



211 N Riggins

● Anna, TX

● 75409

.396 Acres / 17,250 SF

Information provided is deemed reliable but is not guaranteed or in any way warranted by the Owners or RES-Real Estate Services. Information is subject to corrections, errors, omissions, prior sale or withdrawal without further notice.

Corey R. Homer

(469)667-6587

chomer@resmckinney.com



www.resmckinney.com

972-562-9090

McKissick & Associates

Property Information

- **Price:** ~~¢ 439,000 / ¢ 21.00 sf~~ ~~¢ 359,000 / ¢ 20.01 sf~~ ~~¢ 220,000 / ¢ 13.07 sf~~
\$309,000.00
- **Property Description:** RES-Real Estate Services, LLC is proud to present this .396 +/- acres in City of Anna's Downtown District. Property located at the corner of 2nd Street and N Riggins just North of the New City of Anna Municipal Building. Anna City Limits. Anna ISD. No home on property. C-1 Zoning. See Zoning Exhibit. Water and Sewer available. See Utility Exhibit for general location of lines. No Flood Plain. Estimated 115 feet of frontage on 2nd Street and approximately 150 feet of frontage along N Riggins.
- **Location:** 211 North Riggins, Anna TX 75409
- **Size:** .396 Acres / 17,250 sf



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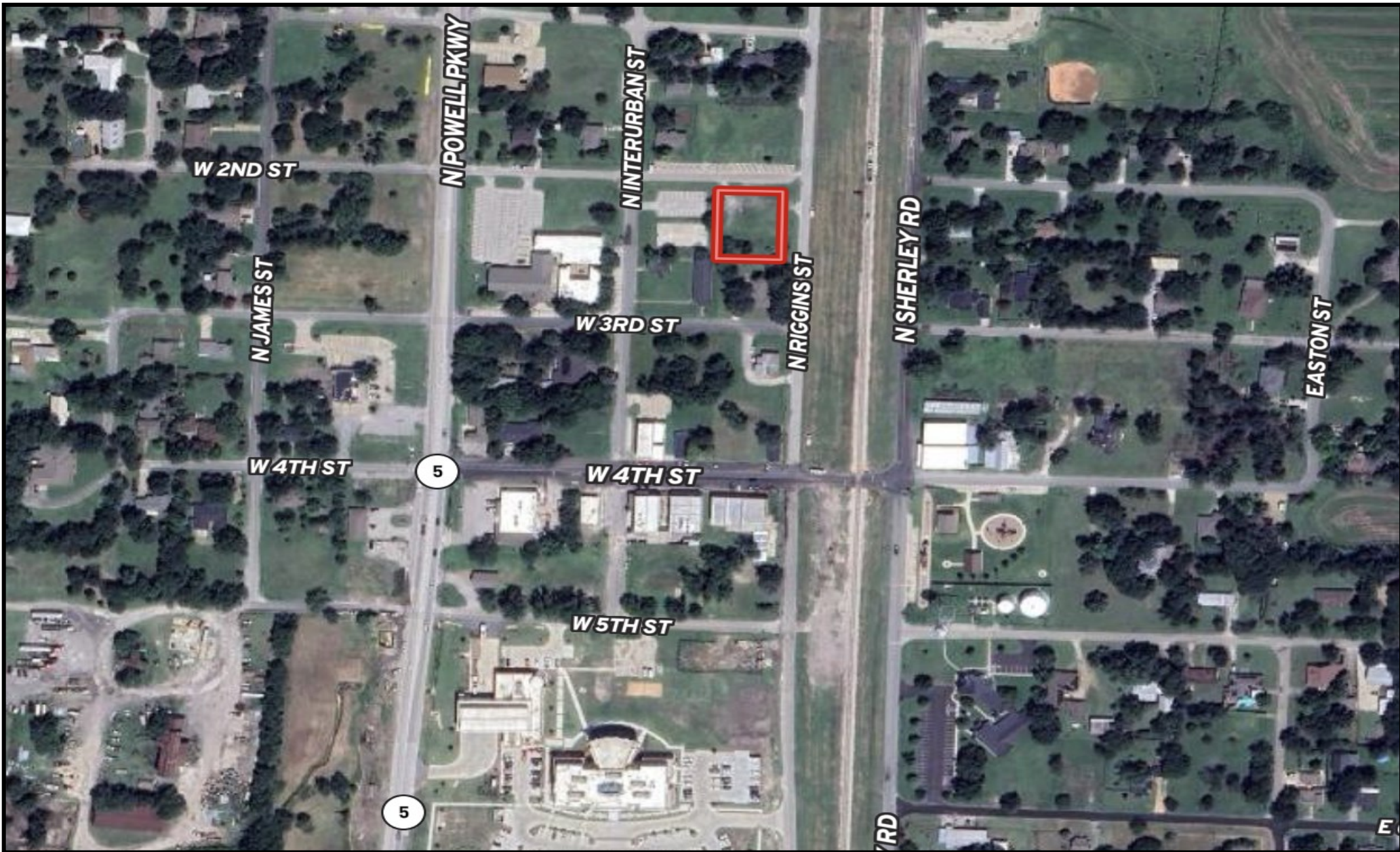
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Aerial Photo



