

±43.87 Acre ETJ Opportunity in Anna, TX

SEQ of FM 455 and County Rd 288, Anna, TX, 75409



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PROPERTY DETAILS



ADDRESS

SEQ of FM 455 and County Rd 288
Anna, TX, 75409

SIZE

- ±43.87 Acres
- ±15 Acres of Garden MF Land
 - 350 to 400 units
- ±28.87 Acres of SF/ SFR Land
 - SF: Flexibility on lot size
 - SFR: can develop single family detached or cottage product
 - 6 to 8 UPA or 10 to 12 UPA

LAT., LONG.

33.3499721833261, -96.60911665791068

ZONING

ETJ

UTILITIES

- City plans for 15" Sewer along FM 455 are fully bid out and finalizing easement acquisition
- Newly constructed 12" water main along the south line of FM 455

PARCEL

R-6510-000-0090-1

TAX

1.490%

SCHOOLS

Anna Independent School District
Sue Evelyn Rattan Elementary
Clemons Creek Middle School
Anna High School

LEGAL

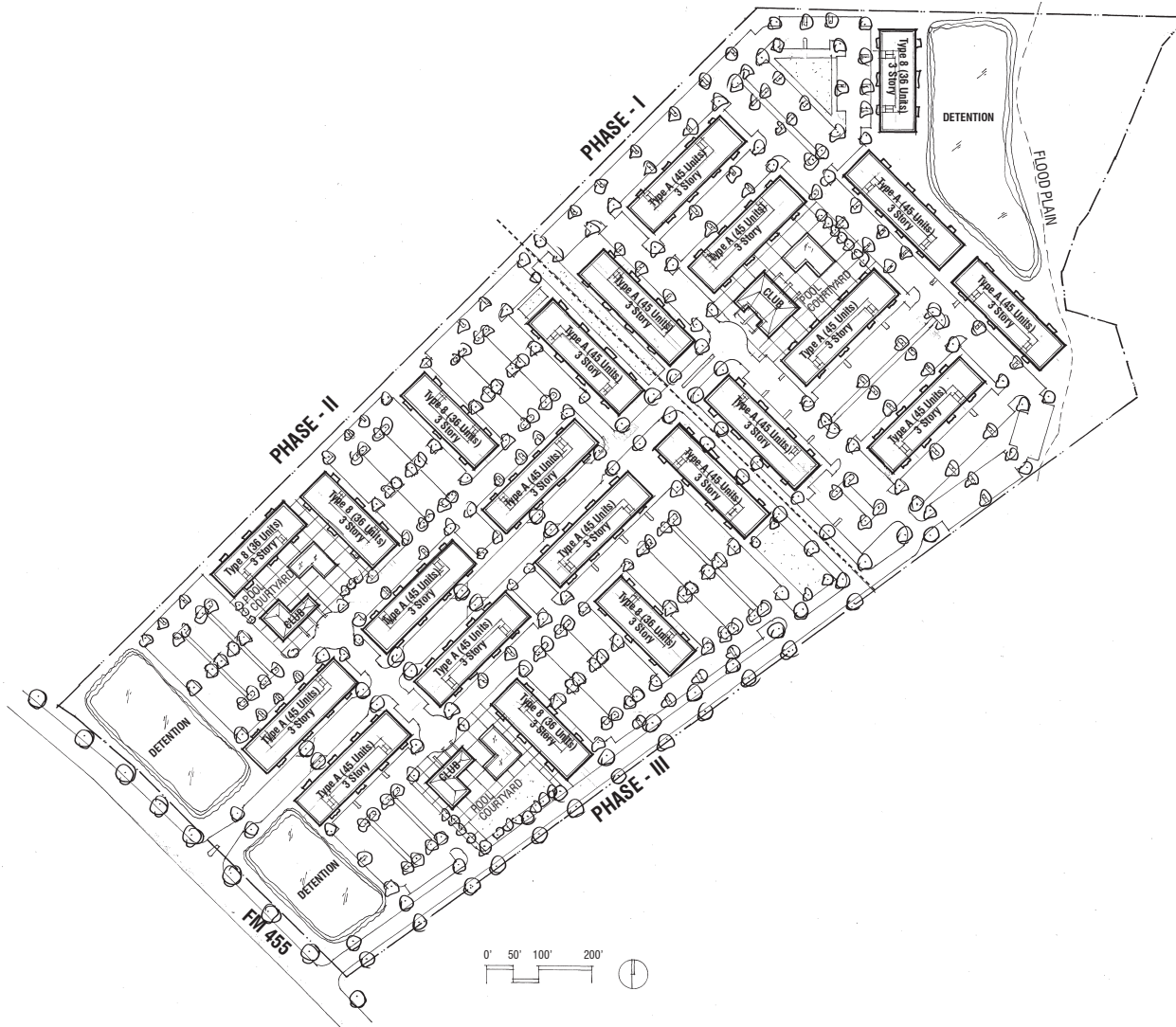
ABS A0510 J M KINCAID SURVEY, TRACT 9,
43.8786 ACRES

