



Mantua
4116 Lots
2,530 Acres

Library Hills
1,884 Single-Family Lots
2,800 Multi-Family Units

Centurion American
1,200 804 Lots

Villages of Hurricane Creek
654 Lots

The Queen
317 MF Units
339,802 SF

Crystal Park
7,981 Lots

75

Rossmore Pkwy

The Woods at Lindsey Place
1942 Lots
600 Multifamily
82.3 Acres
Crystal Lagoon

DR Horton Homes

Meadow Vista
800 Lots

Wildmar
1,200 804 Lots
339,802 SF

Avery Pointe
554 Lots

Oak Hollow
965 Total Lots

Park Place
150 Lots

W White St

Lakewood
226 Lots

Northpointe
1,000 804 Lots

Shadow Bend
220 Lots

Coyote Meadows
731 Lots

ANNA

2.86 AC
HARD CORNER
FOR SALE

Tellus Group
Sherley Farms
970 Acres
3,000 Lots

5

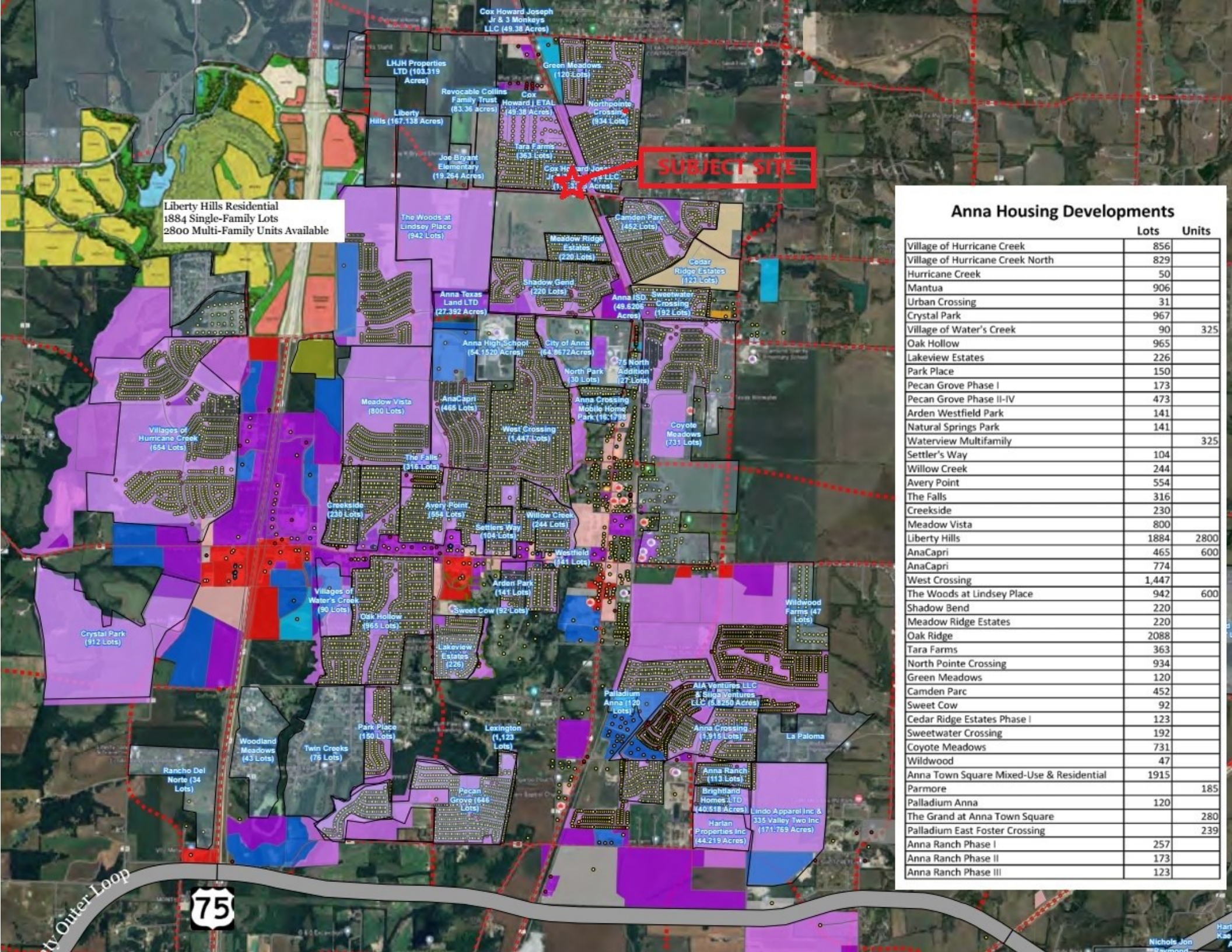
Anna Town Square
Mixed Use &
Residential
1,915 Lots