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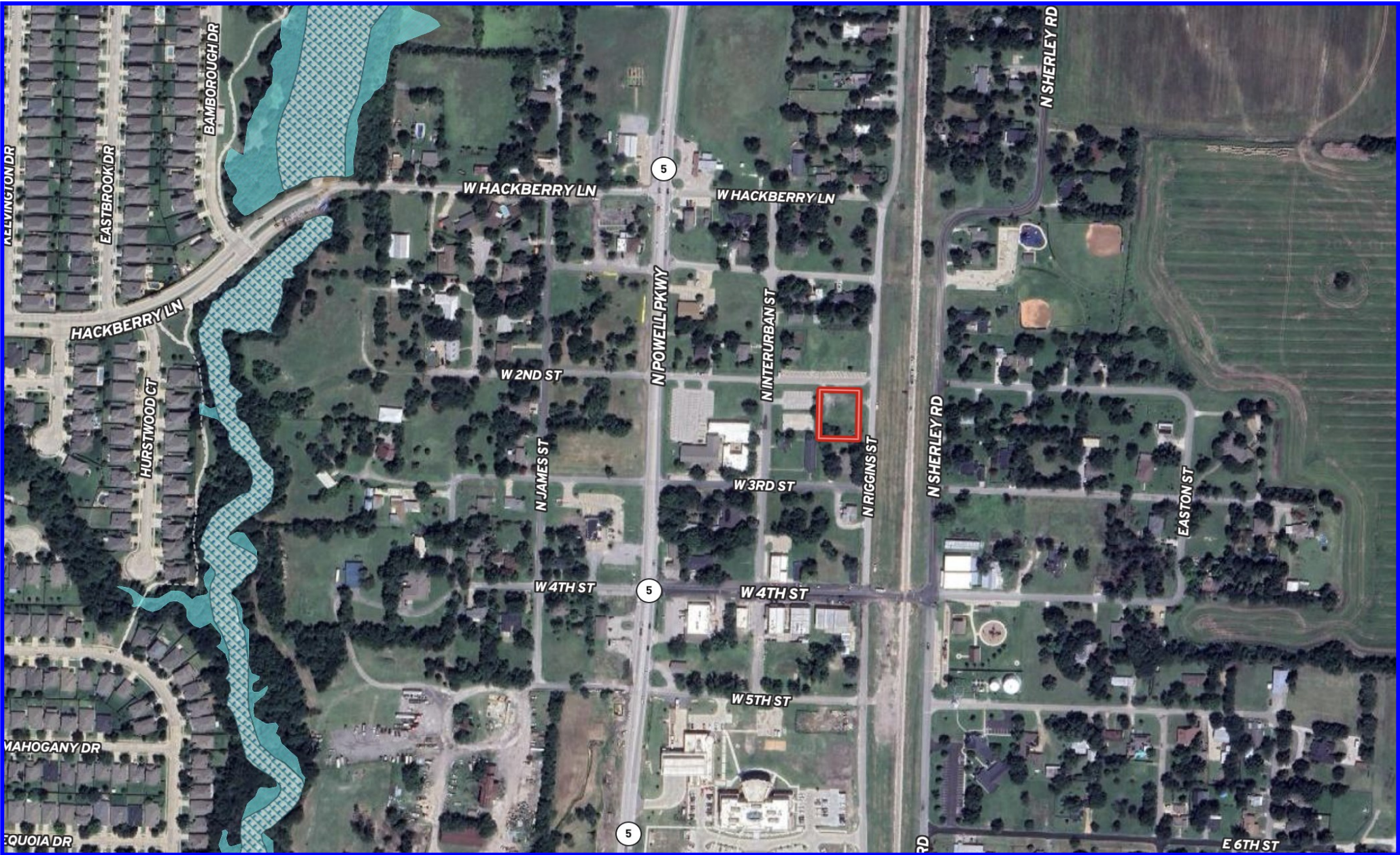
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Wide Aerial Map



