

0000 Austin Street, Anna, Texas 75409

MLS#: 20361193 **Active**
Property Type: Land

0000 Austin Street Anna, TX 75409
SubType: Unimproved Land

LP: \$948,850



Subdivision: Leutwyler Add
County: Collin
Country: United States
Parcel ID: [R10084000002B1](#)
Lot: 2B **Block:**
Legal: LEUTWYLER ADDITION, LOT 2B; REPLAT
Unexempt Tx: \$7
Spcl Tax Auth: No

Lst \$/Acre: \$175,000.00

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

Land SqFt: 236,182 **Acres:** 5.422 **\$/Lot SqFt:** \$4.02
Lot Dimen: **Will Subdv:** No

HOA: None

HOA Co:

General Information

AG Exemption: Yes

Wells:

Bottom Land Ac:

School Information

School Dist: Anna ISD

Elementary: Sue Evelyn Rattan

Primary: Early Childhood Center

Middle: Anna

Jr High:

High: Anna

Sr High:

Features

Lot Description: Acreage, Agricultural, Level

Lot Size/Acres: 5 to < 10 Acres

Present Use: Agricultural

Proposed Use

Zoning Info: Anna ETJ. Land Segment #1 Improved Pasture; State Code D1 (Qualified Open-space Ag Land)

Development: Other

Street/Utilities: All Weather Road, Concrete, Electricity Available

Road Front Desc: City Street

Road Surface: Concrete

Crops/Grasses:

Soil:

Restrictions: Other

Easements: None

Documents: Survey

Type of Fence:

Exterior Bldgs:

Miscellaneous:

Road Frontage:

Special Notes:

Prop Finance:

Survey Available
 Cash, Conventional, Federal Land Bank, Owner Carry Second, Owner Will Carry, Special Funding, Texas Vet, VA Loan, Other Closing/Funding
 Go Show-No Appt. Needed

Surface Rights:

Waterfront:

Possession:

Showing:

Remarks

Property Description: HARD CORNER flat lot in prime location. 5.422 acre development opportunity overlooking the luxurious and state-of-the-art G-2 Motorsports Park Complex. 1,414 ft of combined road frontage at the corner of Austin Street and Houston Street (FM 2862) in Anna ETJ. A fire hydrant is installed on the property expanding options for use. Just two minutes to State Highway 121 and 10 minutes to US 75. This land offers a tremendous opportunity.

Public Driving Directions: From US-75 N follow exit 44 to TX-121 N toward Bonham. Merge right to TX-121 N. Travel 8.6 miles to E Houston St. exit. Travel north on E. Houston St. (FM 2862) for .8 miles to the corner of Austin St. and Houston St.

Private Rmks: Buyer and Buyer's Agents to verify all specifications, schools, measurements, zoning and net useable area specific to your end use. Listing Broker will not be held responsible for any inaccuracies. All information is deemed reliable, but not guaranteed. Partial owner financing is possible.

List Type: Exclusive Right To Sell

List Off: [Rogers Healy and Associates \(ROGE01\) 214-368-4663](#)

LO Addr: 3001 Knox Street #210 Dallas, Texas 75205

List Agt: [Hillary Leutwyler \(0562828\) 214-683-7408](#)

LA Email: hillaryl@rogershealy.com

LA Website: <https://hillaryleutwyler.rogershealy.com/>

Off Web:

Pref Title Co: Reunion Title Company

LO Fax: 972-248-5717 **Brk Lic:** 0570083

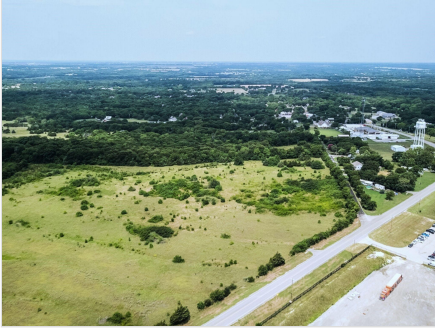
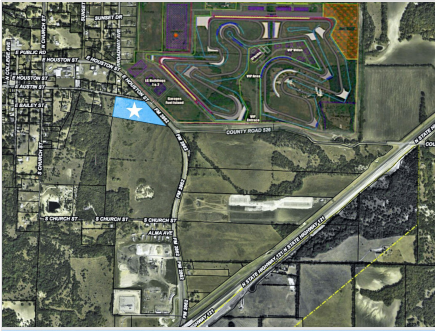
LO Email: rogers@rogershealy.com