336 HOMES
SOON TO BREAK GROUND

PROPOSED
MF





Liberty Hills Residential
1884 Single-Family Lots
2800 Multi-Family Units Available

SUBJECT SITE

Anna Housing Developments

	Lots	Units
Village of Hurricane Creek	856	
Village of Hurricane Creek North	829	
Hurricane Creek	50	
Mantua	906	
Urban Crossing	31	
Crystal Park	967	
Village of Water's Creek	90	325
Oak Hollow	965	
Lakeview Estates	226	
Park Place	150	
Pecan Grove Phase I	173	
Pecan Grove Phase II-IV	473	
Arden Westfield Park	141	
Natural Springs Park	141	
Waterview Multifamily		325
Settler's Way	104	
Willow Creek	244	
Avery Point	554	
The Falls	316	
Creskide	230	
Meadow Vista	800	
Liberty Hills	1884	2800
AnaCapri	465	600
AnaCapri	774	
West Crossing	1,447	
The Woods at Lindsey Place	942	600
Shadow Bend	220	
Meadow Ridge Estates	220	
Oak Ridge	2088	
Tara Farms	363	
North Pointe Crossing	934	
Green Meadows	120	
Camden Parc	452	
Sweet Cow	92	
Cedar Ridge Estates Phase I	123	
Sweetwater Crossing	192	
Coyote Meadows	731	
Wildwood	47	
Anna Town Square Mixed-Use & Residential	1915	
Parmore		185
Palladium Anna	120	
The Grand at Anna Town Square		280
Palladium East Foster Crossing		239
Anna Ranch Phase I	257	
Anna Ranch Phase II	173	
Anna Ranch Phase III	123	