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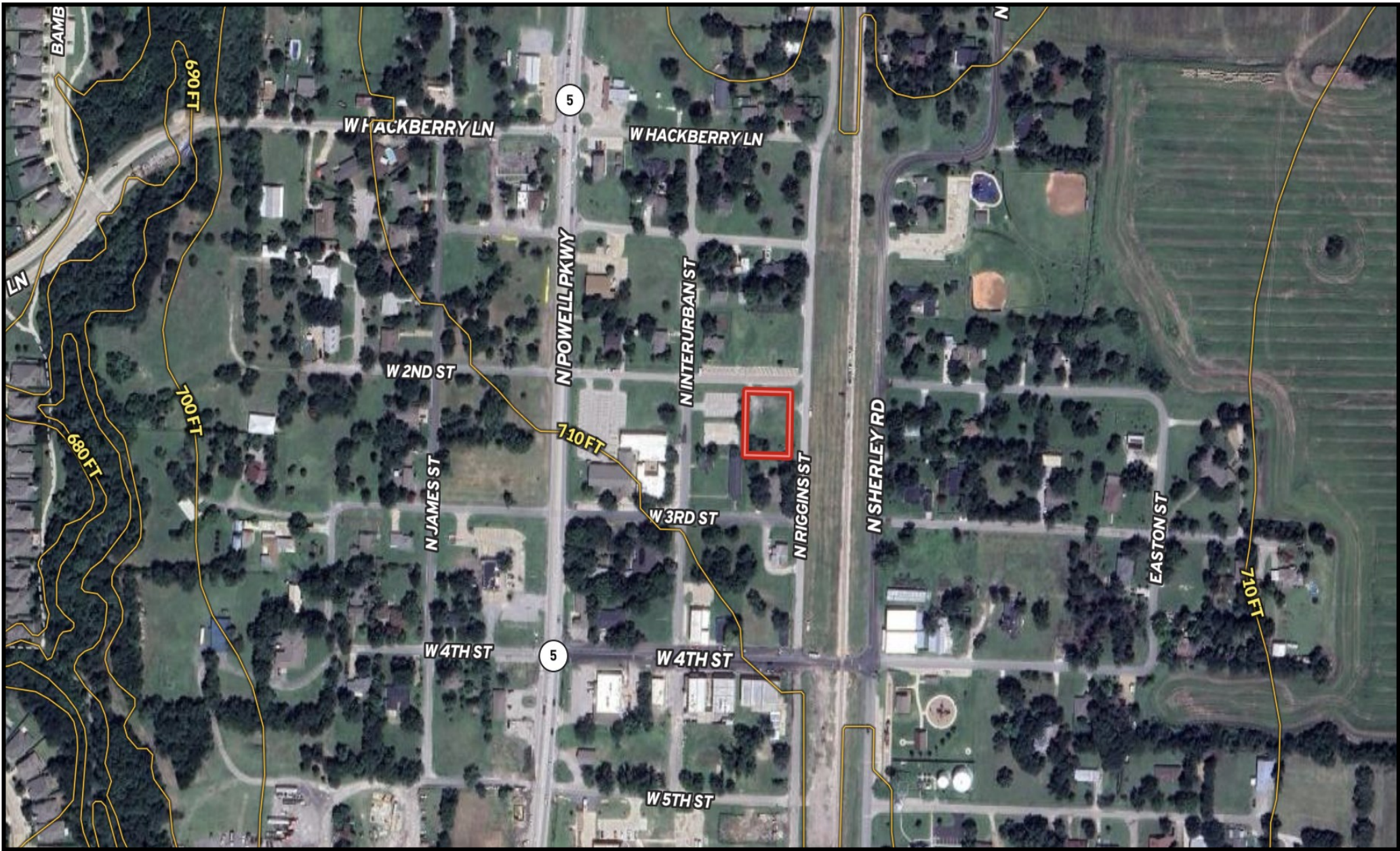
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Flood Plain Map