PRICE

Call for Pricing

DMRE is an investor in this Property





PROJECT DATA

MULTIFAMILY

AVERAGE UNIT SIZE - 900 SF - 3 STORY
 TYPE A - 3 STORY - 45 UNITS PER BUILDING
 TYPE B - 3 STORY - 36 UNITS PER BUILDING

PHASE - I

TYPE A - 8 BUILDINGS @ 45 UNITS - 360 UNITS
 TYPE B - 1 BUILDINGS @ 36 UNITS - 36 UNITS
TOTAL - 396 UNITS

CLUB HOUSE - 1 STORY = 10,000 SF

SURFACE PARKING - PROVIDED

TOTAL - 634 Spaces (1.6 Spaces/Unit)

PHASE - II

TYPE A - 4 BUILDINGS @ 45 UNITS - 180 UNITS
 TYPE B - 3 BUILDINGS @ 36 UNITS - 108 UNITS
TOTAL - 288 UNITS

CLUB HOUSE - 1 STORY = 6,000 SF

SURFACE PARKING - PROVIDED

TOTAL - 461 Spaces (1.6 Spaces/Unit)

PHASE - III

TYPE A - 4 BUILDINGS @ 45 UNITS - 180 UNITS
 TYPE B - 2 BUILDINGS @ 36 UNITS - 72 UNITS
TOTAL - 252 UNITS

CLUB HOUSE - 1 STORY = 6,000 SF

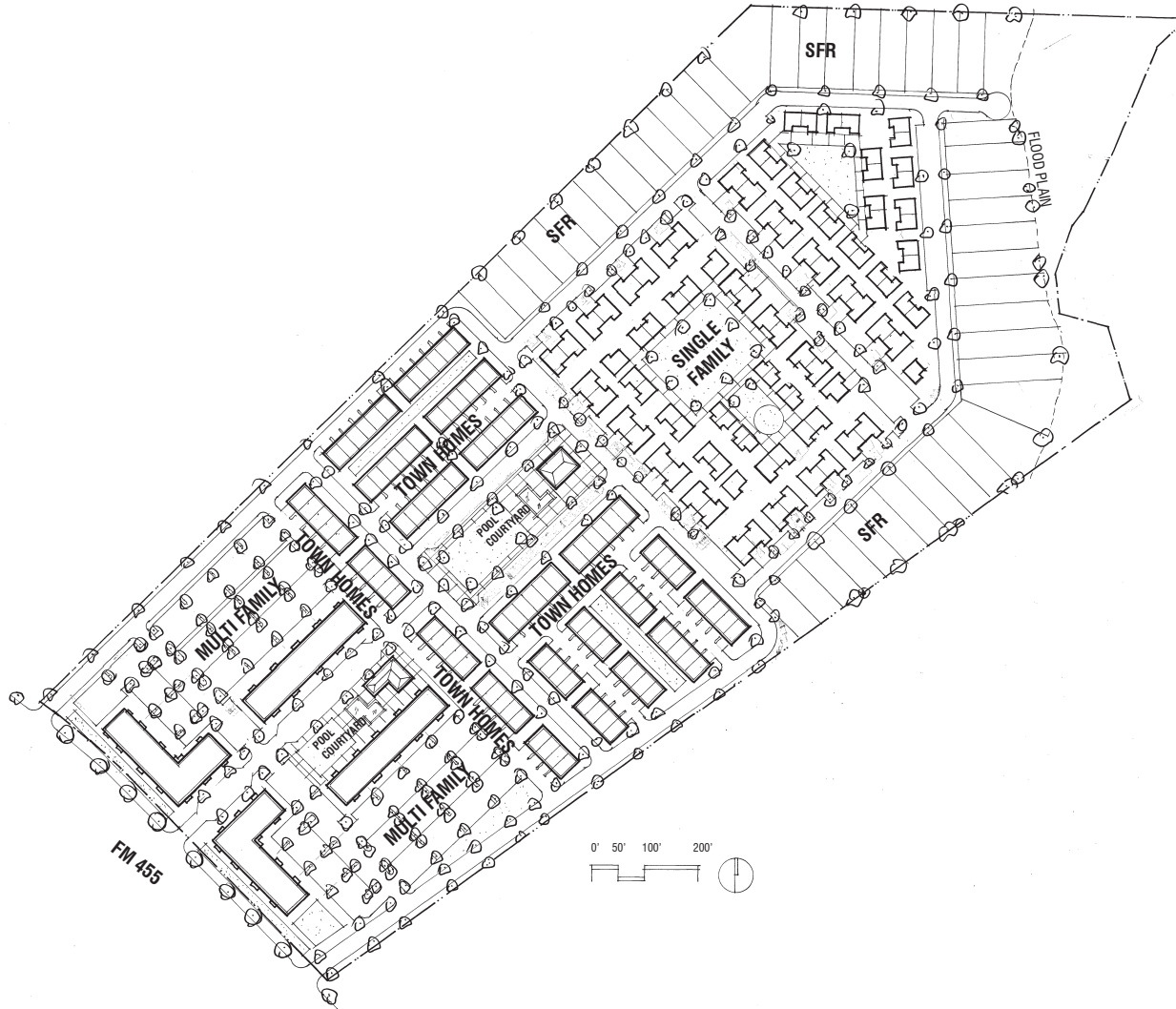
SURFACE PARKING - PROVIDED

TOTAL - 404 Spaces (1.6 Spaces/Unit)

TOTAL UNITS

396+288+252 = 936 Units

CONCEPTUAL MASTER PLAN



PROJECT DATA

MULTIFAMILY

AVERAGE UNIT SIZE	- 900 SF
4 BUILDINGS OF 68 UNITS EACH - 4 STORY	
Gross Area	- 312,500 SF
Leasing/Amenity	- 6,500 SF
Gross Residential Area	- 306,000 SF
Net Residential Area	- 244,800 SF
TOTAL UNITS	- 272 Units

SURFACE PARKING - PROVIDED

TOTAL	- 465 Spaces (1.7 Spaces/Unit)
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TOWNHOMES