City Outer Loop

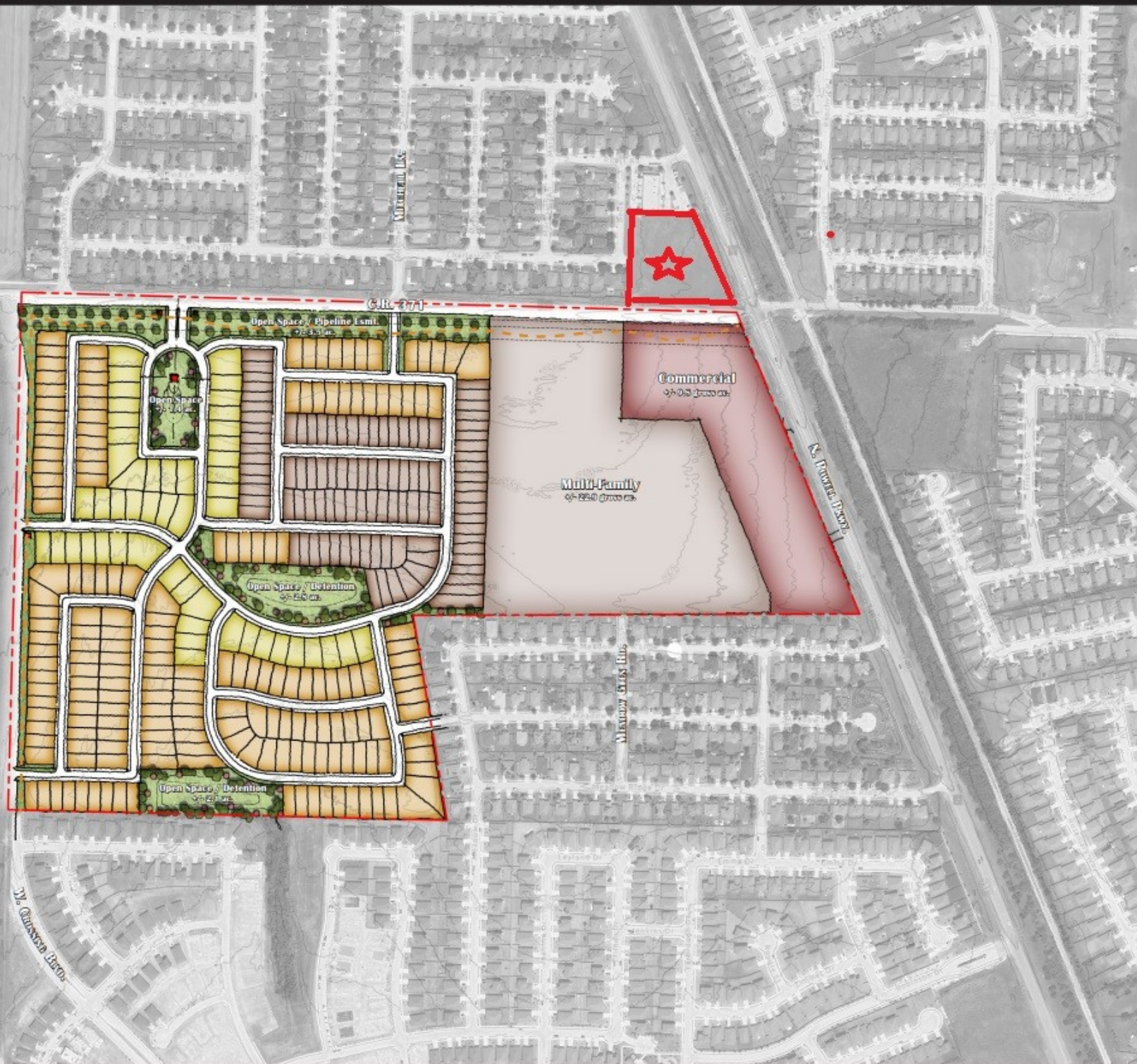
75

FAMILY SUMMARY:

PRODUCT	UNITS
Type C	+/- 50
Type B	+/- 185
Type A	+/- 101
Total	+/- 336

SUMMARY:

	ACRES	UNITS
Residential	+/- 22.9 ac.	+/- 500 max. @ 25 du/acre
Commercial	+/- 9.8 ac.	-
Total	+/- 32.7 ac.	+/- 500 un.



COX TRACT - ANNA, TX
CONCEPTUAL PLAN - OPT. E

Median openings will be determined
in coordination with
the City of Anna.

CR 371/376

POT 5+81.36

TARA FARMS COMMERCIAL (CAN)
BATA FAMILY LIMITED PARTNERSHIP

CR376-1

PC 8+94.97

— EXIST.
R.O.W.

PROP. R.O.W.

310'