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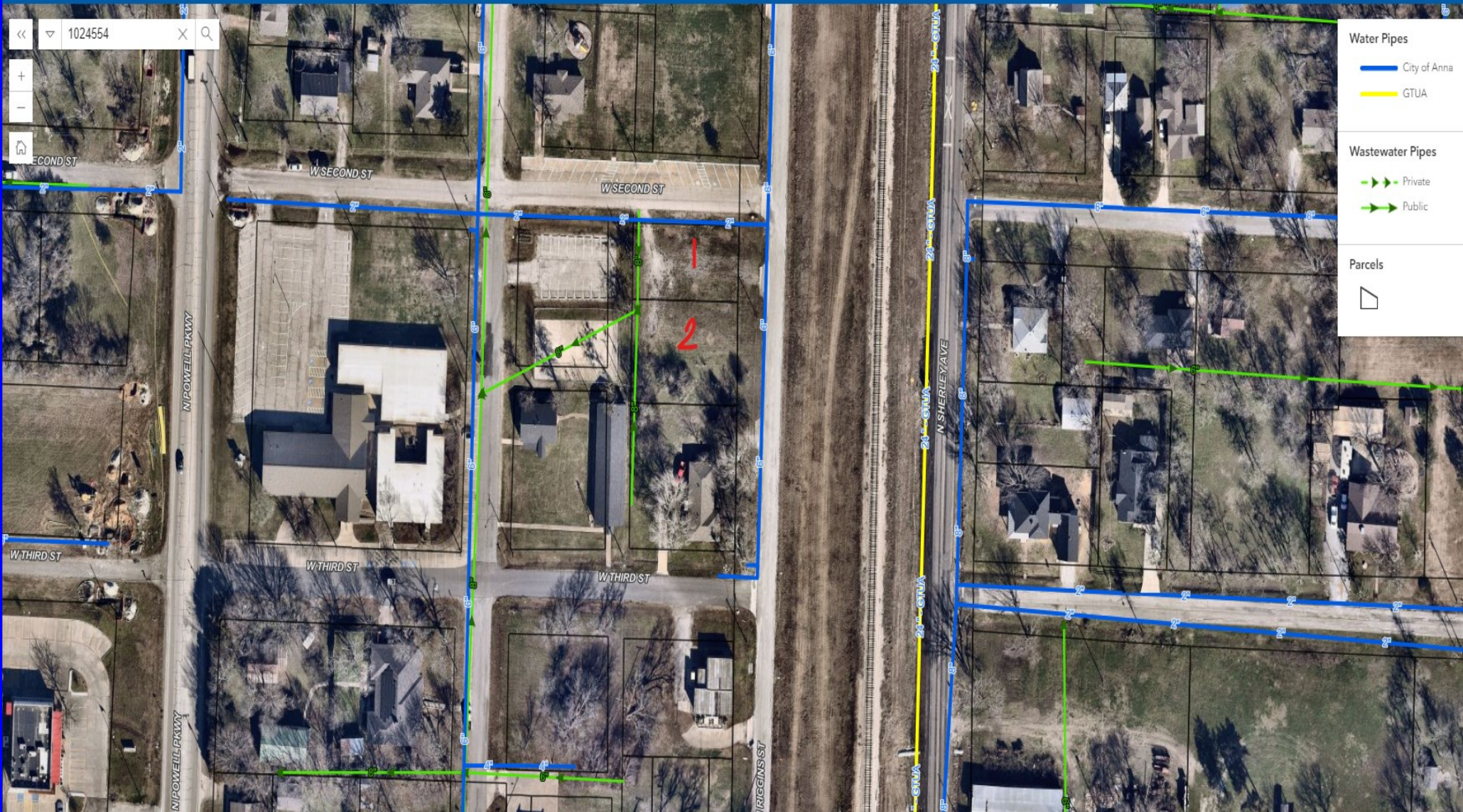
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Topography Map