25' X 50' FOOTPRINT
TOTAL UNITS - 98 UNITS

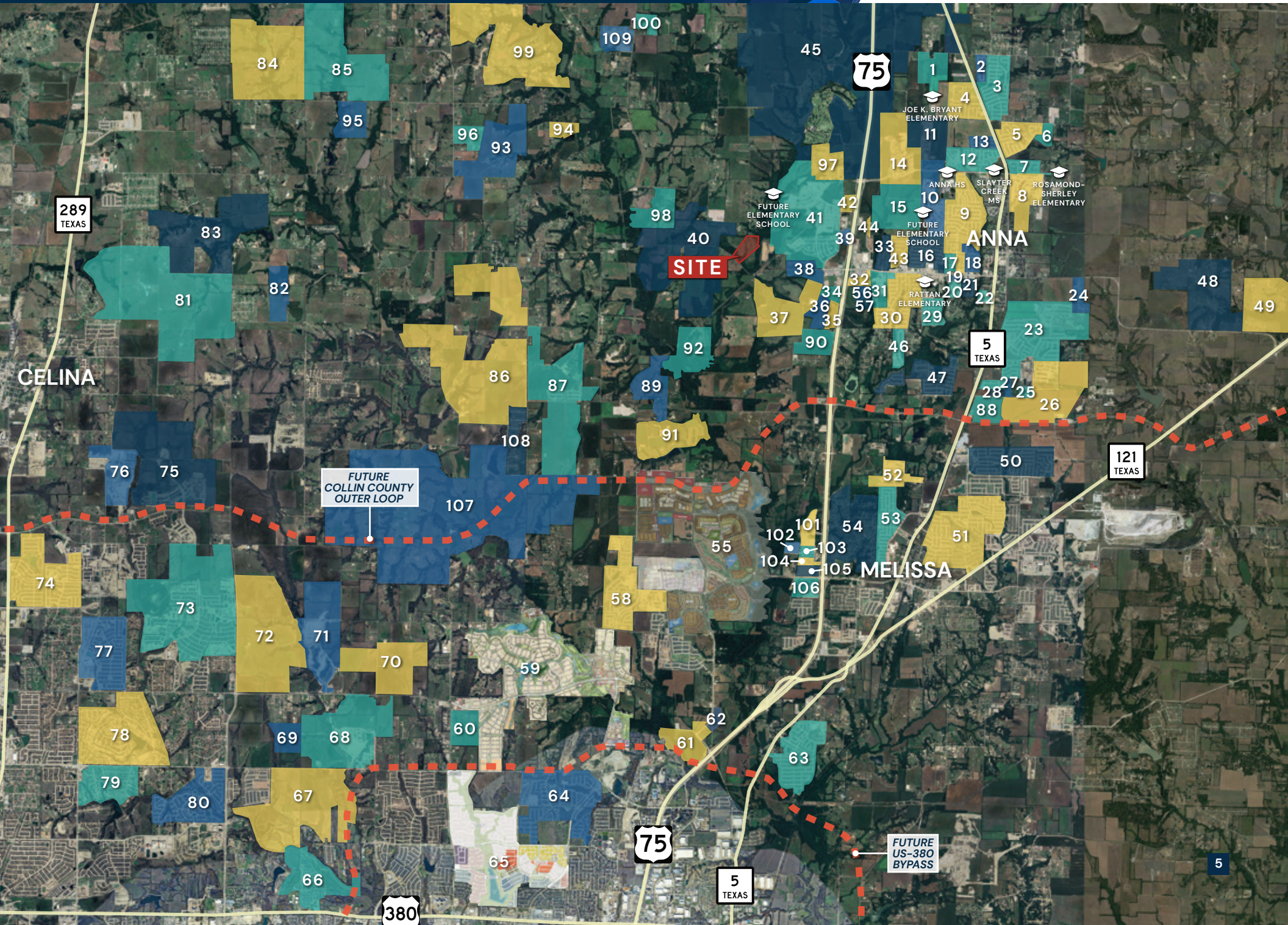
SINGLE FAMILY

1 BED - 10 Units
2 BED - 52 Units
3 BED - 34 Units
TOTAL UNITS - 96 Units

SFR

50' x 125' LOTS - 45 Lots

CONCEPTUAL MASTER PLAN



1. **Megatel**
2. **Green Meadows**
120 Lots
3. **North Pointe Crossing**
934 Lots
4. **Tara Farms**
363 Lots
5. **Camden Parc**
452 Lots
6. **Sweet Cow**
92 Lots
7. **Sweetwater Crossing**
192 Lots
8. **Coyote Meadows**
731 Lots
9. **West Crossing**
1,447 Lots
10. **AnaCapri**
600 MF Units
465 Lots
11. **AnaCapri**
774 Lots
12. **Shadow Bend**
220 Lots
13. **Meadow Ridge Estates**
151 Lots
14. **Woods at Lindsey Place**
942 Lots
600 MF Units
15. **Meadows Vista**
800 Lots
16. **Avery Pointe**
554 Lots
17. **Settlers Way**
104 Lots
18. **Willow Creek**
244 Lots
19. **Retail**
20. **Bridge Tower**
144 BTR Units
Under Construction
21. **Westfield**
141 Lots
22. **Waterview MF**
325 MF Units
23. **Anna Town Square**
Mixed-Use/Residential
1,883 Lots
24. **Wildwood**
47 Lots
25. **Canvas at Anna**
125 BTR Units
26. **Anna Ranch**
651.7 Acres / 556 Lots
Retail / 86 Acres IND
27. **Prose Town Square-
Alliance Residential**
354 MF Units
Under Construction
28. **Palladium**
28. **E Foster Crossing**
239 MF Units
29. **Lakeview Estates**
226 Lots
30. **Oak Hollow Estates**
965 Lots
31. **Villages of Water's Creek**
90 Lots
325 MF Units
32. **Mixed-Use Development**
300 MF Units & Retail
33. **Creekside**
230 Lots
34. **Retail**
35. **Retail**
36. **Bloomfield Mixed-Use**
37. **Crystal Park**
967 Lots
Mixed-Use
38. **Future MF**
39. **The Quinn**
330 MF Units
40. **Oak Ridge**
800 Acres
41. **Hurricane Creek**
1,685 Lots
42. **MF Development**
43. **The Falls**
316 Lots
44. **Taylor Morrison**
157 BTR Units
Under Construction
45. **Mantua MPC**
3,000 Acres - Mixed-Use
6,000 Homes Planned
46. **Park Place**
150 Lots
47. **Pecan Grove**
646 Lots
48. **Sheffield Farms**
74 Lots
49. **Wild Rose**
27 Lots
50. **North Creek**
51. **Liberty**
1,351 Lots
52. **Wolf Creek Farms**
53. **Villages of Melissa**
54. **Country Ridge**
55. **Trinity Falls MPC