PT 9+55.92

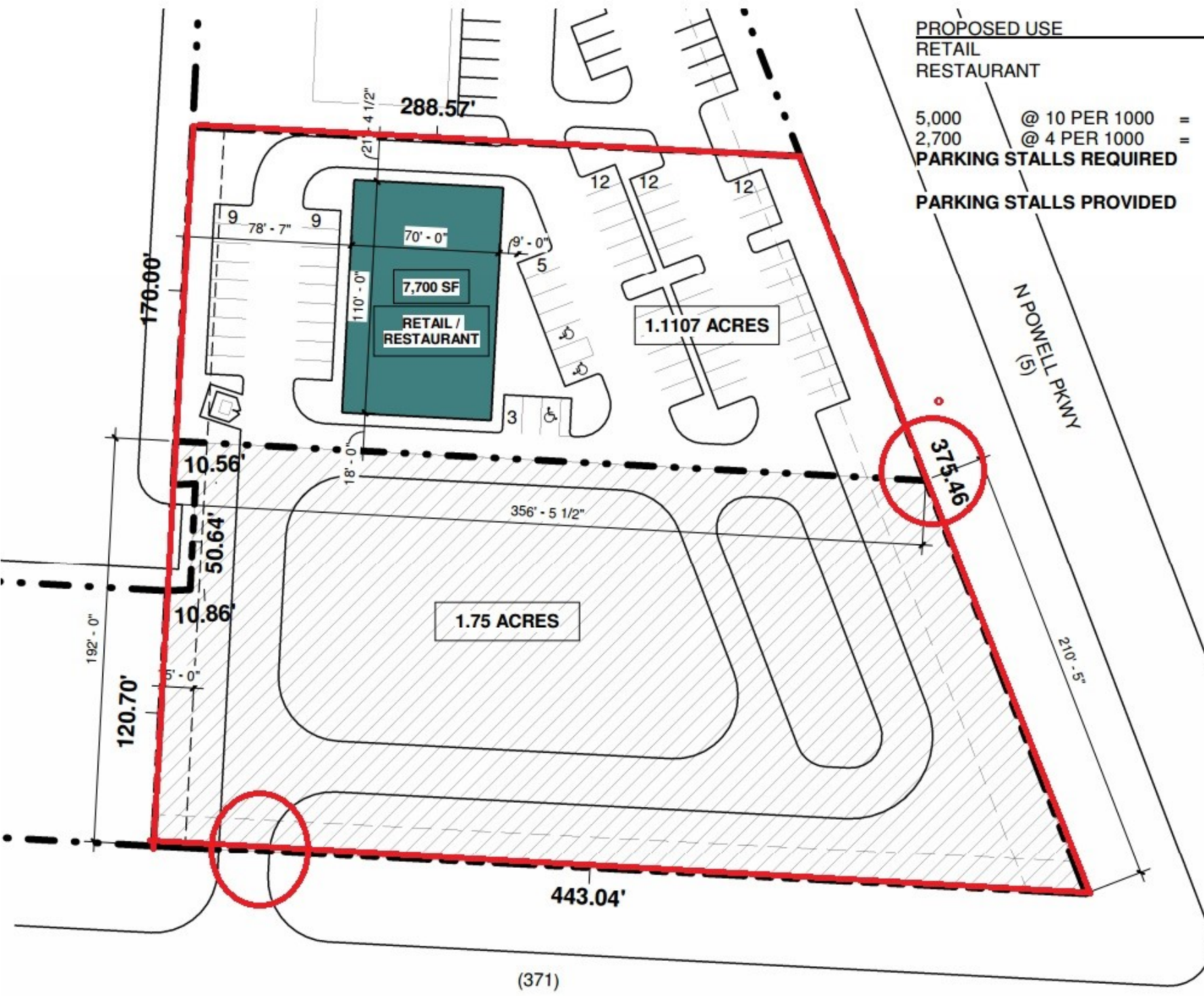
N 81° 53' 26.01" E
EXIST. R.O.W.