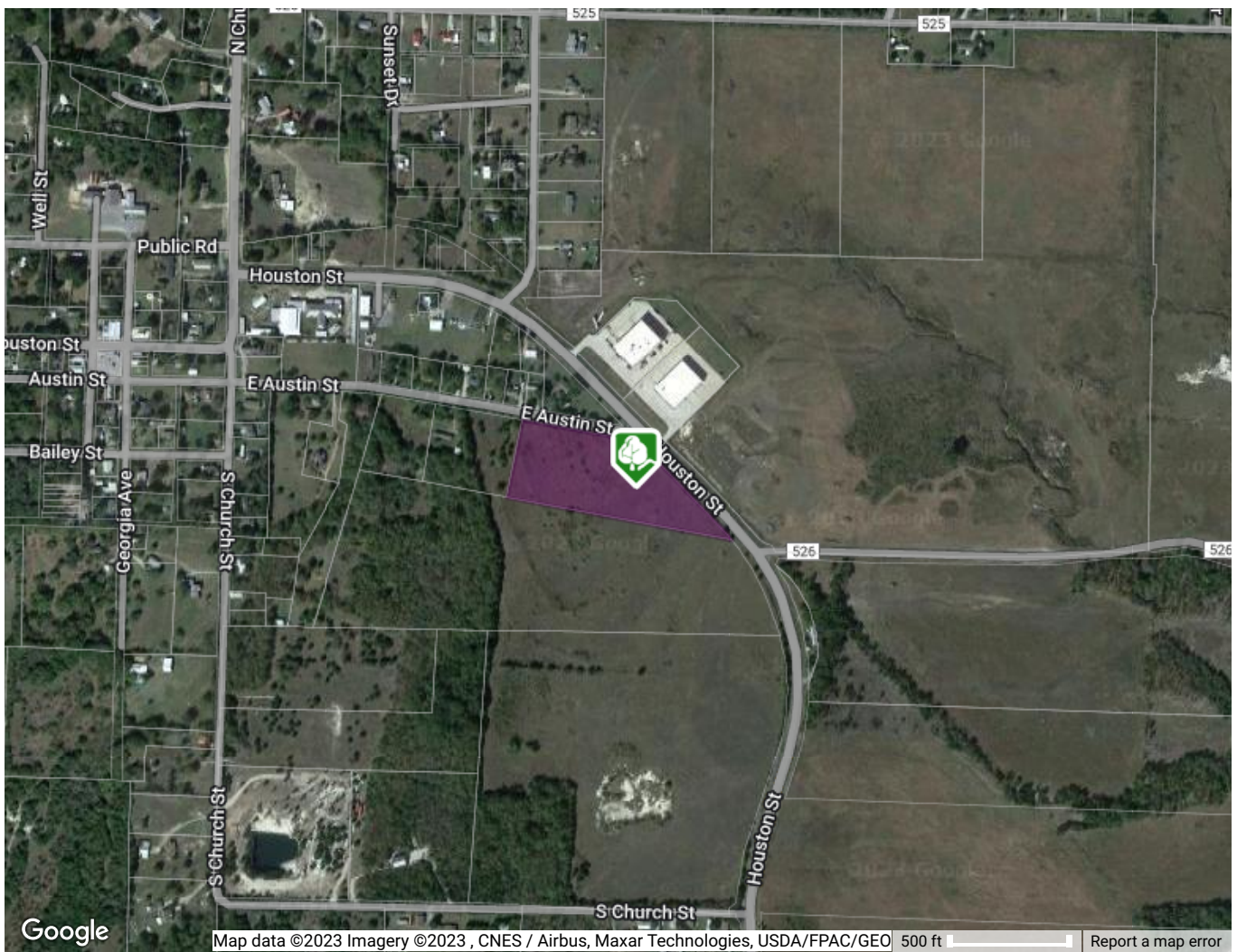
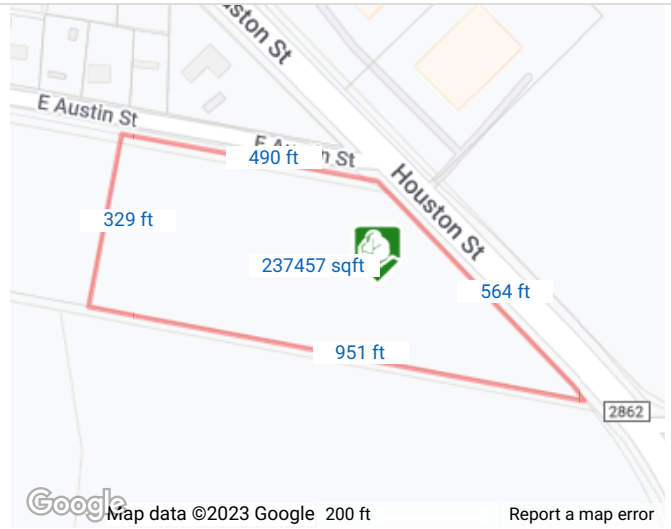
LA Cell: **LA Fax:**