JDC Development**
2,000 Acres
5,000 Planned Lots
56. **South Gate**
300 MF Units
Proposed
57. **NexMetro**
211 BTR Units
Proposed
58. **Preserve At Honey Creek
Lennar**
59. **Honey Creek MPC
Republic Property Group**
60. **Future McKinney ISD**
61. **Creation**
Multi-Family
62. **SWBC**
Multi-Family
63. **Willow Wood**
64. **Erwin Farms**
65. **Painted Tree
Oxland**
1,100 Acre MPC
66. **Tucker Hill**
67. **Billingsley**
68. **Highland Lakes
Taylor Morrison**
1,405 Lots
69. **Future Prosper ISD**
70. **Huffines**
71. **Aster Park
Hines**
1,164 Lots
72. **Billingsley**
73. **Mustang Lakes**
1,241 Acres
3,400 Lots
74. **Bluewood**
75. **Parks at Wilson Creek**
1,975 Lots
76. **Cross Creek Meadows**
77. **Lilyana**
393 Acres
1,351 Lots
78. **Gentle Creek Estates**
79. **Whispering Farms**
127 Lots
80. **Whitley Place**
553 Lots
81. **Eland Ranch**
82. **Celina ISD**
83. **Green Brick/HFI**
3,300 Proposed Units
84. **Huffines Ranch**
85. **Mesquaukee Ranch
Huffines**
86. **Parks of Honey Creek**
5,000 Lots
87. **Honey Creek
Venetian MPC
Megatel**
Under Construction
88. **Holt/Cat**
Industrial
89. **2200 Polaris Rd**
205 Acres
Under Contract
90. **Future Collin College
Campus**
91. **7032 CR 971**
266 Acres
Proposed SF
92. **7936 CR 285**
197 Acres
Under Contract
93. **4858 Weston Ridge Trl**
409 Acres
Under Contract
94. **1500 Eden Ridge**
49 Acres
Under Contract
95. **6921 CR 135**
124 Acres
Proposed SF
96. **Lone Star Ranch**
17 Total Lots
97. **Urban Crossing**
31 Lots
98. **East Fork Estates**
35 Lots
99. **Hills of Lone Star**
15 Future Lots
112 Total Lots
100. **Washington Estates**
15 Total Lots
101. **Stoneridge
Taylor Morrison**
194 Lots
102. **Crow Holdings**
378 Lots
Under Construction
103. **Avilla Stoneridge
NexMetro**
217 BTR Units
Under Construction
104. **Prose Melissa**
336 MF Units
Under Construction
105. **Stoneridge BTR**
222 BTR Units
Under Construction
106. **MF Development**
350 MF Units
Under Construction
107. **Colmena Ranch**
2,538 Future Lots
108. **Van Buren Estates**
60 Future Lots
95 Total Lots
109. **Capitol Hill**
61 Lots