GREATER TEXOMA
UTILITY AUTHORITY

CH LINE STA 505+00

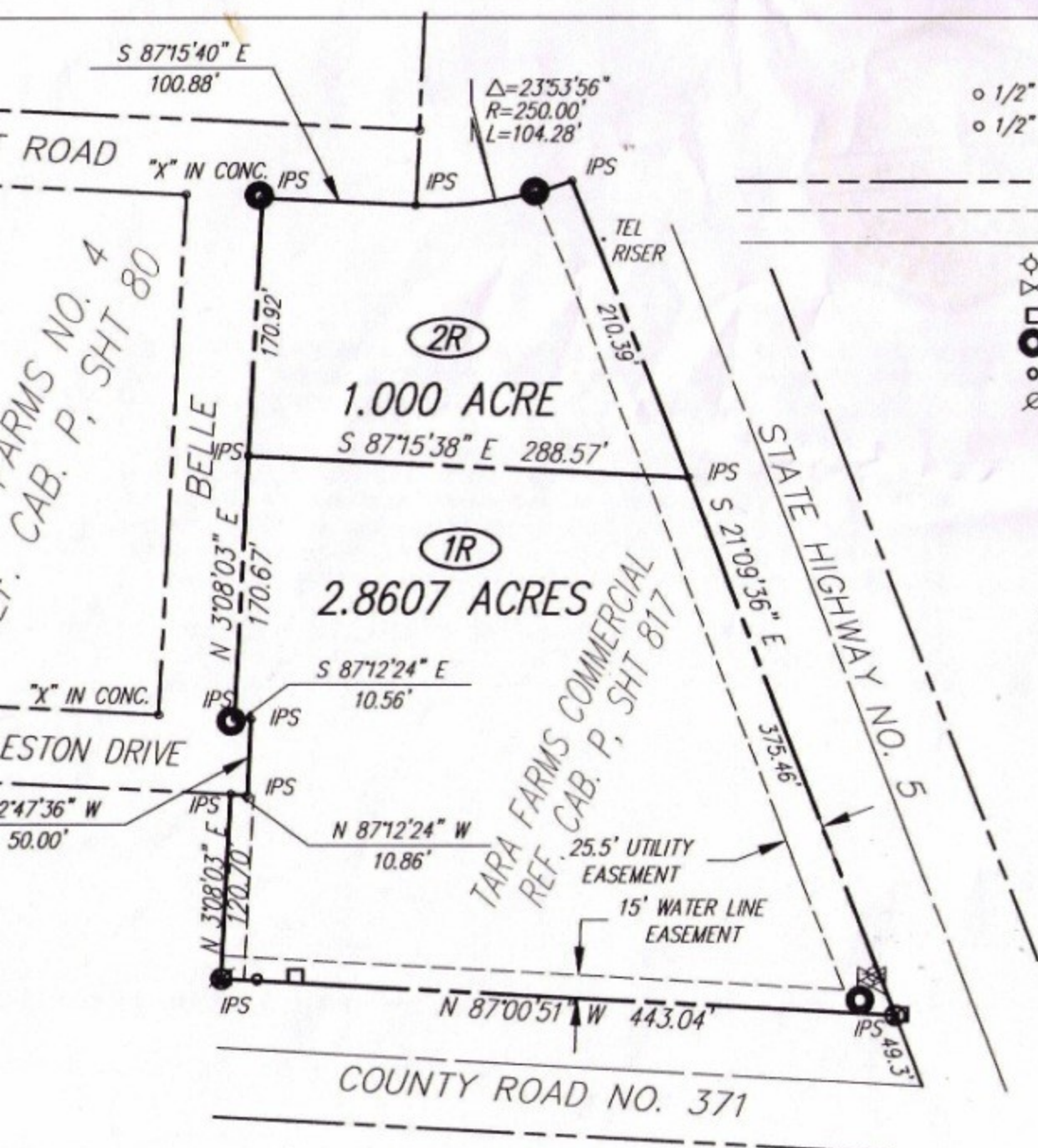






PROPOSED USE		RATIO
RETAIL		<u>4 per 1000 sq ft</u>
RESTAURANT		<u>10 per 1000 sq ft</u>
5,000	@ 10 PER 1000	= 50 PARKING STALLS
2,700	@ 4 PER 1000	= 8 PARKING STALLS
PARKING STALLS REQUIRED		<u>58 PARKING STALLS</u>
PARKING STALLS PROVIDED		<u>62 PARKING STALLS</u>