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Utilities Map



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Utilities Map



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Zoning

Table 15: Downtown (DT) District Dimensional Standards

Downtown (DT) District Dimensional Standards		Zone	
		Core (CE)	Neighborhood (ND)
Build-to-Zone (BTZ) and Setback Requirements			
A	Front Yard BTZ (min. – max.)		
A.1	Downtown Arterial Street	0 – 10 feet	5 – 15 feet
A.2	Downtown Type A Street		
A.3	Downtown Type B Street	0 – 15 feet	5 – 20 feet
A.4	Other Street	5 – 25 feet	5 – 35 feet
B	Rear Yard Setback (min.)	N/A	5 feet
C	Side Yard Setback (min.)	N/A	5 feet
D	Corner Side Yard Setback (min.)	5 feet	5 feet
Building Requirements			
E	Frontage Buildout (min.)		
E.1	Downtown Arterial Street	80%	60%
E.2	Downtown Type A Street	60%	45%
E.3	Downtown Type B Street	40%	30%
E.4	Other Street	20%	10%
F	Building Height (max.)	42 feet	42 feet
AG	Encroachments		
G.1	Downtown Arterial Street	50% of the depth of the sidewalk or 8' (whichever is less)	35% of the depth of the sidewalk or 6' (whichever is less)
G.2	Downtown Type A Street	50% of the depth of the sidewalk or 6' (whichever is less)	25% of the depth of the sidewalk or 6' (whichever is less)
G.3	Downtown Type B Street		
G.4	Other Street	N/A	N/A
Additional Applicable Requirements within the Zoning Ordinance			
Sec. 9.04.041 – Dimensional Regulations		Sec. 9.04.046 – Screening and Fencing	
Sec. 9.04.042 – Site Design Requirements		Sec. 9.04.047 – Outdoor Lighting	
Sec. 9.04.043 – Parking		Sec. 9.04.048 – Trash	
Sec. 9.04.044 – Loading		Sec. 9.04.049 – Performance Standards	
Sec. 9.04.045 – Landscaping			

(e) Special Regulations.

- (1) Canopies, awnings, galleries, and balconies may encroach over the BTZ and setback areas per the standards if the vertical clearance is a minimum of 8 feet from the finished sidewalk elevation.
- (2) No encroachment shall be located over on-street parking, a street, or over a side or rear property line.
- (3) Any proposed development over 42 feet in height shall require a specific use permit.



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Anna Zoning Information

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.

A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

Put the interests of the client above all others, including the broker's own interests;
 Inform the client of any material information about the property or transaction received by the broker;
 Answer the client's questions and present any offer to or counter-offer from the client; and
 Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

Must treat all parties to the transaction impartially and fairly;

May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

Must not, unless specifically authorized in writing to do so by the party, disclose:

that the owner will accept a price less than the written asking price;
 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.
 Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

RES=Real Estate Services,LLC	9003405	CMCKISSICK@RESMCKINNEY.COM	(972)562-9090
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Charles McKissick		cmckissick@resmckinney.com	(214)533-5146
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corey Homer	0777944	CHOMER@RESMCKINNEY.COM	(469)667-6587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

RES Real Estate Services, 1833 Hunt St #102 McKinney, TX 75069

Corey Homer

Information available at www.trec.texas.gov

IABS 1-0 Date

Untitled

Phone: (972)562-9090

Fax:

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com



McKissick & Associates

1833 W. Hunt Street, Ste. 102, McKinney, TX 75069
www.resmckinney.com
(972) 562-9090