Development Site Located In Anna, TX

- In the past three years, Anna has added more than 80 new businesses and finalized agreements for commercial and residential projects representing investments of over \$3 Billion.
- While residential building permits have soared in a handful of Collin County's cities, Anna led the pack with a 525% year-over-year increase through February.
- Collin County ranked #2 among U.S. Counties for estimated population increase from mid-2022 to mid-2023, according to U.S. Census Bureau data.



Convenient Access To Major Thoroughfares

- Site is located one mile West of US-75, with direct access via FM 455
- The 55 mile Collin County Outer Loop, which will link Anna with the Dallas North Tollway, is under construction, with crews working on a frontage road West of US 75.



Direct Access to McKinney, Plano, & Dallas Via US-75

- Downtown McKinney: 13 minutes
- Plano: 28 minutes
- Frisco: 30 minutes
- Downtown Dallas: 40 minutes
- DFW Airport: 45 minutes

1,915%
Growth
Since 2000

\$95,000
Median Income

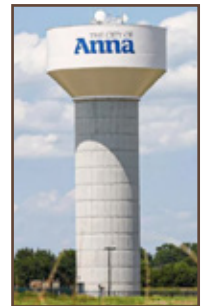
Since 2019, Anna has
seen over \$3B in
investment

5,900
Housing Starts
Since 2015

45%
Estimated Trade Area
Growth by 2025

Anna 2050 Plan

- New/Updated:
- Municipal Complex
- City Hall
- Police/Fire Stations
- Library
- City Plaza



70,000+
VPD Traffic Count:
(US-75)