 **proposed approach**

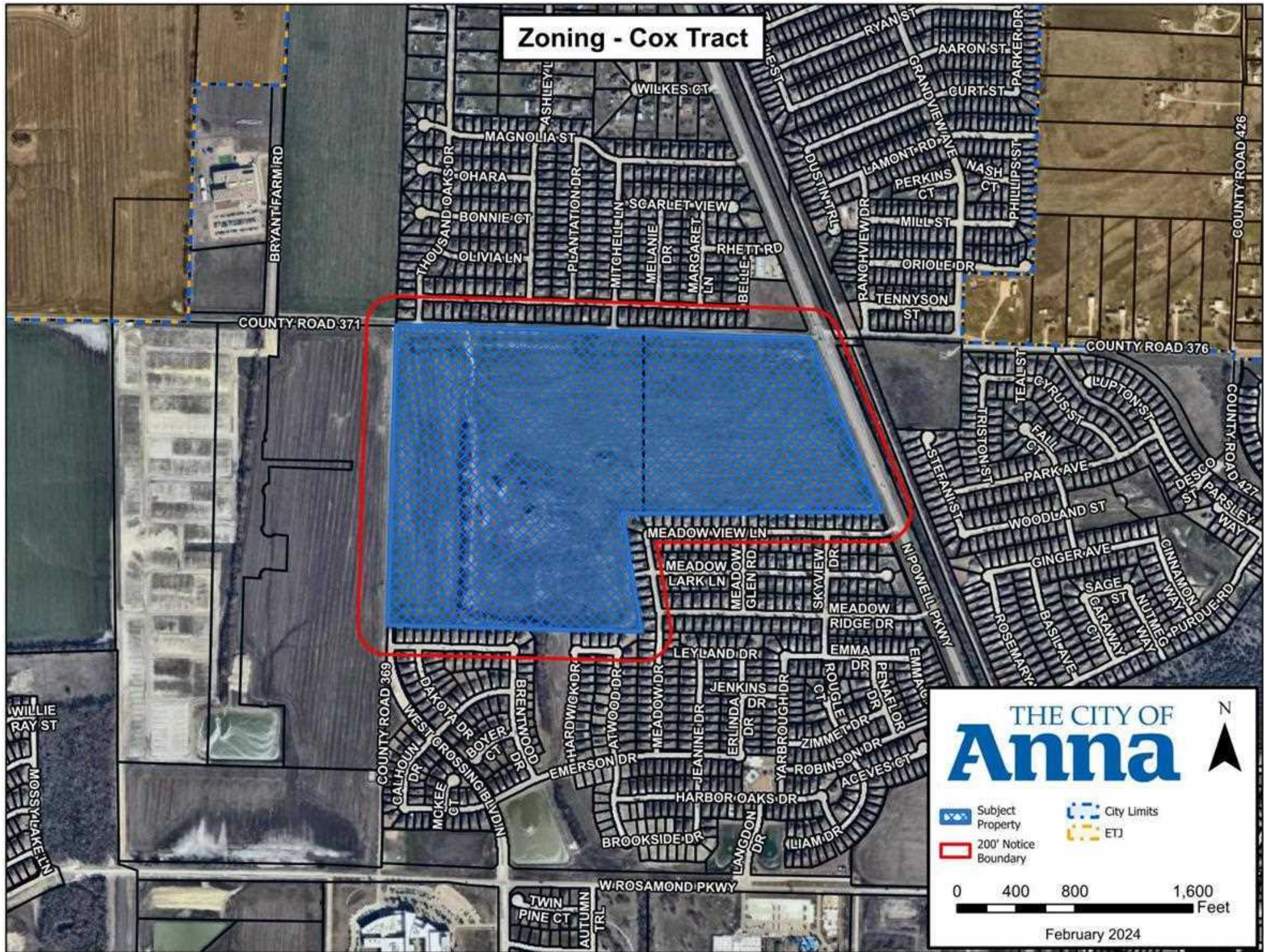


LEGEND

- 1/2" IPF 1/2" IRON PIN FOUND
- 1/2" IPS 1/2" IRON PIN SET WITH PLASTIC CAP MARKED NO.
- RIGHT-OF-WAY
- - - EASEMENT
- LOT LINE
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ TEL. BOX
- ⊕ SANITARY SEWER MANHOLE
- ⊕ GROUND CABINET
- ⊕ POWER POLE

SCALE: 1"=100'

Zoning - Cox Tract



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

Downtown Street Types

- | | |
|---|-------------------|
| ■ | Downtown Arterial |
| ■ | Downtown Type A |
| ■ | Downtown Type B |

