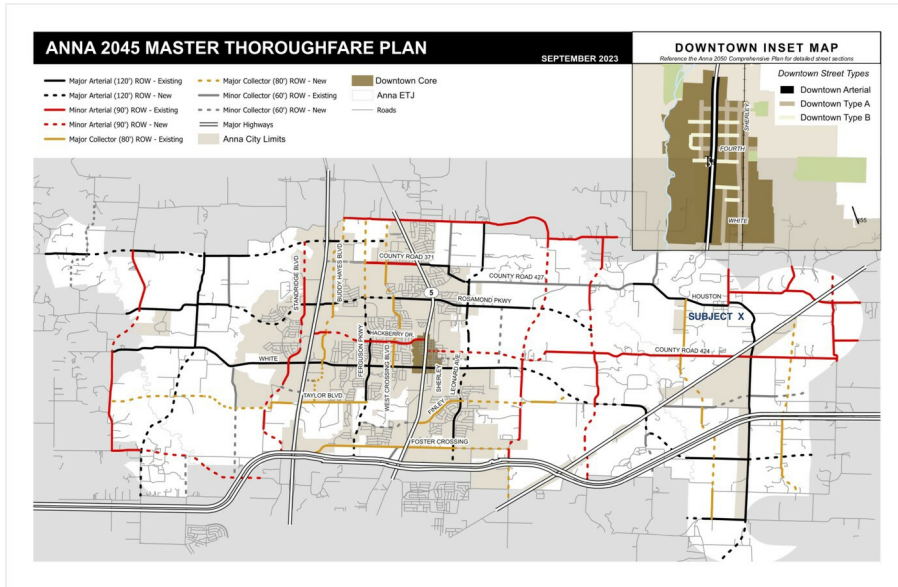


Price: \$910,000

The strategic location and accessibility allows for a range of development possibilities and offers versatility for upscale residential communities, estate homes, or commercial developments in an area primed for continued growth.

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Located seconds to SH-121 in a rapidly growing area of Collin County, this 5.422-acre hard corner property offers a prime opportunity for development. With 1,414 feet of combined road frontage and solid infrastructure that includes a fire hydrant, the site is well-positioned for various uses. Cleared, level and all utilities are at the road.

- Strategic Location & Excellent Accessibility
- Strong Economic Environment
- Proximity to Premier Amenities, Housing, Schools and Recreation
- Immediate Accessibility to Major Roads and Planned Infrastructure
- Already Platted - 5.422 is the Net Useable Acreage
- Positioned Within a Rapidly Growing Economic Corridor



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Property Photos



AerialDusk_0316-DJI_0131-HDR



AerialHIGHWAY121_0316-DJI_0104-HDR

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Location