

# Huge neighborhoods reshape small city of Anna

Growth continues to march north in Collin County, DFW's migration magnet

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Several large neighborhoods are on the horizon in Anna that should continue to drive permits in 2024.

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Expansive growth is right around the corner for a small Collin County city known for its "hometown feel," thanks in part to surging single-family home construction and nearby multibillion-dollar technology projects, one of its economic development leaders said.

While residential building permits have soared this year in a handful of the county's cities, [Anna led the pack with a 525% year-over-year increase](#) through February, according to data released earlier this month by real estate firm Tomlin Investments Ltd.

In January and February, the City of Anna issued 300 such permits. For the same months in 2023, 48 permits were issued.

It's just the latest evidence of a trend that's been a long time coming, as development continues to march northward in Collin County — which ranked No. 2 among U.S. counties for estimated population increase from mid-2022 to mid-2023, [according to new U.S. Census Bureau data](#). That's influencing school and retail development and creating new pressure on infrastructure.

Large communities that were starting initial groundwork last year now have homes going up, explained Bernie Parker, Anna's interim economic development director.

"They're in the process of putting homes on the ground," he said.

Semiconductor factories rising in Sherman, about 20 miles north of Anna and the seat of Grayson County, are also likely driving demand for homes, Parker added. Dallas-based Texas Instruments Inc. and Taiwanese-owned GlobiTech Inc. are investing huge sums in cutting-edge factories that will employ thousands, bringing new workers and their families to the area. Gov. Greg Abbott highlighted those efforts during a March 19 speech at the University of Texas at Dallas, [underscoring DFW's leadership position in this trend](#), along with places like Taylor, outside Austin, where Samsung is building a chip plant.

Anna represents just one part of the astonishing growth reshaping Collin County. McKinney and Princeton saw housing permits jump 226% and 153%, respectively. These cities — along with places like Prosper, Melissa and Celina — are becoming household names in North Texas and catching the attention of [major retailers](#) and industrial developers.

Amid all this growth, many families are checking out Anna because of relatively cheaper housing, Parker said. The median home price in the city is about \$389,000, according to Redfin data. That compares with a countywide median of \$486,700.

Anna also offers a "diverse inventory of housing," including reasonably priced multifamily complexes, which Parker thinks sets the city apart from other cities in Collin County.

City leaders remain "highly invested" in Anna's downtown corridor, as evidenced by construction of a new city hall, library and city plaza.

"I think that's what is appealing to our community," Parker said. "We're a community that's definitely open to development ... it doesn't mean that we always get to yes but we're open."

Some major residential developments are on the horizon for Anna that should drive permit activity in 2024, including D.R. Horton's Woods of Lindsey Place, the Villages of Hurricane Creek, Anna Ranch and AnaCapri.

The \$800 million AnaCapri is set to include 1,239 single-family homes and 600 multifamily units, as well as a [highly anticipated lagoon amenity](#) that could open this year. Megatel Homes, the community's Dallas-based developer, recently started construction on the second of six planned phases.

A new Anna Independent School District elementary school is under construction near the subdivision and expected to deliver in July 2025.

"The school district is expanding to meet the needs of the community," Parker said. "Anna is a great place to live, and it's definitely community-oriented and family-based."

While it may seem far from downtown Dallas at about 45 miles, Anna's leaders view its location as an advantage. The city of nearly 30,000 residents is less than an hour by car from Big D, about 45 minutes from DFW International Airport and 20 minutes from McKinney National Airport. In the other direction are Sherman as well as Denison and Lake Texoma, which is seeing its own [uptick in development](#).

"That makes us a prime location for a residential community," Parker said.

Furthermore, state and local agencies have committed to upgrading infrastructure in northern Collin County. 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 U.S. Route 75. State highway authorities also recently approved a six-mile extension to the toll road that will [reach Celina and Prosper](#).