LA Othr: 214-683-7408 **LA/LA2 Texting:** Yes/Yes

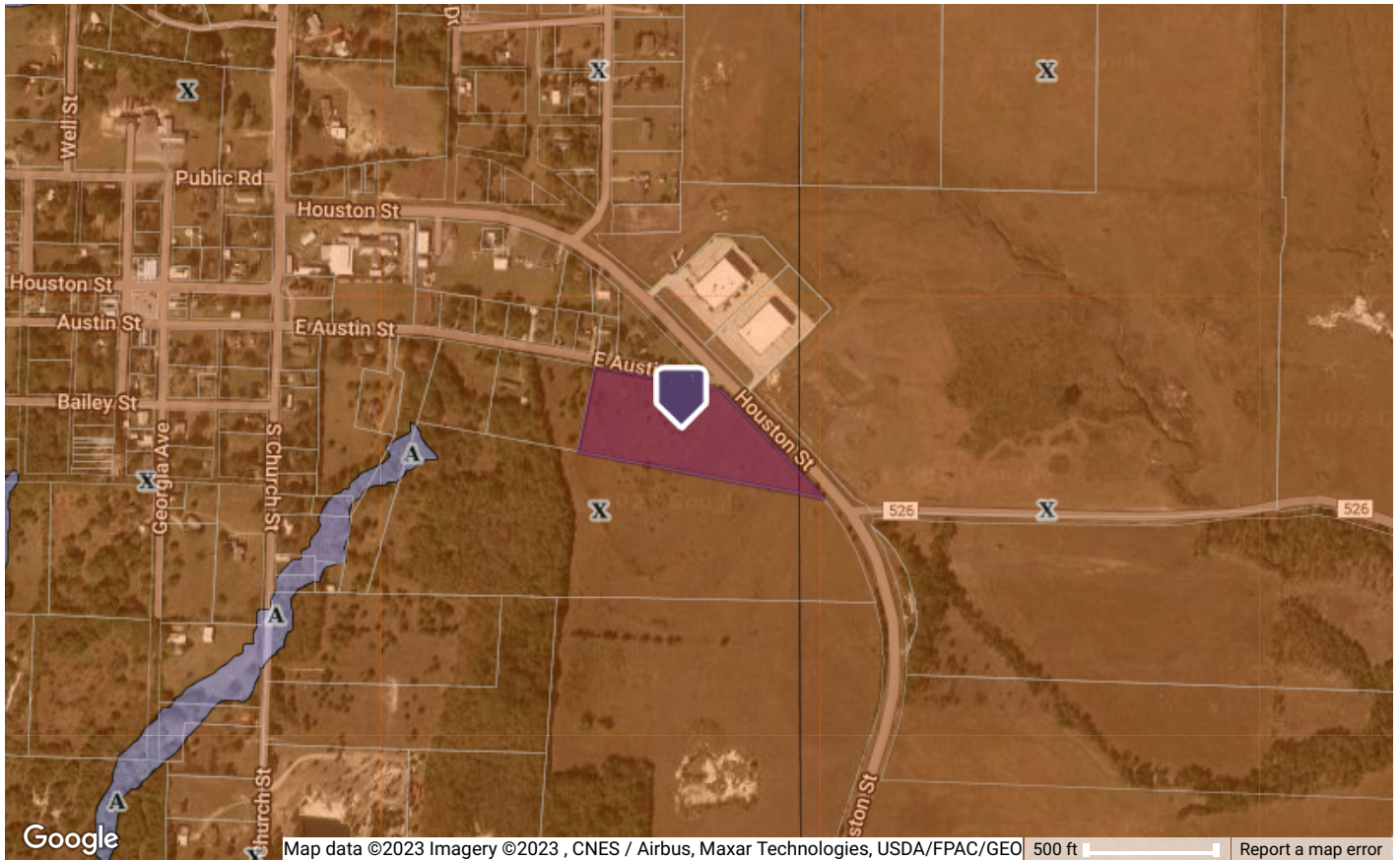
LO Sprvs: **Fran Fischer (0537070) 214-368-4663**

Location: 1700 Redbud Blvd # 300, McKinn (214) 544-4000





Flood Zone Code: X **Special Flood Hazard Area (SFHA):** Out
Flood Zone Date: 06/02/2009
Flood Zone Panel: 48085C0180J
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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