Top 20%
in Sales Tax Growth

9th
Fastest Growing City
in Texas

109,426
Trade Area Weekday
Daytime Population

Collin County Growth

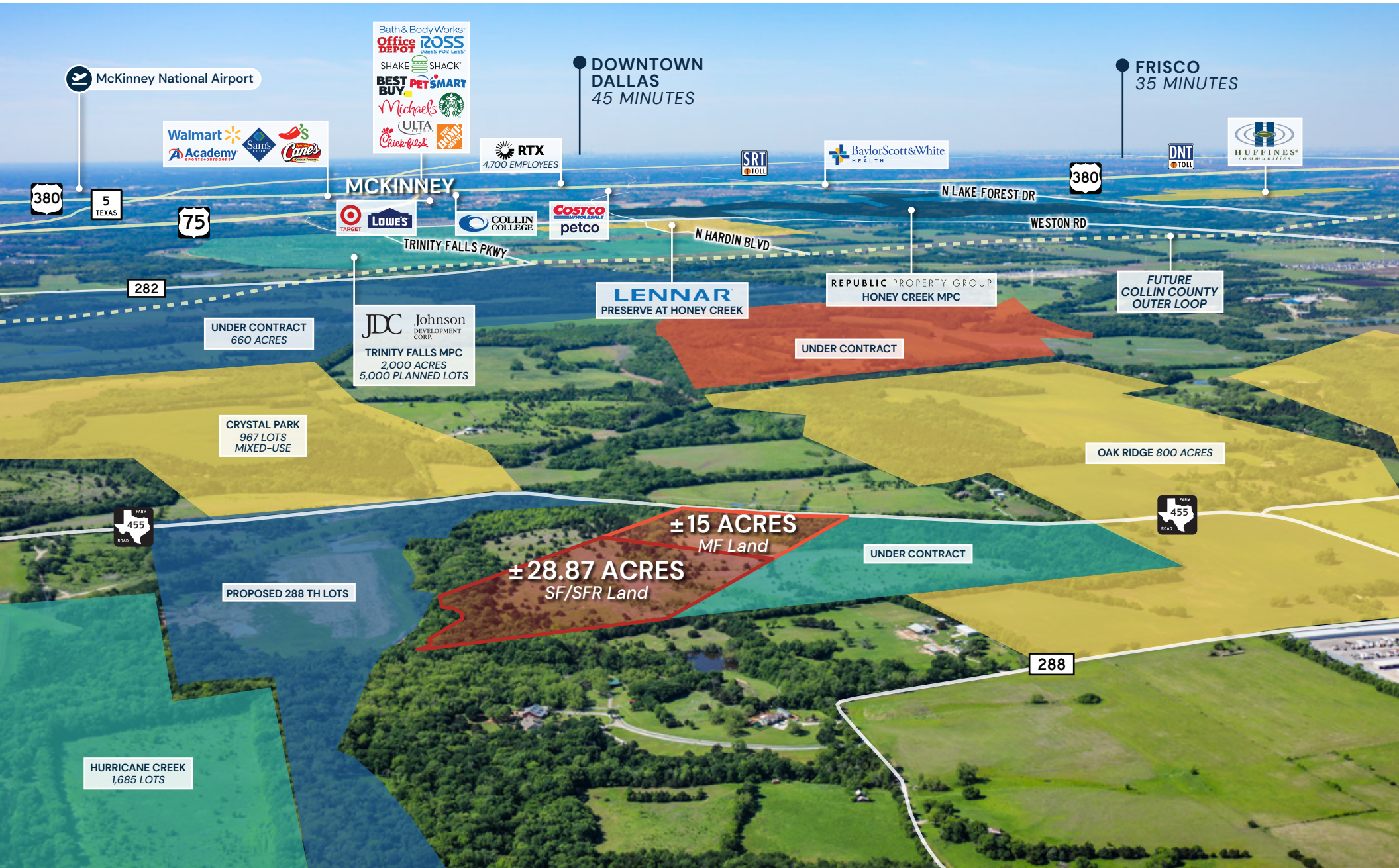
\$334,054
Median New Home
Value

14,000
SF Households Expected
in Next 5 Years

6th
Fastest Growing County
(Nationally)

2.4M
Expected Population
by 2050







2023 TAX RATES

GCN	Collin County	0.149343
JCN	Collin College	0.081220
SAN	Anna ISD	1.257500
TOTAL		1.488063

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	358	12,448	44,871
5 YEAR EST. POPULATION GROWTH	55%	36%	33%
AVERAGE HOUSEHOLD INCOME	\$90,994	\$115,126	\$117,959
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$499,701	\$409,089	\$415,723



Dallas-Fort Worth, Texas



Dallas is located in the north central region of Texas and is part of the Dallas-Fort Worth metroplex, a region that includes 12 counties and is home to over 7.8 million people.

The city is a major hub for business and commerce, with numerous Fortune 500 companies headquartered in the city, including:



While DFW is still smaller than major metros New York City and Los Angeles, it surpassed both cities in percentage of jobs added.

Dallas is known for its strong economy and diverse job market, with industries ranging from technology and finance to healthcare and education.



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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