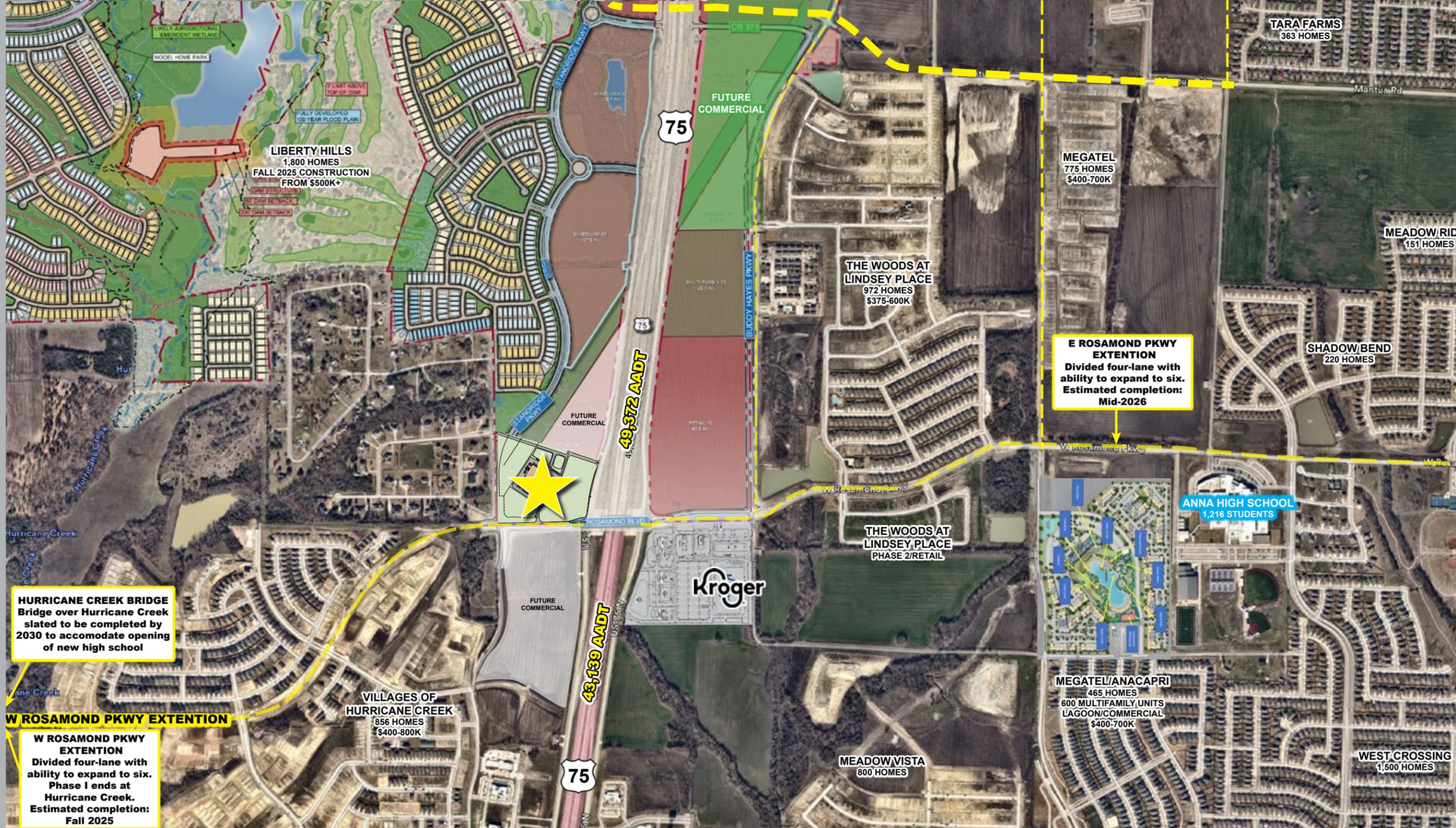


# SHOPS OF ANNA ANNA, TX



## SITE DESCRIPTION

U.S. HIGHWAY 75  
& W. ROSAMOND PKWY

± 5.20 ACRES  
49,372 AADT ON HWY 75

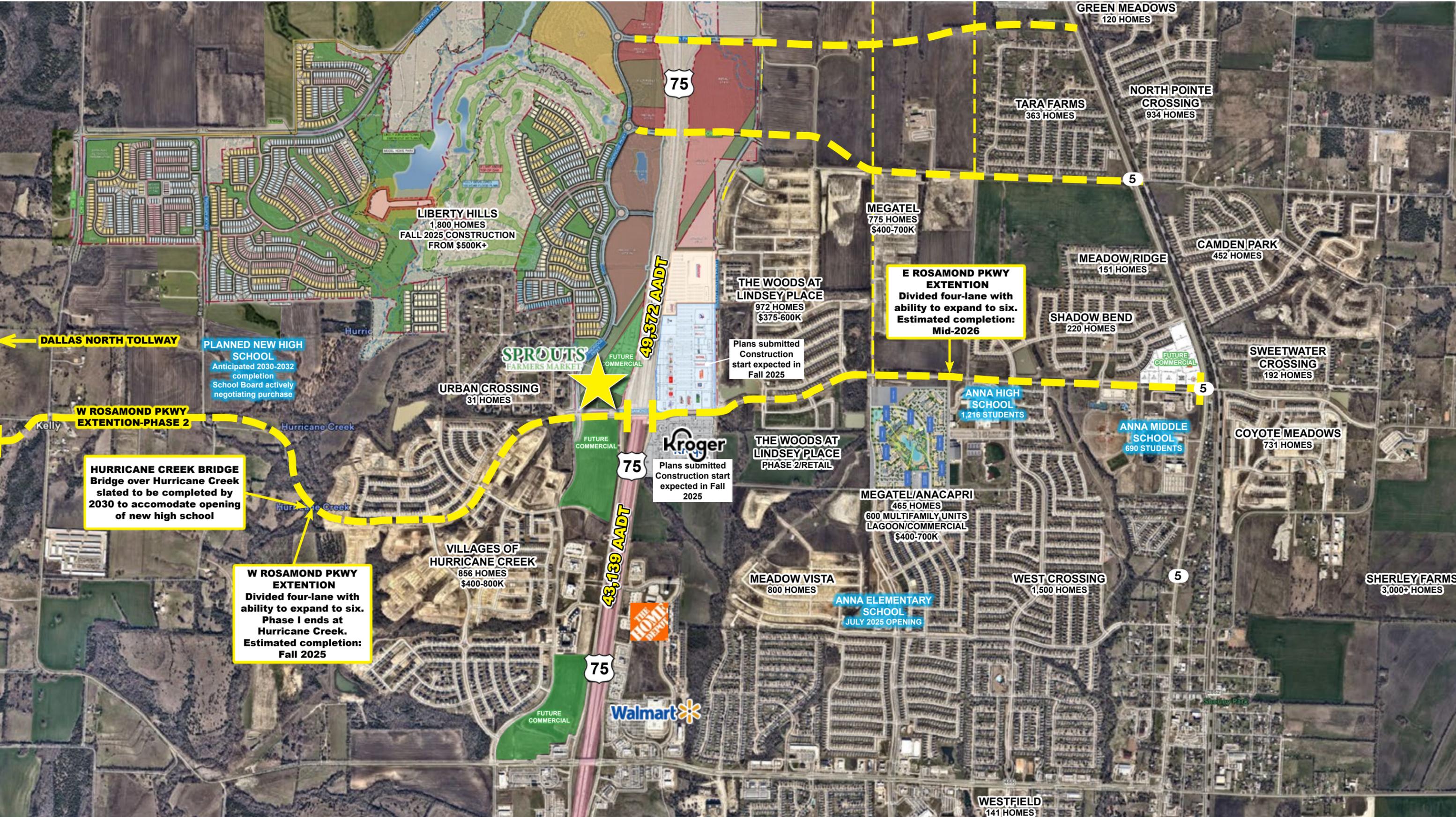
This Sprouts-anchored center boasts exceptional frontage on US-75 at the corner of W. County Road 370, in Anna, Texas (one of the fastest growing cities in North Texas and the nation). It capitalizes on strong and rising traffic flow, along with its location amidst a surge of new residential, commercial, and business projects (many already underway, planned, or recently completed). Adding to its appeal, W. County Road is undergoing expansion to become the new Rosamond Parkway extension, situated just west of US-75. This extension is a significant infrastructure development improving east-west connectivity, enhancing access to key locations, opening up new areas for residential, commercial, and business development, relieving traffic congestion, attracting new retail and commercial opportunities to the immediate area, and much more.

Anna's location along the US-75 corridor, between the dynamic Dallas-Fort Worth Metroplex and the burgeoning tech center of Sherman, creates a compelling environment for both businesses and residents. The city's commitment to infrastructure development and its supportive business policies are key to its sustainable economic growth and the preservation of a high quality of life for its residents.









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# ROAD/CONNECTIVITY IMPROVEMENTS

SHOPS OF ANNA | ANNA, TX

# NUMBERS

SHOPS OF ANNA  
ANNA, TX

## POPULATION

2 MILE	12,715
4 MILE	31,967
6 MILE	61,154

## HOUSEHOLDS

2 MILE	4,319
4 MILE	11,034
6 MILE	21,003

## AVG. HH INCOME

2 MILE	\$129,300
4 MILE	\$124,485
6 MILE	\$144,045

## MED. HH INCOME

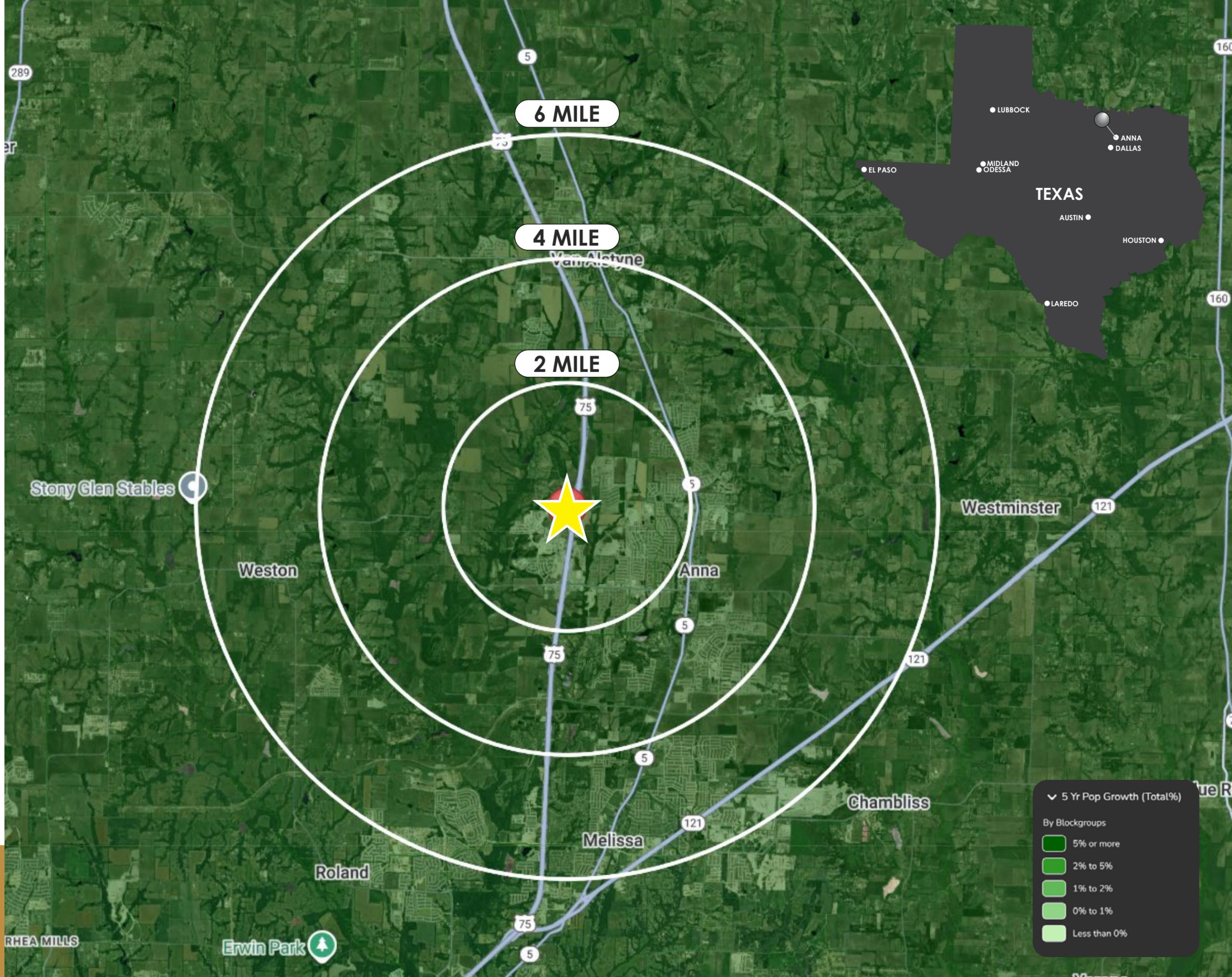
2 MILE	\$ 95,420
4 MILE	\$ 90,854
6 MILE	\$108,995

## 1 MILE - OTHER

Retail Exp/Mo	\$5,062
College/Higher	79.7%
White Collar	74.3%
Median Age	42

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# SITE PLAN

SHOPS OF ANNA  
ANNA, TX

## TOTALS

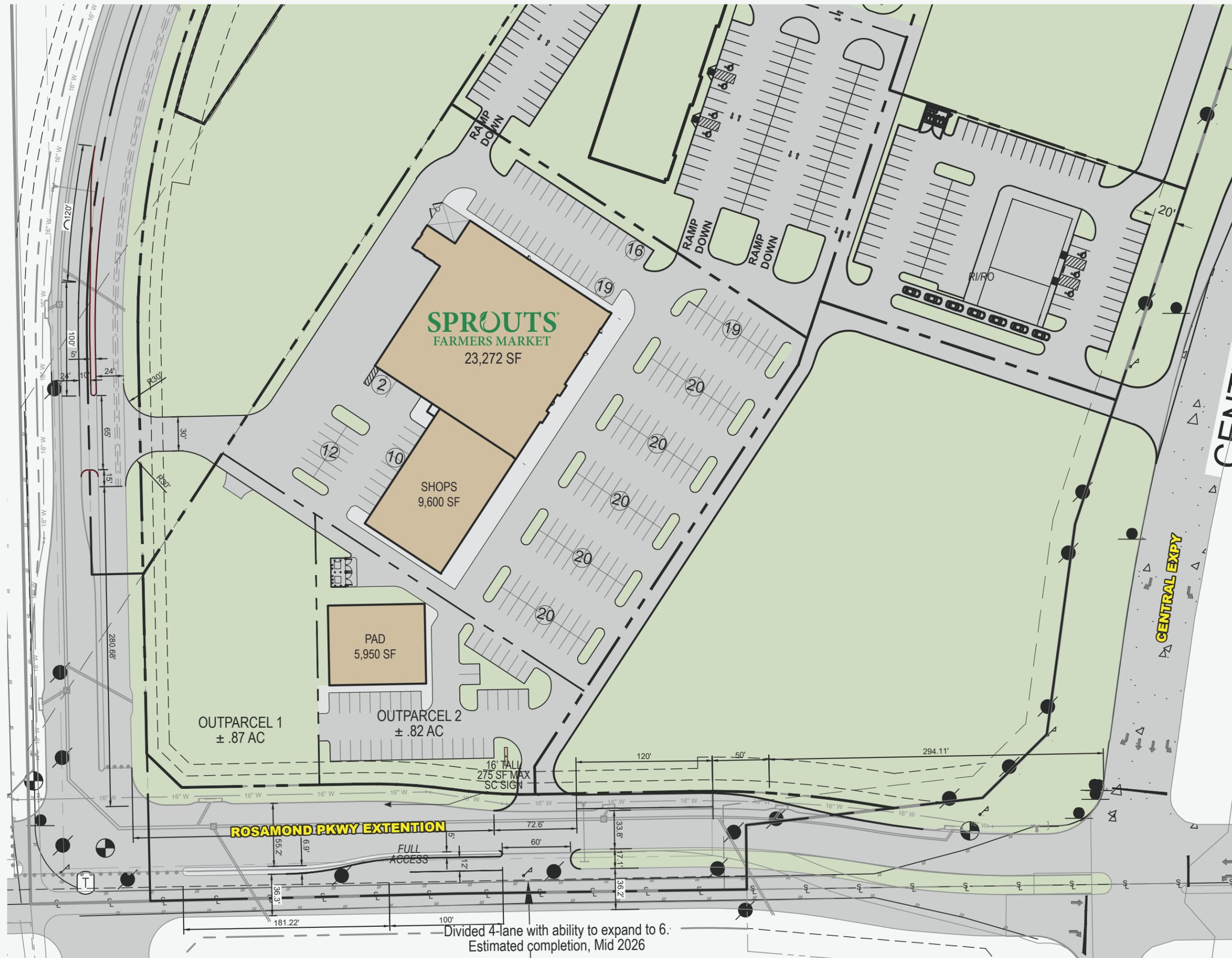
LAND AREA: ± 5.20 AC  
 PROPOSED AREA: 38,822 SF  
 PARKING: 172 SPACES  
 PARKING RATIO: 5.41/1000

**SPROUTS:** ± 3.20 AC  
 PROPOSED AREA: 23,272 SF  
 PARKING: 110 SPACES  
 PARKING RATIO: 4.72/1000

**SHOPS:** 9,600 SF  
 PARKING: 68 SPACES  
 PARKING RATIO: 7.0/1000

**OUTPARCEL 1:** ± .87 AC

**OUTPARCEL 2:** ± .82 AC  
 PROPOSED AREA: 5,950 SF  
 PARKING: 32  
 PARKING RATIO: 5.37/1000



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# WHY ANNA?

Because the future lives here.

As one of the fastest-growing cities in the U.S., Anna is more than a location - it's a community on the rise. Shops of Anna is proud to be the heart of this growth.



Top 5 fastest-growing city in the U.S.  
(17% surge this year)



15 mins to McKinney, 20 mins  
to the \$35B Tech Hub in Sherman



Young, thriving community  
with a median age of 32



Projected to reach 100,000  
residents by 2050

## 2,500%

POPULATION SURGE SINCE 2000

## \$1.8 BILLION

IN PROJECTED HOME VALUE

## \$35 BILLION

THE INSTRUMENTS & GLOBALWAFERS  
EXPANSIONS POSITION ANNA AS FRONT PORCH  
FOR HIGH-QUALITY SUBURBAN HOUSING

Anna residents currently drive 15–20 minutes south to McKinney for premium dining and retail. The Shops of Anna captures this leaking revenue, providing an immediate ROI by serving a captive, high-growth audience that is eager to spend locally.

## 15 MINUTES

FROM MCKINNEY NATIONAL AIRPORT

## 45 MINUTES

FROM DALLAS-FORT WORTH  
INTERNATIONAL AIRPORT

## 5 HIGHWAYS

MAJOR HIGHWAYS  
INTERSECT NEAR ANNA

The Shops of Anna benefits from the massive influx of high-salaried engineering and tech professionals moving to Anna for housing, creating a top-tier customer base.

## 6TH IN THE U.S.

FASTEST-GROWING, COLLIN COUNTY

## 2.4 MILLION

PEOPLE BY 2050  
(COLLIN COUNTY)

## 47% INCREASE

IN POPULATION BETWEEN 2010 & 2022  
(COLLIN COUNTY)

With a Median Household Income now exceeding \$105,000, Anna's demographic profile outpaces national averages, offering retailers a high-ceiling for per-transaction value.